KAYSVILLE CITY COUNCIL

Meeting Minutes

June 6, 2017

Meeting minutes of a Kaysville City Council Budget Hearing on June 6, 2017, at 6:30 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

Present: Mayor Hiatt, Council Member Snell, Council Member Page, Council Member Lee and Council Member Garn, Council Member Adams.

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, Chief Sol Oberg, Matt Briggs, Valerie Briggs, Sue Tice, Amy Taylor, Dean Wall, Amy Wood, Tom Pruess, Marvin Thurn, Terrell Rohm, Matt Rohm, Sara Thatcher, Katie Witt, Rustin Jessen, Simon Mcgraw, Erica McGraw, Max Mcgraw, Kate Hart, Ramona Porter, Carole Walker, Randi Von Bose, Lorene Kamalu, and Greg Frank.

KAYSVILLE CITY BUDGET HEARING

AMENDMENTS TO THE KAYSVILLE CITY FISCAL YEAR 2017 BUDGETS

Dean Storey explained the amendments to the budget. He noted that the first one being amended is the City Council Budget, he explained that the amendment was to accommodate the purchase of Ipads for paperless meetings, and other items from the General Fund.

Dean Storey explained that the City is required to adopt a tentative Budget and that tonight's meeting meets the requirement for the Public Hearing for the FY 2018 Budget.

Council Member Snell opened Call to the Public.

Gregory Frank noted that in the Annual Report there is verbiage that talks about Net Position and asked if that is similar to earnings. He asked to meet with Dean Storey at a later time for an explanation.

Dean Wall noted that he is concerned and feels it is wrong to give money back into the City instead of giving it to the residents. He disagrees with this City process.

Tom Pruess asked if Enterprise Funds are used as a mechanism to fill the General Fund. He explained that for transparency sake, he feels that funds should appropriately pay for what they are intended for.

Rustin Jessen stated that he would like to know more about the increased insurance costs for City employees. He noted that the current insurer is giving a 59% increase. He asked if this is the same plan or if current insurer has provided different options.

Council Member Lee made a motion to approve the amendments to the Kaysville City Budgets for Fiscal Year 2018, second by Council Member Page.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

The meeting was adjourned at 7:09 p.m.

KAYSVILLE CITY COUNCIL

Meeting Minutes

June 6, 2017

Meeting minutes of a special City Council meeting on June 6, 2017, at 6:30 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

Present: Mayor Hiatt, Council Member Snell, Council Member Page, Council Member Lee and Council Member Garn, Council Member Adams.

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, Chief Sol Oberg, Matt Briggs, Valerie Briggs, Sue Tice, Amy Taylor, Dean Wall, Amy Wood, Tom Pruess, Marvin Thurn, Terrell Rohm, Matt Rohm, Sara Thatcher, Katie Witt, Rustin Jessen, Simon Mcgraw, Erica McGraw, Max Mcgraw, Kate Hart, Ramona Porter, Carole Walker, Randi Von Bose, Lorene Kamalu, and Greg Frank.

CALL TO THE PUBLIC

Mayor Hiatt opened Call to the Public and explained that this is the time for the public to address agenda items. He asked the audience to limit comments to three minutes.

Sue Tice noted that is speaking about the Whisperwood item. She noted that this area has water issues and feels that the there is a better use for development instead of what is being proposed.

Dean Wall stated again that he disagrees with the overlay due to the area being prone to heavy flooding. He explained that he is concerned and feels it is wrong to give money back into the City instead of giving it to the residents. He disagrees with this process.

Amy Taylor stated that she is adjacent property owner to the south west of the proposed Whispercreek development. She gave handouts of the area to give the Council an idea of the layout of the land. She is concerned that changing the land would cause flooding.

Matt Briggs noted that he owns three pieces of property. He explained that Mr. Prince tries to diminish the fact that their properties are not able to be developed unless the city vacates the property. He noted that the people that live in that area should be heard.

Terrel Rhom stated that Burton Lane has been resurfaced, he thanked the Council for completing this project and extended his thanks for installation of the Pickleball Courts at Barnes Park.

Sue Tice stated that she is amazed that her comment about prayer at the last meeting was considered controversial. She encouraged the City Council and Mayor to utilize those of all backgrounds, neither elected or an employee, to give the opening for City Council Meetings.

Council Member Adams noted that wanted to address questions that went unanswered. He noted that just found out yesterday about the insurance issue, he explained that others found out a few weeks ago. He is concerned that the high cost will affect the budget.

Dean Storey explained that the City has been using GBS, Benefits Inc. for approximately 10-12 years.

Amy Wood noted that she is speaking in regard to item number five. She explained that she is speaking about their large lot but small home on that lot, she purchased the home from her husband's grandmother and hopes that by dividing the lot and adding landscaping it would create a better look for the community.

Valerie Briggs noted that the Council spent a lot of time to talk about notification of property owners last week and signs. She explained that the signs that have been put up are not very visible.

APPEAL BOARD

Shayne Scott, City Manager, explained that currently, Title 2, Chapter 7 of the Kaysville City Code establishes the City Council as the official Appeal Body for all employee "discharges, suspensions for more than two days without pay or involuntary transfers to positions with less remuneration". At times it has been questioned whether the City Council can serve effectively and impartially in the role of Appeal Board. Direction from the May 18, 2017 meeting included consensus for change including the involvement of two Council Members and three employees of other cities to serve on the Kaysville City Appeals Board.

Shayne Scott noted that it is recommended that the City Council review the included ordinance establishing criteria for an appeal board. Details include service members and the Mayor's role in appointing members, serving as chair of the board, and voting in the occasion that there is a tie vote. He explained that changing the Appeal Board from the Kaysville City Council to a mix of Council Members and other ad hoc members should allow for a less biased board and should give the appealing party additional confidence in the gravity of the appeal.

Council Member Garn explained that the goal is to have an objective appeal board to be more independent and fair. He noted that he doesn't have a problem with choosing a person randomly but he noted that it may be a more streamlined process if mayor chooses a non-biased person to be included.

Council Member Lee made a motion to approve the Appeal Board changes as stipulated in staff report, second by Council Member Page.

Council Member Adams amended the motion to make sure the process is more random, with more than just one adjacent City to be a part of the committee. The motion fails for lack of a second.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Nay
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed four to one.

PRELIMINARY PLAT FOR THE 50 SOUTH 500 EAST SUBDIVISION

Andy Thompson, City Engineer, noted that the applicant is requesting a rezone of the property to include the PRUD overlay in order to create a Flag Lot Subdivision. The proposal would be to keep the existing home on site and create a new lot in the rear for a single family home. The existing lot is 0.85 acres in size.

Andy Thompson explained, the purpose of the Planned Residential Unit Development is to encourage a better living environment through greater flexibility of design that is not possible solely through the application of the standard zoning requirements; to encourage diversification in the relationship of residential uses and structures to their sites; to permit a more flexible development of such sites; to preserve meaningful open space, conservation areas, and sensitive lands such as wetlands, steep slopes, and unique vegetation; to preserve character, and assure greater compatibility of new construction with the existing neighborhood; to encourage good neighborhood and housing design by utilizing a variety of dwelling types and site arrangement plans so as to give imagination and variety in the physical pattern of the development.

Council Member Adams made a motion to approve the Preliminary Plat for the 50 South 500 East Subdivision, second by Council Member Lee.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

PRELIMINARY PLAT FOR WHISPERWOOD SUBDIVISION

Andy Thompson, City Engineer, noted that the subject property at approximately 650 East and 100 North Street is at the Far East end of 100 North Street. During a public hearing regarding the vacation of the street in this location on 5/18/2017, the City Council voted to approve the street vacation subject to approval of an acceptable final plat. He noted that the requested subdivision is a Private Lane subdivision which requires the PRUD overlay zone. The proposal includes a private lane along the west side of the property with a turn-around near the south end of the drive. The proposed development includes 5 new lots. He explained that the largest lot on the far north end would have a 30 foot easement platted in favor of access to the property to the east.

Andy Thompson noted that final plat approval would be the next step and that staff and Council would have to approve the design.

Matt Briggs noted that this construction would cause issues since the culvert would be buried which may cause flooding issues. He noted that he moved to this property since he enjoys the quiet of the area and is upset with development. He noted that if the cul de sac was extended and the City could help maintain it, he would be tolerant of the idea.

Council Member Adams clarified access points and noted that is not in support of current layout however, he feels that this current design, the 5 lots, would make the water increase. He noted that the developer should extend the cul de sac and feels the owner is being landlocked. He feels the road should be rerouted.

Council Member Adams made a motion to table the item and direct the Developer to come back to the Council with a Preliminary Plat that includes a City street, second by Council Member Garn.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

ADOPTION OF A RESOLUTION. AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO MASTER LEASE AGREEMENT BY AND BETWEEN THE COUNCIL AND THE MUNICIPAL BUILDING AUTHORITY OF KAYSVILLE CITY, UTAH, AND AN AMENDMENT TO THE GROUND LEASE AGREEMENT (IF NECESSARY); AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF ITS LEASE REVENUE REFUNDING BONDS, SERIES 2017 IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT MORE THAN$4,700,000; AND RELATED MATTERS; OR AMENDING OF THE EXISTING BOND DOCUMENTS

Dean Storey, Finance Director, explained that the Bank of Utah was willing to change the coupon rate on the bonds. He explained that this generates a savings of $350,000 including the cash contribution that the City will make. He noted that this allows the City to negotiate the amendments to the existing bond documents and other items.

Mayor Hiatt noted that it is good to maintain the pre-payment option.

Dean Storey explained that a pre-payment option gives the City an approximate savings of $35,000 per year.

Council Member Garn, made a motion to adopt the Resolution. Authorizing and Approving the Execution and Delivery of an Amendment to Master Lease Agreement by and between the Council and the Municipal Building Authority of Kaysville City, Utah, and an Amendment to the Ground Lease Agreement (if necessary); authorizing the Issuance and Sale by the Authority of its Lease Revenue Refunding Bonds, series 2017 in the Aggregate Principal Amount of not more than$4,700,000; and Related Matters; or Amending of the Existing Bond Documents, second by Council Member Snell.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

MILL AND OVERLAY PROJECT

Andy Thompson, City Engineer, noted that Kaysville City has identified various streets that would benefit from a Mill and Overlay project in accordance with the street maintenance program. A project has been put together and the bids will be opened on Thursday, June 1. The project includes approximately 525,000 square feet of roadway, including other associated work such as lowering and raising manholes and valve boxes, repair of soft spots, and paint striping.

Council Member Snell, made a motion award the contract, second by Council Member Lee.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

AWARD OF BID FOR THE 2017 CHIP SEAL PROJECT

Andy Thompson, City Engineer, noted that Kaysville City has identified various streets that would benefit from a chip seal project in accordance with the street maintenance program. A project has been put together and the bids will be opened on Thursday, June 1. The project includes approximately 930,000 square feet of roadway to be chip sealed, including other associated work such as areas of leveling course and paint striping. He explained that results of the bid opening will be sent as soon as they are available.

Council Member Adams clarified that this is part of 2018 Class C Road Funds.

Andy noted that chips are smaller and they smooth out more quickly. He noted that the Public Works Department prefers chip seal.

Council Member Garn, made a motion award the contract to the lowest bidder Staker Parsons Companies, second by Council Member Adams.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

COUNCIL MEMBER REPORTS

Council Member Lee noted that the Power Commission is meeting at the same time tonight. She explained that the Commission is doing an excellent job. She explained that the City and its residents will benefit from their recommendations.

Council Member Snell noted that the Pickleball Courts at Barnes Park are open now and are being well used. He thanked all those that supported that event. He noted that Tammy Wursten and the Governor cut the ribbon at the Grand Opening Ceremony.

Council Member Adams suggested that a deadline should be set for the agenda. He asked if the Question and Answer session could be an informal meeting, similar to a work meeting to answer any questions and go over items that need to be discussed.

Council Member Adams noted that he feels that the Council should have department heads work for them, as other Cities do. He feels this would give the Council more leeway and insight.

Mayor Hiatt noted that the Council can decide to hold weekly work sessions or arrange other work meetings as able. He encouraged the Council to research, and think about what they would like to do and may put it as an agenda item for discussion.

Council Member Garn noted that he would prefer to have a regular meeting well attended, he noted the time commitment for Council and staff and asked the benefit of work sessions.

Council Member Garn noted that he will follow up with Andy in regard to striping, improvements along Sunset, to create safer walking routes.

Council Member Garn noted that the insurance has gone down and the amount can't be calculated by looking in the claims. He noted that that pricing is driven on a per person basis.

Gregory Frank noted that he is concerned with the high cost of insurance.

Council Member Page noted that Health Insurance is a big concern for City employees.

Mayor Hiatt noted that City staff will continue to research different options.

MINUTES

Mayor Hiatt asked for a motion to approve the Minutes of May 4, 2017 and May 18, 2017.

Council Member Snell made a motion to approve the Minutes for May 4, 2017 and May 18, 2017, second by Council Member Garn.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

CALENDAR ITEMS

The current calendar items are listed on the website.

ADJOURNMENT

Council Member Garn made a motion for adjournment 10:45p.m., second by Council Member Lee and passed unanimously.

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Maria T Devereux/City Recorder