

KAYSVILLE CITY COUNCIL

June 1, 2023

Minutes of a regular Kaysville City Council meeting held on June 1, 2023 at 7:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

Council Members present: Mayor Tamara Tran, Council Member John Swan Adams, Council Member Mike Blackham, Council Member Abbigayle Hunt, Council Member Nate Jackson, and Council Member Perry Oaks

Others Present: Finance Director Dean Storey, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Assistant Finance Director Levi Ball, Information Technology Support Ardi Harsono, Jamie Beltran, Sydney King, Kelly King, Val Starkey, Laurene Starkey, John Anderson

OPENING

Mayor Tran opened the meeting and presented an appreciate plaque to Finance Director Dean Storey and thanked him for all of he did as he served as Interim City Manager. Mayor Tran led the audience in the Pledge of Allegiance.

CALL TO THE PUBLIC

Val Starkey said that he was here to encourage the deliberations of the city budget. People are shopping to stock up on necessities and buying fewer discretionary goods. Is Kaysville City? Are we paying attention to our necessities or our discretionary goods? Economic activities have been dropping all over the nation. Gross domestic income has fallen for two quarters now. We appreciate the work that the city council has been doing on the budget, but keep working. Utah has seen significant growth. Kaysville has fixed boundaries sand most of the influx we will see will be changes to housing.

Sydney King said that she has owned The Good Spray Car Wash on Main Street since 2008. The car wash was built in 1994 and was built for the industry of that time. Today's carwash market has grown exponentially and technically into a huge market of tunnel washes with equipment and chemicals that get cars beautifully clean. Using subscription models, tunnel washes have sprung up everywhere and they have proven to be a business model that has drawn private equity businesses and family businesses alike to scramble to get into the market. For those of us who own self-serve car washes, the car wash will never really go away because of folks who still like to hand-wash their vehicles. It has been proven that using car washes is safer for the ecology of our waterways and helps conserve more water than to wash a car in a driveway. It is essential for the council to plan for future growth and have a vision of how and where to accomplish that vision for future citizens. Ms. King said that she also owns the corner lot next to her carwash, on the corner of Main Street and 300 West. She purchased the lot as a way to control what kind of business would go in there. Burger King was denied from being built there in 2015 because of a deed restriction that the Romney's have put on the car wash site. For the last eight years, many have pleaded with the Romney's to remove that deed restriction on the property and to this day, they still deny us that right. Ms. Romney said that they have continued to market that corner lot

but nobody wants to be there. Many of the businesses they have spoken with said that they did not like the location because the area is unattractive. Her property is very valuable as a car wash and she needs to be able to have the ability to extend her carwash into a tunnel wash. If she were to tear out her car wash and put something else there, she would lose the money that a potential tunnel wash would have. How can the city help change the vision of this location?

John Anderson said that he represents the Quick Quack Car Wash, who has been very interested in bringing their car wash to Kaysville. However, it is their understanding that the city has an ordinance pending approval that would limit the number of car washes allowed in the city. Quick Quack has built several locations in four different states and there is a demand for these types of car washes. The city needs to keep in mind that it would be unfair to those who already have car washes within the city, such as the King's, if the city were to limit them to being able to use their land to have a car wash. The Good Spray car wash was nice when it was originally built but over the years, it has become run down. Quick Quack will provide a state-of-the-art car wash and will provide better aesthetics and better functionality. There has been a lot more technology that has been brought in since The Good Spray was built. Quick Quack car washes meet recycled water requirements and helps conserve water. Mr. Anderson said that he hopes that if the city does decide to pass a limitation on car washes that it states that those who already own car washes in the city are allowed to improve, update, and enhance their car washes.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts were disclosed.

CONSENT ITEMS

Council Member Hunt made a motion to approve the following consent items:

- a) Award of Bid for the 400 West Waterline Replacement Project.

The motion was seconded by Council Member Oaks.

The vote on the motion was as follows:

Council Member Blackham, yea

Council Member Adams, yea

Council Member Hunt, yea

Council Member Oaks, yea

Council Member Jackson, yea

The motion passed unanimously.

WORK ITEMS

AN ORDINANCE PROHIBITING PEDESTRIAN TRAVEL ON THE WEST DAVIS CORRIDOR

City Attorney Nic Mills explained that he had been working with the Police Department on the proposed ordinance that prohibits pedestrian travel on the West Davis Corridor during its construction. As our police officers patrol the West Davis Corridor area, they are finding many

pedestrians on the property. UDOT has erected many signs indicating that the area is closed. The State has statutes that clearly prohibit vehicle traffic in these circumstances, but pedestrian application is dubious. The proposed ordinance would clearly prohibit pedestrian travel and provide a lower offense level than the State's vehicular prohibitions.

Mayor Tran asked if signage would be changed to let people know of the consequences.

Nic Mills responded that the signage would remain the same, but this ordinance would allow an officer on scene to be able to issue a citation for violation of this city ordinance.

Council Member Jackson asked what would happen with the ordinance once the West Davis Corridor is complete.

Nic Mills responded that the ordinance would become obsolete and be repealed automatically.

Council Member Blackham asked if it mattered that the property is owned by UDOT.

Nic Mills responded that it does not. The West Davis Corridor is within our police department's jurisdiction. UDOT has asked the city to patrol the area of the West Davis Corridor in an effort to try to keep people off the corridor while it is under construction. UDOT has been supplementing some of our officer's shifts in an effort to help keep the area patrolled.

Council Member Adams made a motion to move this item to an action item, seconded by Council Member Jackson.

The vote on the motion was as follows:

Council Member Adams, yea
Council Member Hunt, yea
Council Member Oaks, yea
Council Member Jackson, yea
Council Member Blackham, yea

The motion passed unanimously.

AN ORDINANCE PROHIBITING EXTENDED PARKING IN PARK-AND-RIDE LOTS

City Attorney Nic Mills explained that the city's current city ordinance prohibits parking a vehicle for forty-eight hours or more on any public road or municipal property. This does not include the park-and-ride lot, as it is owned by the state. The city has an agreement with the state that our police department would patrol their lot and enforce the law so that the Highway Patrol does not have to come off the freeway to patrol the lot. Recently our patrol officers have noticed more problems with RVs, trailers and other vehicles being parked at the park-and-ride lot for extended periods. Our city code, as currently written, does not allow our officers the ability to enforce problems with vehicles being parked there for extended periods. The proposed ordinance will expand our parking prohibitions for extended parking in the City by adding park-and-ride lots to the ordinance.

Council Member Blackham asked if this could pertain to other properties where homeless may try to camp.

Nic Mills responded that it would not. If a private property owner had a problem with individuals trying to stay on their property, they could contact the police department and have them trespassed from their property.

Council Member Jackson asked about repeat offenders.

Nic Mills responded that the city ordinance does not address any kind of recourse for repeat offenders, but we have not had much of an issue with them yet.

Council Member Hunt asked if patrolling the park-and-ride lot would put more strain on our police department.

Nic Mills responded that our officers already respond to calls at the park-and-ride lot, and have already been receiving complaints about the RVs and trailers being parked there for extended periods. This ordinance will give our officers the ability to enforce restrictions on extended parking here. The city has had an agreement with UDOT to enforce the law at the park-and-ride lot for many years.

Council Member Blackham made a motion to move this item to an action item, seconded by Council Member Hunt.

The vote on the motion was as follows:

Council Member Hunt, yea
Council Member Oaks, yea
Council Member Jackson, yea
Council Member Blackham, yea
Council Member Adams, yea

The motion passed unanimously.

BUDGET DISCUSSION

Finance Director Dean Storey explained that multiple public hearings for the city budget had been scheduled for the city council's next meeting on June 15, 2023. Several action items for the council's consideration have also been scheduled for that same meeting. The Truth in Taxation Hearing has been scheduled for August 3, 2023, and the council will review the final budget potentially on August 17, 2023 or on an alternate date prior to September 1, 2023. Mr. Storey gave an update on sales tax revenue and explained that the city had just recently received the sales tax numbers for March 2023. Over the last four months, the city's sales tax revenue numbers are running flat. We had hoped that we would see more of an increase. The sales tax revenue number that had been budgeted for the city's Fiscal Year 2024 budget was 7.8 million dollars and if the numbers continue to remain flat, Staff is comfortable with this estimate for sales tax. The city does not typically receive the reported sales tax numbers from each month until about two months. Mr. Storey said that the city is still waiting for assessed values to come from the county for the

city's certified tax rate. In regards to property taxes, the city is guaranteed to receive the same amount of revenue that we received the prior year, plus the amount from any new growth. The new growth number has not been received from the county yet. One change we will see to county related taxes this year is in regards to animal control services, because the county has created a new funding model with a separate tax levy for those services. For FY 2024, Staff is estimating our property tax revenue at \$4,525,000 and we are hoping to receive about \$150,000 from new growth. The city will be proposing an additional tax revenue of \$1,097,000, which will be obtained through the proposed Truth in Taxation. There are several taxing entities within the county and the city receives about 12% of the overall property tax. Mr. Storey reviewed the proposed changes to the consolidated fee schedule and explained that many of these proposed changes are minor. Some of these changes are being made to simplify some of the charges. The change to the sewer rates are a result of the rate increase by Central Davis Sewer District earlier this year.

Levi Ball added that the Community Development Department has proposed a change to the fee schedule to require that, going forward, a deposit be obtained for plan reviews. This proposal does not increase fees, but rather requires a deposit upfront.

Dean Storey said that at their next council meeting there would be a public hearing held and a review of budget amendments to the Fiscal Year 2023 budget. Amendments to the budget include the purchase of a fire truck, purchases for additional materials and overtime because of snow plowing from the year, as well as receiving funding from Davis County for the connector road project. Mr. Storey reviewed an adjustment to the FY 2024 tentative budget for interest earnings. Mr. Storey explained that Staff had met with the city's investment advisors and feel that we can add additional revenue to the tentative budget related to interest earnings. Staff feels that we will continue to see an increase in our investment earnings over the next twelve to eighteen months, and therefore are comfortable with amending the tentative budget to account for additional interest earnings. This will allow us to lessen the impact of a property tax increase. This will reduce the amount being asked through Truth in Taxation by about \$150,000.

Council Member Jackson asked how the proposed increases to the consolidated fee schedule were determined.

Dean Storey responded that the proposed fee amendments are being proposed in order to cover the cost to provide those services. Community Development Staff also contacted other cities to see what they are charging for these items, compared our fees to theirs and decided on the average amount.

Council Member Jackson asked if there were any recreation programs that the city might be losing money on, or that is not receiving much participation.

Levi Ball responded that the Parks and Recreation Director and his staff watches those kinds of things carefully. They track each sport individually and monitor their direct costs with the fees being charged. Many of the proposed increases are to help cover the cost of providing those programs.

Mayor Tran commented that there have had some good discussions about the budget and she appreciates the progress that had been made. When the council first reviewed the budget, there was a deficit of about 2.4 million dollars and now we are looking at a deficit of about a million

dollars. Costs have increased a lot, which is out of our control. We have done everything we can to try to minimize what expenses we can within our budget

COUNCIL MEMBER REPORTS

Council Member Oaks commented that the Parks and Recreation Department did a great job with the Memorial Day Program, and in making the cemetery look immaculate for the holiday.

Council Member Hunt said that Kaysville's Youth Court held their last court session right before summer break. The youth have really progressed over the year and have gotten more confident in themselves. We are proud of what they have done.

Mayor Tran said that the Kaysville Youth Council have been in the process of taking applications for next year's Youth Council. They recently held interviews and it was great to see how many kids came to apply. The Youth Council are a great group of kids who show leadership in our city. Mayor Tran said that earlier in the week there was an event at the Orchard Ridge Subdivision to continue cleanup efforts within the subdivision. It was led by the community, but was supported by the city and they had quite a few volunteers who showed up to help.

Dean Storey said they had about sixty people who showed up for the cleanup and it seemed they were able to get most of the lower section cleaned up. We appreciate the volunteers who have helped and are continuing to help with this effort.

CITY MANAGER REPORT

Interim City Manager Dean Storey said that because of the Independence Day holiday, it had been suggested that the city council cancel their meeting on July 6, 2023.

The city council agreed to cancel their meeting on July 6, 2023.

ADJOURNMENT

Council Member Adams made a motion to adjourn the City Council meeting at 7:54 p.m. The motion was seconded by Council Member Hunt and passed unanimously.