

MINUTES OF THE APRIL 16, 2013, ROY CITY COUNCIL MEETING

1. Approval of the April 2, 2013, minutes
2. Presentation by U.S. Selective Service – Captain Brent Taylor (Tabled)
3. Recognition of March 2013 Employee of the Month
4. Public comments
5. Consideration of Ordinance No. 1056 adopting Opt-Out Recycling Program
6. Consideration of a request for a conditional use allowing an electronic message center sign on property located at approximately 3451 West 5600 South
7. Consideration of a request for a conditional use allowing for minor vehicle sales on property located at approximately 5523 South 1900 West
8. Consideration of a request for preliminary subdivision approval for property located at approximately 2175 West 4000 South (Wasatch Executive Park Phase No. 2)
9. Motion to close City Council Meeting
10. Motion to reconvene City Council Meeting
11. Consideration of Resolution No. 1020 approving the acquisition of real property and authorizing the Mayor to execute any and all documents necessary to consummate the transaction
12. Consideration of Resolution No. 1018 approving an exchange agreement between Roy City Corporation and Weber School District – Roy City Contract No. 2013-4
13. Consideration of Resolution No. 1019 approving the lease agreement between Roy City Corporation and Weber School District
14. City Manager's Report
15. Mayor and Council reports
16. Adjourn

Minutes of the Roy City Council Meeting held April 16, 2013, at 6:00 p.m. in the City Council Room of the Roy City Municipal Building.

The meeting was a regularly scheduled meeting designated by resolution. Notice of the meeting was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Mayor Joe H. Ritchie
Councilman John Cordova
Councilman Willard Cragun
Councilman Brad Hilton
Councilman Dave Tafoya

City Manager Christ Davis
City Attorney Andy Blackburn
Secretary Michelle Drago

Excused: Councilman Michael Stokes

Also present were: Jason Poulsen, Fire Chief; Deputy Chief Comeau; Deputy Chief; Draheim; Talya Gordon; Drew Wilson, Weber School District; Lance Allen, Waste Management; Nathan Johnson; Jessica Ferns; Lil Ackley; Janet Goodey; Brittany Day; Alexis Boswell; Breanna Thackeray; Haley Bell; Ana Garcia; Marrissa Bean; Dakota Silva; Mariah Stuck; Brandon Allred; Angelica Mitchell; Tyler Nicotera; Hayden Holt; Rebecca Miller; Deborah Miller; Jantzen Read; Sara Schlagel; Bridger Bailey; Jake Bowman; Ashlee Taylor; Dawn Nguyen; Chris Myers; Brain Myers; Marquel W.; Jayden Fulmer; Austin Slaughter; and Rachel Trotter.

Moment of Silence: Councilman Cragun

Pledge of Allegiance: Councilman Cragun

Mayor Ritchie welcomed students from Roy High School.

1. APPROVAL OF APRIL 2, 2013, MINUTES

Councilman Cordova moved to approve the minutes of April 2, 2013, as corrected. Councilman Cragun seconded the motion. Council members Cordova, Cragun, and Tafoya voted "aye." The motion carried

2. PRESENTATION BY U.S. SELECTIVE SERVICE – CAPTAIN BRENT TAYLOR

This item was tabled.

3. RECOGNITION OF MARCH 2013 EMPLOYEE OF THE MONTH

Jason Poulsen, Fire Chief, stated that it was always fun for a department head to recognize an employee. Deputy Chiefs Comeau and Draheim had nominated Talya Gordon as the March 2013 Employee of the Month. Talya was great asset to the Fire

Department. She was a constant positive influence in the front office. They wanted to thank her for her hard work.

Councilman Cragun moved to recognize Talya Gordon as the March 2013 Employee of the Month. Councilman Hilton seconded the motion. Council members Cordova, Cragun, Hilton, and Tafoya voted "aye." The motion carried.

Mayor Ritchie stated that when the Municipal Building was remodeled, his office was in the Fire Department. He could attest that Talya was an asset to the City. She worked very hard. He read the nomination letter from Deputy Chiefs Comeau and Draheim.

Talya has been a tremendous asset to the Roy City Fire Department as its administrative assistant and has served the City well. She continuously comes to work with a good attitude and is always willing to help. She has indeed had her work cut out for her over the past eight months, and particularly the past two months. As you well know, our department has undergone some big changes in administration, and Talya has been more than helpful with all of us. We have more questions and requests of her every day, and she never complains. She is always helpful, makes good suggestions, and, quite frankly, keeps us on a good track. In our opinion, the transition for the chiefs has been much smoother with her around, and we are grateful. We would like to recognize her hard work and thank her publicly for all that she does.

Talya Gordon thanked the City Council and Chiefs Poulsen, Comeau, and Draheim. She loved working for the Fire Department.

Mayor Ritchie presented Talya with a recognition plaque and a check.

4. PUBLIC COMMENTS

There were none.

5. CONSIDERATION OF ORDINANCE NO. 1056 ADOPTING OPT-OUT RECYCLING PROGRAM

Chris Davis stated that a few weeks ago, the City Council held a work session with Lance Allen from Waste Management. The administration had prepared an ordinance reflecting the discussion regarding an opt-out recycling program. About 1,000 of the City's 10,000 users participated in the City's voluntary recycling program. Waste Management had come up with a creative recycling program that allowed citizens to opt out. In May, the City's newsletter would let the citizens know they would have an opportunity to opt out of the recycling program until July 1st. During July recycling cans would be delivered. Service would start in August.

Mr. Davis said Waste Management anticipated that the cost for solid waste would increase from \$4.90 to \$5.05 on July 1st. Depending upon the amount of participation, the cost could be as low as \$4.55 for one garage can and \$3.18 for the recycling can.

Mr. Davis explained that the cost for solid waste removal included tipping fees to Weber County (\$30/ton), cost of a commercial provider (Waste Management), and the cost for the City's dumpster program. The opt-out recycling program would be an added component. Waste Management suggested that the citizens who opted out be charged the increased rate of \$5.05 beginning July 1st. Residents would be given an annual opportunity to opt out.

Councilman Tafoya moved to approve Ordinance No. 1056 implementing a voluntary recycling service effective July 1, 2013. Councilman Cragun seconded the motion. A roll call vote was taken: Council members Cragun, Cordova, Hilton, and Tafoya voted "aye." The motion carried. (Copy filed for record).

6. CONSIDERATION OF A REQUEST FOR A CONDITIONAL USE ALLOWING AN ELECTRONIC MESSAGE CENTER SIGN ON PROPERTY LOCATED AT APPROXIMATELY 3451 WEST 5600 SOUTH

Jared Hall, Planner, stated that the Davis Emergency Center had requested approval of a conditional use for an electronic message center for their new development on 5600 South. There would be several signs throughout the development, but the EMC was the only one that needed a conditional use. The EMC would be part of the main sign. The staff and Planning Commission recommended that the City Council approve the EMC component of the sign subject to compliance with the City's Sign Ordinance.

Councilman Hilton asked if the main sign would be a pole sign. Jared Hall said it would be a pylon sign, or a free-standing pole sign. Usually only monument signs were allowed in the Community Commercial Zone. The Sign Ordinance did allow pole signs in the CC zone for large shopping centers. The sign would be located on the east side of the entrance which would share with Maverik.

Councilman Cordova asked about strobing. Mr. Hall said the regulations in the Sign Ordinance prohibited strobing.

Councilman Hilton moved to approve a conditional use for an EMC sign on property located at approximately 3451 West 5600 South subject to the staff's findings, the conditions recommended by the staff and the Planning Commission, and the regulations listed in the Sign Ordinance. Councilman Cordova seconded the motion. Council members Cordova, Cragun, Hilton, and Tafoya voted "aye." The motion carried.

7. CONSIDERATION OF A REQUEST FOR A CONDITIONAL USE ALLOWING MINOR VEHICLES SALES ON PROPERTY LOCATED AT APPROXIMATELY 5523 SOUTH 1900 WEST

Jared Hall stated that the only zone in which vehicle sales were allowed was the Regional Commercial Zone. Vehicle sales was a conditional use in that zone. The City had received a request for a conditional use for vehicle sales at 5523 South 1900 West.

The applicant only planned to operate a broker's office. He needed to have a place for his dealer's license. There would never be more than a few vehicles at a time waiting to be picked up. The staff and Planning Commission recommended that the conditional use be approved subject to:

1. The applicant meeting all requirements of the State for vehicle sales and maintaining his dealer's license;
2. The applicant would be allowed no more than four vehicles for sale at any one time on the property;
3. Vehicles must be appropriately parked in stalls and not displayed for sale elsewhere on the lot;
4. No renovation or refurbishing, cleaning or other maintenance work is to occur on the site; and
5. All vehicles related to the operation of the business must be licensed and in good working order at all times.

If the applicant abided by the recommended conditions, the Planning Commission felt this would be an appropriate location.

Councilman Hilton asked where the applicant planned to work on his vehicles. Jared Hall said the applicant did not plan to purchase vehicles that needed work.

Councilman Cordova moved to approve a conditional use for minor vehicles sales on property located at approximately 5523 South 1900 West subject to the staff's findings and the conditions recommended by the staff and the Planning Commission. Councilman Tafoya seconded the motion. Council members Cordova, Cragun, Hilton, and Tafoya voted "aye." The motion carried.

8. CONSIDERATION OF A REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL FOR PROPERTY LOCATED AT APPROXIMATELY 2175 WEST 4000 SOUTH (WASATCH EXECUTIVE PARK PHASE NO. 2)

Jared Hall stated that the Planning Commission recently held a public hearing to receive public input regarding a preliminary subdivision known as Wasatch Executive Park Phase 2 on property located at approximately 2175 West 4000 South. The subdivision consisted of two lots. The property on which the subdivision was located was owned by the Roy City Redevelopment Agency. Weber School District recently received approval to rebuild North Park Elementary on Lot 2 of the proposed subdivision. The Redevelopment Agency would retain ownership of Lot 1. The Planning Commission voted to recommend that the City Council grant preliminary approval.

Councilman Hilton stated that those who attended the public hearing seemed to have a lot of questions regarding the direction the school would be facing. He didn't feel the Planning Commission clearly identified that the school could not face into the business park because Lot 2 did not have frontage on 2125 West. The dirt road referred to by several residents was not a road. It was a dirt path.

Jared Hall stated that this property had been undeveloped for a number of years. The residents had a lot of questions about what was occurring. He tried to make it clear that the school district had already received entitlements for the school. The staff and Planning Commission tried to answer the questions about traffic the best they could.

Councilman Hilton felt the school district had done a great job in addressing parking. He felt the adjacent parking lot planned by the City would also help alleviate parking problems.

Councilman Cragun stated that the biggest concern the surrounding residents had was the high volume of traffic on 2175 West. The traffic speed would be taken care of through enforcement. He felt the other traffic concerns could be addressed as the project moved ahead. Moving the school to the north with access closer to 4000 South would help.

Councilman Tafoya moved to grant preliminary approval of Wasatch Executive Park Phase 2 subject to the staff's findings and the conditions recommended by the staff and the Planning Commission. Councilman Cordova seconded the motion. Council members Cordova, Cragun, Hilton, and Tafoya voted "aye." The motion carried.

Mayor Ritchie signed the subdivision mylar at 6:28 p.m.

9. MOTION TO CLOSE CITY COUNCIL MEETING

Councilman Cordova moved to close the City Council Meeting at 6:28 p.m. and open a Redevelopment Agency Meeting. Councilman Cragun seconded the motion. Council members Cordova, Cragun, Hilton, and Tafoya voted "aye." The motion carried.

10. MOTION TO RECONVENE THE CITY COUNCIL MEETING

Councilman Cragun moved to reconvene the City Council Meeting at 6:34 p.m. Councilman Hilton seconded the motion. Council members Cordova, Cragun, Hilton, and Tafoya voted "aye." The motion carried.

11. CONSIDERATION OF RESOLUTION NO. 1020 APPROVING THE ACQUISITION OF REAL PROPERTY AND AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO CONSUMMATE THE TRANSACTION

Chris Davis stated that Resolution No. 1020 accepted the transfer of property at 4000 South 2175 West from the Redevelopment Agency to Roy City.

Councilman Cordova moved to approve Resolution No. 1020 approving the acquisitions of real property and authorizing the Mayor to execute any and all documents necessary to consummate the transaction. Councilman Tafoya

seconded the motion. A roll call vote was taken: Council members Cragun, Cordova, Hilton, and Tafoya voted “aye.” The motion carried. (Copy filed for record).

12. CONSIDERATION OF RESOLUTION NO. 1018 APPROVING AN EXCHANGE AGREEMENT BETWEEN ROY CITY CORPORATION AND WEBER SCHOOL DISTRICT – ROY CITY CONTRACT NO. 2013-4

Chris Davis stated that through this agreement, Weber School District would acquire Lot 2 of the Wasatch Executive Park, which would be the site for the new North Park Elementary School. Roy City would also receive over \$500,000, which was the difference between what Lot 2 was worth versus school property the City was acquiring. The agreement also addressed traffic calming methods, such as a speed bump and a round-a-bout.

Councilman Tafoya moved to approve Resolution No. 1018 approving Roy City Contract No. 2013-4 an exchange agreement between Roy City Corporation and Weber School District. Councilman Cragun seconded the motion. A roll call vote was taken: Council members Tafoya, Cragun, Cordova, and Hilton voted “aye.” The motion carried. (Copy filed for record).

13. CONSIDERATION OF RESOLUTION NO. 1019 APPROVING A LEASE AGREEMENT BETWEEN ROY CITY AND THE WEBER SCHOOL DISTRICT

Mayor Ritchie explained that Weber School District would continue to occupy the old North Park Elementary School for another year. As the City now owned the property, a lease was necessary between the school district and Roy City.

Chris Davis stated the City would own the property on which the old North Park Elementary School was located. It was anticipated that the new school would be ready for the fall 2014 school year. The old school would be torn down during the summer of 2014. The school district would be obligated to tear down the school and remove the concrete and asphalt.

Councilman Cragun felt the new school would be good for this area of Roy City. This field had been vacant for years. The City received yearly complaints about the weeds. The City had now received enumeration for the property, which would allow the City to make improvements to George Wahlen North Park. He felt this was a win/win situation for the residents and the City itself.

Councilman Tafoya moved to approve Resolution No. 1019 approving a lease agreement between Roy City and the Weber School District. Councilman Hilton seconded the motion. A roll call vote was taken: Council members Hilton, Cordova, Tafoya, and Cragun voted “aye.” The motion carried. (Copy filed for record).

14. CITY MANAGER'S REPORT

Chris Davis stated that information about the new recycling program would be in the next newsletter. Waste Management planned to send out information as well. Councilman Cordova asked if the newsletter article would include information about the new rates. Mr. Davis said the article would include rates for illustrative purposes. Lance Allen from Waste Management had suggested that the residents who opted out of the recycling program be charged \$5.05 for the first can, which is the rate residents would have been charged beginning July 1st.

Chris Davis stated that Chief Poulsen had arranged for Council members to tour the new Davis Emergency Center on Thursday, April 18th, at 6:00 p.m. Council members Cragun and Hilton were the only members who were available at that time. Mr. Davis said he would schedule another time for the rest of the Council members.

Chris Davis stated that a work session had been scheduled for April 23rd at 6:00 p.m. to discuss budget issues.

15. MAYOR AND COUNCIL REPORTS

16.

Mayor Ritchie stated that the Weber County Commission just approved a special bond election in June. The bond would be used to finance the construction of a new library in Roy City on Lot 1 of the Wasatch Executive Park. It would replace the existing Southwest Branch on 4800 South.

Councilman Cragun stated that a Request for Proposal for re-roofing the Municipal Building had been printed in the newspaper. He asked that the funding source for the project be discussed at the April 23rd work session.

Councilman Hilton stated that he had the opportunity to attend the Roy Police Department's annual award banquet. Roy City had an outstanding police force, and 2012 was a busy year for them. Some members of the police department served on a task force. They put their lives on the line on behalf of the citizens. The Roy Police Department was the reason the bomb threat at Roy High School was taken care of so quickly. They took the tip seriously. He felt the Police Department made Roy City one of the safest communities in Weber County.

17. ADJOURN

Councilman Cragun moved to adjourn at 6:51 p.m.

Joe H. Ritchie
Mayor

Attest:

Amy Mortenson
Recorder