

KAYSVILLE CITY COUNCIL
APRIL 21, 2015

Minutes of a special meeting of the Kaysville City Council held April 21, 2015 at 5:30 p.m. in the City Council Chambers of the Kaysville City Municipal Center.

Council Members present: Mayor Steve Hiatt, Mark Johnson, Ron Stephens, Jared Taylor, Brett Garlick and Susan Lee.

Others present: City Manager John Thacker, Recorder Linda Ross, Finance Director Dean Storey, Kenton Pies, Paul Thompson, Lynn Galbraith, Margaret Brough, and Orwin Draney.

REVIEW OF FY 2016 TENTATIVE BUDGETS

Dean Storey explained the FY 2016 budget schedule. He stated that when the budget is adopted, it becomes available for public review. A public hearing has been scheduled for June 2, 2015 and final adoption of the budget will take place on June 16, 2015. He explained that the budget is prepared and becomes the City's work plan on how the City will spend resources to provide services. There are two types of funds, Governmental Funds and Enterprise Funds. The total amount in this budget for Governmental Funds is \$15,316,421. The General Fund makes up about 88% of that. Enterprise Funds total \$24,473,600. The total budget is \$39,790,000. He explained that no tax increase is being proposed in this budget, however, a rate increase is being recommended for the sewer and water utility. He explained that the sewer increase is \$2.00 per month and is a pass through to the Central Davis Sewer District. A water increase is necessary to cover an operating loss and help build up cash reserves.

Council Member Stephens wanted to know what sales tax projections are being made in this budget for new businesses.

Dean Storey explained that the City projects what sales tax is trending without a lot of anticipated revenue. He then explained that included in this budget is funding for additional personnel: one detective for the Police Department, one Deputy Chief for the Fire Department, and moving one part-time position in the Parks Department and one administrative position in the Police Department to full-time. He explained that medical insurance will increase 1.6% and dental insurance will increase 3.5%.

Council Member Garlick stated that he believes it would be a good idea to hire two police officers each year to get the ratio of officers up to one per 1,000 population.

Council Member Johnson stated that he would like to increase the number of police officers if it could be done without a tax increase.

Council Member Taylor stated that there are six other departments within the City. If two officers are hired this year, a cut has to be taken somewhere else. He believes that the Council needs to help other departments first.

Dean Storey then explained the utility rate structure.

The Council Members discussed increasing water rates.

Council Member Garlick recommended that City staff break out administrative costs so the Council can determine how to distribute the increase.

Council Member Stephens wanted to know how the City purchases water.

John Thacker explained that the City contracts for culinary water from Weber Basin. The amount is fixed each year but treatment costs vary.

Council Member Garlick asked City staff to email the Council a list of what budget requests each department submitted, but were not funded.

Mayor Hiatt asked the Council to study the proposed budget for a few weeks and get with City staff regarding any questions they have.

Council Member Garlick made a motion for adjournment at 6:30 p.m., second by Council Member Stephens and passed unanimously.

KAYSVILLE CITY COUNCIL
APRIL 21, 2015

Minutes of a regular meeting of the Kaysville City Council held April 21, 2015 at 7:00 p.m. in the City Council Chambers of the Kaysville City Municipal Center.

Council Members present: Mayor Steve Hiatt, Mark Johnson, Ron Stephens, Jared Taylor, Brett Garlick and Susan Lee.

Others present: City Manager John Thacker, Recorder Linda Ross, Finance Director Dean Storey, Engineer Andy Thompson, Zoning Administrator Lyle Gibson, Park and Recreation Supervisor Vance Garfield, Parks Director Cole Stephens, Public Works Superintendent Larry Mills, Cody Thompson, Bryon Saxton-Standard Examiner, Louise Shaw-Clipper, Tage Flint, Vern Hadley, Sharon Hadley, Norda Covington, Ashley Van Camp, Brian Van Camp, Jennifer Borup, Carole Walker, Ron Zollinger, Orwin Draney, Margaret Brough, Lynn Galbraith, Jake Garn, Richard Allen, Paul Thompson, Kenton Pies, Clay Allen, Jared Layton, Spencer Luke, Christopher Layton, Chase Rogers, Bryan Turner, Jeanne Jackson, Eric Flint, Marilee Hansen, Dalene Read, Delvin Read, Bill Sanders, Tim Smolka, Anita Hallows and Doug Cromar.

REPORT ON WATER AND WATER SYSTEMS

Tage Flint, General Manager/CEO of Weber Basin Water Conservancy District, explained that Weber Basin is the largest water agency in northern Utah. They supply 60 cities and districts with water, of which Kaysville is one. He explained that all of Kaysville's drinking water comes from their district. They only deliver water on a wholesale basis. They also provide secondary water to companies who, in turn, provide that to residents. He stated that the population is projected to double by 2060 and that \$14.8 billion will be needed for supply and infrastructure over the next 50 years. He then explained their Learning Garden Center and encouraged people to visit the facility. He also encouraged the City to look at metering pressure irrigation connections. The easiest place to start that is with new construction. Cost for metering is about \$900 per connection or \$700 for new construction. He then explained the Bear River Development Project, which will deliver about 50,000 acre feet of water when it is built in about 2040. He explained that the entire State is going through a severe drought this year. Weber Basin will be leaving door hangers on residents' doors to remind people not to water during the day and to educate the public about water conservation.

Council Member Taylor stated that Kaysville has three secondary water suppliers. He wanted to know if there is a way to get all of the suppliers to promote the same restrictions.

Tage Flint stated that as a water group, they have met and discussed things. Some water suppliers believe they have different requirements. He believes it would be worth another effort to meet. He will provide educational material to those companies at no cost but believes a contractual fix is needed.

Council Member Garlick stated that in some areas of the City there is not enough water pressure to water between 6:00 p.m. and 10:00 a.m. because so many people are trying to water at the same time.

Tage Flint stated that there appears to be an infrastructure capacity problem and water suppliers need to increase the size of pipes.

Council Member Stephens expressed concern that the City could run out of water in August.

Tage Flint stated that there is better reservoir storage this year but irrigation water will go off the end of September.

CALL TO THE PUBLIC

Orwin Draney stated that in a Council meeting held on March 28, 2015, the Council Members were discussing transparency and making changes and then John Thacker and Dean Storey made comments which were inaudible. After those comments were made, the Council decided to proceed slowly with changes. He believes that the minutes of that meeting were not complete and that they were edited to omit the comments made by Mr. Thacker and Mr. Storey.

Margaret Brough asked the Council to answer these questions in their next meeting: 1) Is any part of the proposed increase in the FY 16 Enterprise Fund budget going to be used to supplement the General Fund; 2) how much money is in the reserve fund now; 3) why will the City not use the documents she provided to the Council a year ago regarding the program to determine how many police officers are needed.

Jennifer Borup wanted to know how it was decided to limit watering to twice a week. Water pressure is low in her area and some people have placed pumps on their systems. She wanted to know if the City has regulations on those devices. She believes it is important to encourage people to plant large trees, which helps lower temperature. She is concerned that vegetable gardens will not do very well on a two day watering schedule. She recommends educating people about water conservation and not make it impossible to plant a garden.

Mayor Hiatt asked City staff to prepare information regarding how it was decided to limit watering to twice a week and if the City has regulations on pumps. He then explained that the work session Mr. Draney is referring to was held on a Saturday. During these work meetings, the Council Members sit around a table in front of the Council lectern and talk for 4-7 hours. He believes that it is foolish for people who are unable to capture what is being said to think what was said is wrong, devious, or not transparent. The benefit of the doubt would be appreciated. He asked the Council Members if they believe comments made by John Thacker and Dean Storey at the March 28th meeting squashed the issue.

Council Member Garlick explained that they were asking for clarification and the Council made it clear to them what they were requesting and they agreed.

Council Member Taylor stated that the Council decided that changes would not happen overnight and it would take some time to work through the proposed changes.

Council Member Lee suggested that when the Council sits around a table more microphones be provided.

Mayor Hiatt stated that some of the changes discussed that day have already been implemented and that the discussion that occurred that day was positive and nothing stifled the discussion.

Council Member Garlick stated that the City received an A+ rating on transparency from the Sutherland Institute, however, the City is always looking to improve.

Council Member Johnson stated that he has served on the Council for nine years. For a long time he has heard people say that Mr. Thacker tells the Council how to vote. Not once has the City Manager or Finance Director told him how to vote or what to say. They have never said anything to suggest how the Council should vote. He resents when people imply that.

Council Member Stephens stated that about 8-9 years ago he started to lose his hearing. He knows it is frustrating to go to a meeting and not be able to hear.

Ron Zollinger explained that 60 plots are available in the community garden this year and all but seven have been reserved. A drip irrigation system has been installed. Last year there were 22 plots. He thanked the Cottrell family for use of their property and the City for their support of this project.

WEST CREEK SIDE ESTATES SUBDIVISION (FORMERLY SADDLEBROOK SUBDIVISION) REVISED FINAL PLAT

Andy Thompson stated that this subdivision is located at approximately 2260 West 200 North and consists of 28 lots. A year ago when this plat was approved, there was a requirement to place a perimeter road around the school. The School District is ready to start construction and is requesting that that requirement be eliminated. At the last meeting, the Council asked staff to hire an independent engineer to study the issue. That engineer took the original site plan and analyzed it. He determined that it would take traffic about twice as long to traverse the route if there was a loop road. There are also conflict points where traffic would have to stop and wait. The new proposal provides traffic to move in and out more quickly. The engineer felt like the new plan would function better and did not see any advantage of the loop road. He explained that last week the School District supplied the City with additional options. He believes the plan being presented by the School District would function better than the loop road plan and intersections would function at a good level of service.

Council Member Taylor stated that some people believe the City is holding up construction of this school. The City has been asking for information for a year. In January, the City received some of the studies and then the Council tabled discussion to get answers to more questions. Two experts have now told the City their opinion.

Council Member Johnson stated that there will be a lot of traffic in front of the houses if the loop road is constructed. Children in those houses will also be crossing that road to get to school, which will create a safety concern.

Council Member Garlick stated that he recently called the School District and asked them to look at alternatives or come up with compromises. He wanted to know what kind of alternatives have been done by the School District to help mitigate issues.

Bryan Turner, representing Davis School District, stated that their concern is safety of children and having separate bus and parent drop off areas. The School District prefers this plan because it keeps parents on one side of the school, buses on the other side, and minimizes traffic in the neighborhood. They believe the plan without the loop road is a better option.

Jeanne Jackson, representing BCBR Architects, explained that they studied different routing as well as special event parking. They believe the plan they are presenting is the best option of all they studied. All options are based on different scenarios.

Council Member Garlick wanted to know if the School District met with neighbors in the last two weeks.

Bryan Turner stated that they have met with neighbors twice, but not recently.

Jeanne Jackson stated that they had a good meeting with neighbors and talked about temporarily blocking off the streets at certain times in order to help. More parking spaces could be provided on the west side of the school for special events.

Bryan Turner stated that the School District would work jointly with the City if streets need to be closed at certain times.

Council Member Stephens recommended moving the access that goes from the parent drop off into the faculty parking lot to the bus area to help reduce potential vehicle conflicts.

Jeanne Jackson stated that the architect and School District agree to make that change.

Council Member Garlick wanted to know where additional parking would be provided for special events.

Jeanne Jackson stated that they could expand the parking lot west of the school.

Marilee Hansen stated that she understands the concerns about traffic, parking, and safety. She believes that the access onto 200 North alleviates a problem regarding access to the school thereby making the loop road not necessary. When the topic of the loop road came up again she contacted the School District and obtained copies of what was presented to the City and talked to parents in the neighborhood. Of the 27 parents she surveyed, 22 said they would not use the loop road. She asked what street they would take to drop off children and 24 said they would use 200 North and 3 said they would use Island Drive. She asked them how they felt about the school. 25 were

positive and 2 said they like the year round schedule. She is excited about the school and believes the property could be used for something worse, such as for commercial or a high school.

Tim Smolka stated that there is distress when an expectation has not been met. He believes that the School District railroaded what they want. He appreciates the additional study that was done. He knows the importance of getting things right the first time. Everyone has said that most traffic will travel along 200 North. He believes parents from the south will travel along Island Drive and that will create a bottleneck. His concern is convergence of cars and buses.

Anita Hallows stated that she is opposed to the school but she believes this plan is much more acceptable. She would like additional parking on the west side of the school where the plan now shows a grassy area.

Doug Cromar stated that he is an engineer. Two studies have been done. The plan that has been presented segregates buses from parents and it seems like a reasonable plan. These plans are similar to what he has done with the Jordan School District. He believes the plan will work and he supports this plan.

Spencer Luke stated that he just found out about this a week ago. He does not want the school to be delayed. He met with the School District and neighbors. The location is not great but he believes people are stuck with it. He understands that the loop road would cost between \$300,000-500,000. The City and School District both do not want it. He wonders who will maintain it. The advantage of the loop road is parking. The School District cannot control the roads. He recommends the bus loop be a one-way road.

Ashley Van Camp stated that her concern is creating an environment where parents will find another way rather than drive through the drop off area. She believes the bus loop will become a parent drop off area, which will create a big bottleneck. She would use the loop road to keep moving. She suggested the west parking lot be a loop. She believes that the School District has made no concessions on neighborhood suggestions.

Mayor Hiatt asked the Council Members if they believe the loop road was no longer necessary.

Council Member Stephens stated that he felt it was no longer necessary.

Council Member Johnson stated that two reports have been done by professionals and he now feels the loop road is not needed.

Council Member Garlick stated that the City now has facts that support that the loop road is not needed.

Mayor Hiatt asked if the School District would provide more parking on the west side of the school.

Bryan Turner stated that the grassy area west of the school is sloped. They could widen the area and provide more parking spaces there. He believes the bigger issue is not traffic, but parking.

Council Member Taylor made a motion granting final plat approval for West Creek Side Estates Subdivision with the stipulation that the access to the faculty parking be changed to the bus area and that additional parking be provided on the west side of the school, second by Council Member Johnson.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, nay
Council Member Lee, yea

The motion passed four to one.

UPDATE ON HERITAGE PARK CABIN

Sharon Hadley explained that she approached the Council previously about placing a cabin in Heritage Park to teach children about pioneer life. The family of Elias Adams, a pioneer who lived in Layton, have agreed to donate a cabin for this purpose. The cabin, which measures 16' x 18', was built by George P. Adams in the 1870s. She explained that five additions have been added to the cabin so a contractor will have to be hired to dismantle the cabin. She asked if the Council was still in favor of putting a cabin in Heritage Park, if she could place a banner in the park announcing the cabin was coming, and hold a fundraising concert in the park to collect donations to help with the renovation work.

The Council Members all concurred that they support placing a cabin in Heritage Park but believe that placing a banner violates City ordinances. They were not in favor of charging admission for a concert.

Council Member Stephens made a motion instructing City staff to draw up a contract regarding placement of a cabin at Heritage Park, second by Council Member Lee.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea
Council Member Lee, yea

The motion passed unanimously.

CHARLY'S ACRES #2 SECOND AMENDED SUBDIVISION PRELIMINARY AND FINAL PLAT

Andy Thompson explained that this subdivision is located at approximately 2000 West 200 North and consists of four commercial lots. Lot 201 has an existing building, Lots 202 and 203 are being platted for an office complex, and Lot 204 is a future phase that may be further divided depending on the use. The plat complies with zoning requirements for the General Commercial zone and the proposed uses will be an upgrade to the area. The Planning Commission recommended approval.

Council Member Taylor made a motion granting preliminary and final plat approval for Charly's Acres #2 Seconded Amended Subdivision, second by Council Member Johnson.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea
Council Member Lee, yea

The motion passed unanimously.

AMENDMENT OF THE MAJOR STREET PLAN (SECTION 8-3-2) OF THE REVISED ORDINANCES OF KAYSVILLE CITY TO DESIGNATE THE EXTENSION OF SEABISCUIT DRIVE A SIGNIFICANT LOCAL STREET

John Thacker explained that the private lane extending south from Seabiscuit Drive will become the connection to Sunset Drive and Shepard Lane when it is developed with the properties which front it. It should be designated as a Significant Local Street and improved to the width (60' wide) that is appropriate for its function. The proposed Ordinance would designate the extension of Seabiscuit Drive as a Significant Local Street connecting to Sunset Drive.

Council Member Johnson made a motion adopting Ordinance No. 15-4-1, Amending the Major Street Plan of the Revised Ordinances of Kaysville City to Designate the Extension of Seabiscuit Drive a Significant Local Street, second by Council Member Taylor.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea
Council Member Lee, yea

The motion passed unanimously.

AWARD OF CONTRACT FOR CLOVER MEADOW WATER LINE REPLACEMENT PROJECT AND WATER LINE EXTENSION PROJECT ON MUTTON HOLLOW ROAD

John Thacker explained that bids were received recently for the Clover Meadow Water Line Replacement Project and Water Line Extension Project on Mutton Hollow Road. The project will replace water lines in the Clover Meadows Subdivision and extend the water line in Mutton Hollow Road from 100 East to Boynton Road. The apparent low bidder was Ormond Construction in the amount of \$234,374.32.

Council Member Taylor made a motion awarding the contract for Clover Meadow Water Line Replacement Project and Water Line Extension Project on Mutton Hollow Road to Ormond Construction in the amount of \$234,374.32, second by Council Member Garlick.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea
Council Member Lee, yea

The motion passed unanimously.

AWARD OF CONTRACT FOR 2015 STREET IMPROVEMENTS PROJECT

John Thacker explained that bids were recently received for the 2015 Street Improvements Project. The apparent low bidder is Staker and Parson Companies in the amount of \$1,108,120.80. He recommends they be awarded the contract.

Council Member Garlick made a motion awarding the 2015 Street Improvements Project to Staker and Parson Companies in the amount of \$1,108,120.80, second by Council Member Taylor.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea
Council Member Lee, yea

The motion passed unanimously.

AWARD OF CONTRACT FOR 2015 CHIP SEAL PROJECT ON STREETS

John Thacker explained that bids were recently received for the 2015 Chip Seal Project. The apparent low bidder was Consolidated Paving and Concrete in the amount of \$53,189.50. He recommended they be awarded the contract.

Council Member Taylor made a motion awarding the 2015 Chip Seal Project to Consolidated Paving and Concrete in the amount of \$53,189.50, second by Council Member Stephens.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea
Council Member Lee, yea

The motion passed unanimously.

PROCESS FOR APPOINTING PLANNING COMMISSION MEMBERS

Mayor Hiatt explained that two positions on the Planning Commission will expire in June. Russ Lindberg does not want to be reappointed and Lorene Kamalu would like to be reappointed. He recommends reappointing Lorene Kamalu to another term and appointing a new member to the Commission. He suggested the following process to find a qualified candidate: post the opening on the City website with applications due by 5:00 p.m. on June 1, provide copies of the applications to the City Council Members after 5:00 p.m. on June 1, interview applicants, recommend a candidate at the June 16 Council meeting.

Council Member Garlick made a motion reappointing Lorene Kamalu to another term on the Planning Commission and to follow the recommended process to receive applications for the open position, second by Council Member Stephens.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea
Council Member Lee, yea

The motion passed unanimously.

COUNCIL MEMBER REPORTS

Mayor Hiatt recommended that the City Council consider putting money in the FY 16 budget for new audio and visual equipment in the Council chambers. He also announced that on Thursday evening a child abuse seminar will be held at the Police Station. He then asked the Council Members to consider changing City Council meetings to Thursday evenings beginning January 2016.

Council Member Garlick distributed a report from the Parks Department regarding construction of a skatepark. He explained that the cost ranges from \$200,000 to \$750,000 to build that kind of park.

Council Member Lee stated that she received an email regarding the timing of the traffic lights on 200 North, which results in traffic backup during peak hours. She also wanted to know when double lines would be painted across the 200 North bridge.

Andy Thompson stated that he will contact UDOT about this issue.

Council Member Taylor stated that he is now wondering if painting lines along the curved areas of Deseret Drive would help slow traffic.

MINUTES

Council Member Johnson made a motion approving the April 7, 2015 minutes, second by Council Member Lee.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea
Council Member Lee, yea

The motion passed unanimously.

CLAIMS

Council Member Taylor made a motion approving claims in the amount of \$966,784.06, second by Council Member Garlick.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea
Council Member Lee, yea

The motion passed unanimously.

CALENDAR

The City Council reviewed a three month calendar.

CLOSED MEETING TO DISCUSS PERSONNEL

Council Member Taylor made a motion to adjourn the City Council meeting at 9:55 p.m. and reconvene into a closed meeting to discuss personnel, second by Council Member Garlick.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea
Council Member Lee, yea

The motion passed unanimously.

Council Member Garlick made a motion to adjourn the closed meeting at 10:50 p.m. and reconvene into the City Council meeting, second by Council Member Lee.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea
Council Member Lee, yea

The motion passed unanimously.

Council Member Garlick made a motion for adjournment at 10:50 p.m., second by Council Member Stephens and passed unanimously.