KAYSVILLE CITY COUNCIL

Meeting Minutes

DRAFT

Meeting minutes of a regular City Council meeting on February 1, 2018 at 6:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

Present: Mayor Witt, 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, Mayor Elect Katie Witt, City Attorney Nic Mills, Clyte Adams, Dan Christiensen, Todd McKinnon, Karen McKinnon, Traci Pulsipher, Raleigh Ames, Harvey Greer, Steve Greer, Orwin Draney, Sam Jeppson, Darrel Luke, Matt Yentes, John Sanders, Rick Inman, Shelly Davis, Julie Perez Nathan Hulse, Spencer Hulse, Steve Brown, Rodney Hill, Jim Morgan, Dean Hales, Reed Nelson, Bill Grayson, Forrest O'Dowd. Christine O'Dowd, Zane Larsen, David Saunders, April Wale, Donna Rigby, Mark Rigby, Roger Bleacher, Wayne Owen, Leah Owen, Eric Colledge, Kathy Coledge, Amy Linden, Sean Linden, Warren Duke, Don Reeder, Steve Wier, Brigg Lewis, Randy Heath, Craig Campbell, Albert Whipple William Wheatley, David Cook, Valerie Cook, Jeff Morgan, Gayland Jessen, Nanette Lujan, Tony Lujan, Jaxine Rodgers, Raymond Crawford, Bryan Munns, Sarah Healey, Joseph Healey, and David Milan.

CITY COUNCIL MEETING

ROAD UTILITY FEE

Mayor Witt discussed implementation of the Road Utility Fee and opened the item for discussion. She noted that the second meeting will be held on February 15, 2018.

Dean Hale stated that the roads in the City needs to be fixed and applauds the effort that has been made.

Jim Morgan, owner of Fizz, stated that he is concerned about equality and fairness and worries about a fee being based upon square footage.

Lorene Kamalu noted that this problem is not unique to Kaysville.

Albert Whipple explained that he is concerned that developers need to be considered in the numbers, they are disproportionate to amount of vehicles on the road even when they pay an impact fee.

Brigg Lewis stated that he is against the road fee, he suggested raising property taxes.

Zane Larsen suggested addressing fees per number of vehicles in each home.

Wendell Peary explained that funds should be earmarked for road improvements.

Rodney Hill noted that the Council should wait to see what the State of Utah implements first, he advised them to wait before implementing a fee.

Sam Jepson noted that the road fee needs to be a dedicated fund for these funds only.

Daniel Luke stated that City resources are not being used wisely.

Warren Luke explained that funds should be appropriated for roads.

Randi Von Bose noted that the main concern is that this becomes a regressive tax.

Donna Rigby noted that she agrees with 5 year sunset rule and stringent process raising fee. She opposes the fee.

Dean Tibbets stated that the City needs to be vigilant in taking care of our roads.

Steve Ware agrees with a date to sunset the fee.

Shelly Davis stated that she is concerned about the rising cost of fees.

Mayor Witt thanked the audience for their comments and participation.

LETTER OF SUPPORT FOR FUNDING

Shayne Scott, City Manager explained that the purpose of the letter is to support an effort begun by Farmington City to fund a connector road between the new planned Shepherd Lane Interstate 15 Interchange and what we are currently calling the "Mink Farm" Interchange on the West Davis Corridor. He explained that Kaysville City is supportive of this funding request for the connector road, with certain stipulations that will allow this project to not only be a benefit to Farmington City and regionally significant but will also be a benefit to Kaysville City residents as well.

Council Member Garn made a motion to accept and issue the Letter of Support for Funding a Connector Road, second by Council Member Page.

The vote on the motion was as follows:

Council Member Barber, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Hansen, Yea

The motion passed unanimously.

ADOPTING AN AGREEMENT FOR THE ANNEXATION AND DEVELOPMENT OF LAND BETWEEN KAYSVILLE CITY AND FROST FAMILY REAL ESTATE, LLC (RESOLUTION 18-2-3).

Shayne Scott, City Manager, explained that City staff has been working with the applicant for several months on a proposed annexation. All required notices have been given and necessary public hearings have previously been held and the City Council is now able to take action on the annexation petition. Several important issues have arisen over this time including how to supply services such as power or water to this area. City staff has worked with the petitioners to create an annexation agreement in which those issues have been mitigated sufficiently for annexation. He explained that a few concerns remain.

Council Member Barber made a motion to table the Annexation Agreement for further discussion, second by Council Member Hansen.

The vote on the motion was as follows:

Council Member Barber, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Hansen, Yea

The motion passed unanimously.

PUBLIC COMMENT

Shaley Trujillo asked if this matter will be a work item or action item at the next meeting.

Mayor Witt stated that this matter will move forward as a work item.

APPROVAL OF AN ORDINANCE ANNEXING REAL PROPERTY LOCATED AT APPROXIMATELY 1402 N HIGHWAY 89 INTO THE CITY AND EXTENDING THE CORPORATE LIMITS OF THE CITY.

Shayne Scott noted that it may be applicable to consider both items at the next meeting.

Council Member Page made a motion to table the Ordinance to Annex Real Property at 1402 N Highway 89 as discussed, second by Council Member Barber.

Shayne Scott noted that the Ordinance may be addressed in unison with first tabled item.

The vote on the motion was as follows:

Council Member Barber, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Hansen, Yea

The motion passed unanimously.

AUTHORIZING A LEASE AGREEMENT WITH JIM PUFFER LANDSCAPING, INC. AND SHADOWS OF FEAR CHARITY HAUNTED HOUSE FOR LEASE OF CITY PROPERTY FOR THE STORAGE OF INVENTORY AND AUTUMNAL CHARITY EVENT AT APPROXIMATELY 345 SOUTH DESERET DRIVE (RESOLUTION 18-2-3).

Shayne Scott explained that after discussing this item in closed session last City Council meeting, City staff were instructed to pursue a lease on the Deseret Drive property owned by the city with both applicants that submitted required information before the deadline. This Resolution gives staff the authorization to enter into and execute the lease under the terms offered by the applicants.

Council Member Page moved to authorize the lease agreement with Jim Puffer Landscaping and approve Resolution 18-2-3, Second by Council Member Garn.

The vote on the motion was as follows:

Council Member Barber, Yea
Council Member Page, Yea
Council Member Adams, Nay
Council Member Garn, Yea
Council Member Hansen, Yea

The motion passed four to one.

APPROVAL OF FIBER CONSULTANT AGREEMENT WITH CONNEXT.

Shayne Scott explained that Kaysville City currently has an existing fiber network connecting 5 buildings including City Hall, Recreation Center, Operations Center, Fire and Police station. The proposed fiber optic project extends the existing network to all four power substations via fiber in a ring configuration back to the City server room housed at the Police Station.

The proposed ring will consist of 72 strands, 12 of which will be used to make a redundant connection back to the server room where a VLAN is setup to route network traffic for the Power Department's use. The extension of the fiber network to the substations is needed to support critical operations related to the Power Department's current and future needs.

Council Member Garn made a motion to approve the Fiber Consultant Agreement with Connext, second by Council Member Page.

The vote on the motion was as follows:

Council Member Barber, Yea
Council Member Page, Yea
Council Member Adams, Nay
Council Member Garn, Yea
Council Member Hansen, Yea

The motion passed four to one.

AGREEMENT TO PROVIDE AUTOMATED METER INFRASTRUCTURE (AMI) WITH EATON COOPER POWER SYSTEMS.

Shayne Scott explained that the proposed Advanced Meter Infrastructure (AMI) replaces our existing Automatic Meter Reading (AMR) System and software. AMI is capable of two-way communication, measuring cumulative, daily and peak kWh usage, voltage profiles, and voltage lag in addition to recording time of use and peak kWh use. All of this data and more will be available real-time to support, billing, planning, operations, customer service, remote disconnects, outage and asset management. This AMI project would enable the City to meet the needs of the new rate structure.

Council Member Barber made a motion to approve the Agreement and Resolution to Provide Automated Meter Infrastructure (AMI) with Eaton Cooper Power Systems, second by Council Member Garn.

The vote on the motion was as follows:

Council Member Barber, Yea
Council Member Page, Yea
Council Member Adams, Nay
Council Member Garn, Yea
Council Member Hansen, Yea

The motion passed four to one.

IMPACT FEE FACILITIES PLANS/IMPACT FEE ANALYSIS STUDY APPROVAL.

Andy Thompson, City Engineer, explained that The FY 2018 Budget Work Plan includes an update to the Impact Fee Facilities Plan (IFFP) and an Impact Fee Analysis (IFA) for the following facilities: Water, Electrical, Public Safety, Roadway and Parks and Recreation. He explained that the IFFP identifies the capital projects that qualify to be funded or partially funded by the collection of impact fees. He noted that according to the Impact Fees Act (UC 11-36a-302), Kaysville City must prepare an Impact Fee Facilities Plan before impact fees can be imposed. The IFFP must identify the following elements: Existing and Proposed Level of Service, Excess Capacity which could be used to accommodate new growth, Demand placed on existing public facilities by new development activity and the proposed means by which the demands will be met.

Shayne Scott explained that the Impact Fee Analysis (IFA) determines the appropriate amount of impact fees to be charged by establishing an Impact Fee Schedule and formulas for calculating Impact Fees based on the impact of new development. The IFFP and IFA need to be accurate and defensible.

Council Member Garn made a motion to approve the Impact Fee Facilities Plan and Analysis with JUB, Horrocks and LYRB, second by Council Member Hansen.

Council Member Adams asked for clarification of funding.

Andy Thompson explained that road impact fees are specific and fees should be applied specifically to regenerate roads.

The vote on the motion was as follows:

Council Member Barber, Yea
Council Member Page, Yea
Council Member Adams, Nay
Council Member Garn, Yea
Council Member Hansen, Yea

The motion passed four to one.

AN ORDINANCE AMENDING SECTION 17-1-9, AMENDMENTS, OF CHAPTER 17-1, GENERAL PROVISIONS OF TITLE 17 PLANNING AND ZONING OF THE REVISED ORDINANCES OF KAYSVILLE CITY REQUIRING MAILED NOTICE FOR REZONE APPLICATIONS. (ORDINANCE 18-2-2)

Andy Thompson, City Engineer, explained that the City Council has previously expressed its desire to have better noticing to residents regarding a rezone request. City staff has been honoring this request by sending out notices with each rezone to property owners within 500 feet of the property under consideration.

This proposal would make that process an ordinance requirement. Even though these notices have been mailed for all recent applications, once it is in ordinance will no longer be a requirement to publish notice of a rezone hearing in the newspaper.

Council Member Barber made a motion to move the Ordinance 18-2-2 to action items for the next meeting, second by Council Member Garn.

Council Member Adams noted that a public process is critical. He explained that he is in favor of noticing weekly in another newspaper.

Council Member Hansen noted that has dealt with this in other cities and feels as though signs are helpful but print media is not as beneficial.

Andy Thompson noted that the City works with the County and utilizes their program to reach all effected residents.

The vote on the motion was as follows:

Council Member Barber, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Hansen, Yea

The motion passed unanimously

COUNCIL MEMBER REPORTS

Council Member Garn explained that he enjoyed attending Local Officials Day with the Council and Youth Council. He expressed his appreciation for the good job the Youth Council is doing.

Mayor Witt announced the Sesquicentennial celebration on March 15, 2018.

CLOSED SESSION

Council Member Garn made a motion to move into closed session, second by Council Member Page.

The vote on the motion was as follows:

Council Member Barber, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Hansen, Yea

The motion passed unanimously.

> The City Council convened to closed session to discuss the purchase, exchange, or lease of real property pursuant to Utah Code § 52-4-204.

Council Member Garn made a motion to close the Closed Session, second by Council Member Page and passed unanimously.

ADJOURNMENT

Council Member Hansen made a motion to adjourn at 9:15 pm, second by Council Member Page and passed unanimously.

Maria Devereux/City Recorder