KAYSVILLE CITY COUNCIL

Meeting Minutes

November 2, 2017

Meeting minutes of a regular City Council meeting on November 2, 2017 at 6:00 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, City Recorder Maria Devereux, Service Manager Bruce Rigby, Katie Witt, Brigg lewis, Toby Barrus, Emery Barrus, Shane Pew, Ruth Sabin, Ray Sabin, Patrick Hein, Alan Farnes, Brok Thayn Scott Holmes.

POWER COMMISSION – PRESENTATION OF SOLAR AND RATES

Jordan Stephensen, Power Commission Member, gave an overall presentation of solar power, variable costs and rates. He explained the benefits of solar power and the variables.

Mayor Hiatt praised the commission for their clarifying presentation.

PUBLIC HEARING

Andy Thompson stated that the Public Hearing is in regard to the Annexation of 61 acres of property at approximately 1402 North Highway 89. The City Council recently voted to approve an amendment to the City's Annexation Policy Plan and expansion map. This change was done to allow formal consideration of an expected annexation petition for the subject 61 acres of property east of Highway 89. He explained that a petition to annex the subject property has been received and certified. The state requires that a public hearing be held before a decision on annexation can be made. To this end notice as required has been published and mailed to affected entities and property owners within the proposed annexation boundary.

Andy Thompson noted that City staff and the applicant are working on providing details regarding the City's criteria for annexation found in the Annexation Policy Plan. This public hearing will help ensure that all issues are considered and researched before a final consideration on annexation of the property is on the City Council agenda as an action item.

Council Member Lee made a motion to close the Public Hearing, second by Council Member Snell and passed unanimously.

CITY COUNCIL

Opening provided by Council Member Lee.

PRESENTATION OF PHOTO CONTEST WINNERS

Mayor Hiatt congratulated the Photo Contest Winners. He explained that the City had just over 100 entries for the first photography contest. Each of the contestant were asked to send in a photo(s) taken within the boundaries of Kaysville City and each contestant had to choose between Culture, Architecture, and Environmental categories.

Mayor Hiatt congratulated the winners; Natalie Clemens, Danny Anderson, Jed Hickenlooper, Brianne Harris, and Bonnie Jones.

YOUTH CITY COUNCIL SWEARING IN

This item has been postponed to the next meeting.

OFFICER RECOGNITION

Police Chief Sol Oberg congratulated Officer Justin Stanford, he explained that he was recognized in the Hometown Values mailer as an officer that connects with our youth and educates them on wise decision making. Officer Stanford leads the Kaysville City DARE program.

Officer Stanford expressed his thanks to the Council and the community.

CITIZEN RECOGNITION

This item has been postponed to the next meeting.

COUNTY COMMISSION PRESENTATION

Commissioner Smith explained that the Davis County Commission give presentations to each City Council throughout the state to ensure open communication and transparency. They encouraged the City Council to contact them with any questions.

Commissioner Smith discussed local issues; the cost of Federal vs. local jails, the Mutton Hollow road reconstruction project and economic development.

He expressed appreciation for the City Council and all they do for the community.

DECLARATION OF CONFLICTS OF INTEREST

Mayor Hiatt provided Council members the opportunity to disclose potential conflicts of interest in regard to items listed on the agenda. No conflicts were disclosed.

CALL TO THE PUBLIC

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

Dean Wall suggested the fee for parking permits be lowered. He noted that there are members of the community that may not be able to afford it.

Lynn Galbraith, Chairman of the museum committee, thanked the Council and stated that he appreciates Council Member Lee and her support of the museum. He explained that this is the only museum honoring LeConte Stewart. He stated that he is interested in the museum being established and in preservation of building.

Margaret Brough stated that the Council should maintain the culture of Kaysville and keep the old library building.

Caleb Stroh stated that he represents the residents in his area and wanted to bring attention to the Angel Street Creek project. He explained that damage had been done to their property and that they are ready to file a lawsuit. He would like this matter addressed immediately.

Natasha Carlisle concurred with Caleb Stroh and feels that the impact of construction has made walking to and from school an issue due to safety concerns.

INDEPENDENT AUDITORS REPORT FY2017 – HANSEN, BRADSHAW, MALMROSE, AND ERICKSON

Dean Storey, Finance Director, gave an overview of the Comprehensive Annual Finance Report (CAFR) and distributed to the Council. He explained as required by State Statute, each year the City has an Independent Auditor review the financial statements and issue a report on conformity with generally accepted accounting principles as prescribed in *Government Accounting Standards*; and compliance with the Utah State compliance requirements and internal controls as prescribed in the *Utah State Compliance Audit Guide.* The FY 17 Financial Statements have been completed and the report has been prepared.

Aaron Hixson, with Hansen, Bradshaw, Malmrose and Erickson, stated that he commends the Finance Department for compiling the document and finds it exemplary. He noted that the City can be commended for being a good steward of funds.

OLD LIBRARY UPDATE DISCUSSION- JRCA ARCHITECTS INC

Scott Holmes, JRCA, gave an overview and update of the building. He explained that at the request of the City Council to keep to the most economical approach to the remodeling of the Library building, the following design concept has been developed. He noted that the plan was to: create a place for the Kaysville City IT Department, the Museum and Gallery Building, move IT Department from City Hall, provide space for long term storage, create a Kaysville Museum and Gallery, and preserve the Stewart Art Gallery with minimal cost to the City. He explained that the building is not structurally sound and has mold issues.

Mr. Holmes noted that it would be appropriate to evaluate the building for the percentage of mold.

Council Member Snell noted that the building, even in a minor seismic event, could suffer serious damage.

Mr. Holmes noted that the stone material has deteriorated extremely and that in the event of an earthquake, he would be concerned about life safety.

Council Member Garn noted that he would like to keep the history of the building as long as it is safe for employees and the community.

Council Member Adams noted that mold is easy to eradicate and the City should have professionals evaluate the damage.

Council Member Snell made a motion for JRCA revisit the presentation and long term needs in January when the new Mayor is on board, second Council Member Lee.

Council Member Adams noted that it is important to get general contractors involved to gain a further understanding of cost and remedies to save the building.

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.

DESERET DRIVE PARKWAY AND PIPELINE ALTERNATIVES

Lyle Gibson, Zoning Administrator, explained that this item was presented with what staff believed to be some consensus from those adjacent to the parkway affected by the Dominion Energy pipeline. This perception of consensus was proved to be inaccurate as affected residents expressed different desires to the City Council during that meeting. The item was tabled with the direction to staff to get clarity on the preference of the property owners.

Lyle Gibson explained the options that were available to the residents. He noted that some of the residents affected by the gas lines desired a different option than those that were originally presented.

Council Member Page made a motion to accept the options the City proposed, Option 2, with the easement moved east, leaving the fence line as it is, second by Council Member Lee.

Mike Birch, noted that option 2 is not a consideration. He noted that this is the less expensive option for the City.

Keith Arbine noted that option 2 isn't feasible. He prefers option 1.

Council Member Garn made a substitute motion, to proceed with the Hybrid option, 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.

SHADOW CROSSING PHASE 3 SUBDIVISION ACCEPTANCE OF IMPROVEMENTS

Andy Thompson explained that the improvements for this phase of the Shadow Crossing subdivision have now been completed and the developer has requested that they be accepted. He noted that City staff has inspected the improvements and found them to be acceptable. d.

Council Member Adams made a motion to approve the acceptance of improvements for Shadow Crossing Phase 3 Subdivision to include the standard 10 percent warranty amount and a one year warranty period, 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.

FINAL PLAT APPROVAL FOR THE HILTON HOMES SUBDIVISION AT 289 NORTH 700 EAST

Andy Thompson, City Engineer, explained that the proposed subdivision plat is consistent with the preliminary plat approval received in September. It consists of 3 total lots including the existing home near the corner and 2 additional lots. The property is already improved with curb, gutter, and sidewalk along all sides and uses existing streets.

Council Member Page to accept the Final Plat approval for the Hilton Homes subdivision at 289 North 700 East, 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.

REZONE OF 41.22 ACRES OF PROPERTY AT 101 SOUTH ANGEL STREET FROM R-A AND R-1-20 TO THE R-1-LD ZONING DISTRICT.

Andy Thompson, City Engineer, explained that the applicants are requesting to rezone the subject property in anticipation of future development. He explained that a small portion of the existing zoning along Angel Street allows lots to be as small as 21,780 sq. ft. or ½ an acre. The majority of the property is currently zoned R-1-20 which requires lots be at least 20,000 sq. ft. in size. The precise number of lots possible for a standard subdivision under the existing zoning is unknown as the layout and road configuration play into available space. However, if this property were developed in the R-1-20 zone as a PRUD (Planned Residential Unit Development), the city's ordinances could allow as many 89 dwellings. The requested R-1-LD zone would permit no more than 82 dwellings. He noted that the application of the R-1-LD zone would allow the developer some flexibility in the layout of lots without the need for common open space.

Council Member Snell made a motion to approve the rezone of 41.22 acres of property at 101 S Angel Street from R-A and R-1-20 to the R-1-LD Zoning District contingent upon approval of an acceptable final plat, 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 are listed on the online calendar.

MINUTES

Mayor Hiatt asked for a motion to approve the October 5, 2017 set of Minutes.

Council Member Garn made a motion to approve the Minutes for the October 5, 2017 City Council Meeting, 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.

COUNCIL MEMBER REPORTS

Council Member Lee stated that the Power Commission will hold an Open House on November 14th, and December 5th prior to the regular Power Commission meetings.

Mayor Hiatt noted that the City has been interviewing candidates for a full time, City Attorney and should have a very qualified individual hired this month.

CLOSED MEETING

Council Member Lee, made a motion to open the closed session, 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.

Council Member Snell made a motion to adjourn the closed meeting, 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.

ADJOURNMENT

Council Member Snell made a motion to adjourn the meeting at 11:25 p.m., second by Council Member Page.

The motion passed unanimously.

Maria T. Devereux

Maria Devereux/City Recorder