



**KAYSVILLE CITY COUNCIL
DRAFT
Meeting Minutes**

September 6, 2018

Meeting Minutes of the September 6, 2018, Kaysville City Council Meeting.

Present: Mayor Witt, Council Member Barber, Council Member Page, Council Member DeCaire, Council Member Garn, and Council Member Adams.

Others present: City Manager Shayne Scott, Chief Sol Oberg, City Recorder Maria Devereux, Brielle Shelley, Davis Shelley, Jen Shelley, Linda Darcy, Sam Shelley, Murphy Jones, Jamie Jones, Dirk Jones, Chase Jones, Whitney Jones, H. Lynn Galbraith, Margaret Brough, Carole Walker, Ramona Porter, Amy Mikkelsen, Valerie Jones, Chris Christensen, Kristen Christensen, Randi von Bose, Nathan Alvey, Dean Wall, Brigg Lewis, Luke Johnson, Jim Morgan, Randy J. West, Scott Francis, Austin Reid, Carter Francis, Daniel Baird, Sam Williams, Gary Holmes, Benjamin Bradshaw, Collin Savage, Clint Reid, Tyler Johnson, David Dimmick, Ethan Savage, Parker Combe, Luke Francis, Luke Otterson, Kainoa Messick, Brent Ford, elle Anderson, Emily Pugmire, Megan Henderson, Kyle Sorenson, JD Wilson, Fawn Morgan, Fay Coxford.

CITY COUNCIL MEETING

Mayor Witt opened the meeting.

PRESENTATION

DAUGHTERS OF THE UTAH PIONEERS

Faye Croxford, President, gave an update of the Daughters of the Utah Pioneers, their purpose and history.

SWEARING IN OF NEW POLICE OFFICERS

Chief Sol Oberg introduced the new police officers - Charles M. Singleton, Kiersten Shelley, and Ryan Freeman and welcomed them to the City.

Maria Devereux, City Recorder, administered the oath of office.

SUICIDE PREVENTION PROCLAMATION

Mayor Witt read the Suicide Prevention Proclamation designating September as Suicide Prevention Awareness month.

The Hope Squad, individuals and leaders that provide support and caring, presented about the importance of knowing the signs of suicide and being a friend to others.

The Mayor thanked the group for their efforts in raising awareness about suicide and prevention measures.

RECOGNITION OF THE HORNADAY SILVER MEDAL WINNER

Justin Brimhall presented the Hornaday Silver Medal award winner, Ashton Goodsell. He explained that he is one of few that has completed four Eagle Scout projects.

PARKS AND RECREATION REPORT

Cole Stephens, Director of Parks and Recreation, gave a report encompassing parks, recreation, grounds, the cemetery, and challenges with staffing and space. He praised the many volunteers that assist with programs and City needs. He explained the importance of good sportsmanship.

DECLARATION OF CONFLICTS OF INTEREST

No direct conflicts were noted.

CONSENT ITEMS

Mayor Witt asked for a vote on the Consent Items,

Council Member Barber asked for item e. Hunting in West Kaysville, to be removed from the consent items list and discussed.

Council Member DeCaire made a motion to accept and approve the consent items with the exception of item e. Hunting in West Kaysville, second by Council Member Adams.

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.

Shayne Scott, City Manager explained item e. Hunting in West Kaysville is a request from Mr. Holmes, a Kaysville resident, that needs to renew the request annually to give him permission to hunt in a specific area of Kaysville that they own the rights to.

Council Member Barber made a motion to authorize item e. Hunting in West Kaysville, second by Council Member DeCaire.

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 passes unanimously.

ACTION ITEMS

LEASING POLICY RESOLUTION (Resolution 18-8-2)

Lyle Gibson, Zoning Administrator, explained that last February, the City received a request to lease this same property. The Council directed staff to advertise the property and accept bids for the lease. Through this process the City ultimately approved two lease agreements for the use of this property. One of the leases was executed and the user is currently on site. The second user was not able to make the site work for the intended use and has withdrawn. He stated that a new user has since approached the City asking to lease this property. The City has again advertised the property and received an offer from Rock Structures for \$2,500 for about an acre of property for the storage excavation equipment and supplies. No other offers were submitted.

Council Member Barber made a motion authorizing a lease agreement with Rock Structures for the lease of City property for storage of inventory at approximately 345 South Desert Drive, second by Council Member Garn.

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 passes unanimously.

REVIEW OF AN ORDINANCE AMENDING SECTION 16-1-4, LICENSES REQUIRED, OF CHAPTER 16-1, ADMINISTRATION, OF TITLE 16, LICENSING CONTROL AND REGULATION OF BUSINESS, OF THE REVISED ORDINANCES OF KAYSVILLE CITY PROVIDING FOR REPEALER; PROVIDING FOR AND PROVIDING FOR AN EFFECTIVE DATE.

Andy Thompson, City Engineer, explained that in 2017 the Utah State Legislature passed a bill that prohibited municipalities from charging a fee to home businesses whose impact was no more than a typical resident's. This was a hot button issue with many cities who continued to issue licenses to these business types requiring staff time and resources. Kaysville City likewise chose to continue offering licenses to businesses fitting into the State's exempt category, which we define as Minor Home Occupations. The decision to continue issuing licenses at no cost was largely due to the fact that many businesses desire the license for their purposes, or it is required by other agencies. Based on feedback over the course of a year from many cities, the State Legislature passed a new bill in 2018 that addressed some concerns with the previous law.

Kaysville City currently licenses 488 minor home occupation businesses. Prior to the 2017 legislation, that would have accounted for nearly \$15,000 in revenues to the city at \$30 per license. The city also charges a onetime set up fee for new licenses of \$15.

Council Member Adams made a motion to approve the ordinance amending section 16-1-4, licenses required, of Chapter 16-1, administration, of Title 16, licensing control and regulation of business, of the revised ordinances of Kaysville City providing for repealer; providing for and providing for an effective date, second by Council Member Barber.

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 passes unanimously.

PURCHASE OF FIRE RESCUE/ENGINE APPARATUS AND APPROVAL OF CAPITAL EQUIPMENT LEASE FINANCING

Shayne Scott, City Manager, explained that the Fiscal Year 2019 Budget includes the capital lease of a new Fire Rescue/Engine and associated equipment. The Fire Department has received a quote and specifications proposal and proposals have been received for financing. The net cost for the apparatus and associated equipment is \$837,865.31. The recommended lease financing proposal is from Zion's Bank with a six year term, interest rate of 2.86% and semi-annual payments of \$76,025.67.

Kaysville Fire Department will replace its heavy rescue vehicle (21 years old) and place its second engine (17 years old) in reserve status. National Fire Protection Association (NFPA) standards state an engine should be placed in reserve status after 15 years of operational use.

Dean Storey, Finance Director, noted that the last purchase of a Fire Dept. truck was 6 years ago.

Council Member Adams noted that this is a lot of money to approve and spend and feels the old truck is in good shape.

Council Member DeCaire noted that he spoke with Fire Department, said he felt the Fire Chief is accurate and straightforward about their needs.

Council Member DeCaire made a motion to approve the purchase of the Fire Rescue/Engine Apparatus and approval of capital equipment lease financing, 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 passes four to one.

WORK ITEMS

POWER COMMISSION ITEMS

Shayne Scott explained the Power Commission items.

Shayne Scott gave an overview of the Commercial Generation agreement and the Summer agreement, the Regular Generation agreement and Resolution amending the Kaysville city Consolidated Fee schedule related to application fees and credits applicable to renewable energy (solar) generation customers.

Council Member Barber noted that this parallels the Net Metering agreements and they look good.

Council Member Barber made a motion to approve the Commercial Generation agreements and the Resolution amending the Kaysville City Consolidated Fee Schedule related to application fees and credits applicable to renewable energy generation customers, 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 passes unanimously.

SCHICK FARMS OPEN SPACE AGREEMENT DISCUSSION.

Andy Thompson, City Engineer, gave an overview of the agreement. He explained that In the July 19th council meeting the City Council considered an offer to acquire the open space in the Schick Farm Subdivision for park use. The Council determined that there was merit in this offer and instructed staff to continue negotiations with the home owner's association to refine the agreement that would establish the terms of this transaction. The agreement has now been modified for the Councils review. The HOA will seek approval from their homeowners once they feel that the City Council is comfortable with the agreement. Andy Thompson noted that they are asking for direction from the Council to determine if this agreement should continue to be pursued and if the conditions are acceptable or need adjustment.

Council Member Barber asked if further discussion was needed before making a decision.

Council Member Decaire noted that he is in favor of asking City staff continue to work on this matter.

Cole Stephens, Parks Director, stated that there is an existing irrigation system to some of this area, however they will have to make an investment in order to make it usable.

Andy Thompson explained that City staff believe that there is merit to this agreement.

Council Member Adams is concerned about overhead costs and ongoing care and maintenance.

Council Member DeCaire made a motion to move the Schick Farms Open Space agreement from a work item to an action item, second by Council Member Garn.

Council Member Adams, made a substitute motion to move this from a work item to an action item with a conceptual overlay to be completed. The motion failed for lack of a second.

Council Member Adams made a motion to move the Schick Farms Open Space Agreement to an action item, with conceptual overlay provided by city staff, second by Council Member DeCaire.

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 passes four to one.

LIBRARY BUILDING DISCUSSION

Shayne Scott explained that as the Kaysville City Council has worked through the public process on the fate of the library, many various options have been debated and discussed with various stakeholders throughout the community. One of these stakeholders, the museum committee, will be present at city council to further discuss the fate of the library building.

Mayor noted that due to mold in the walls of the building and the building being unusable. A decision needed to be made.

Mayor Witt noted that it is because of the community that the history will be preserved.

Council Member Garn noted that more office space is needed for employees, and added that for efficiency sake, would prefer to have one building rather than two to accommodate employees.

LIABILITY AND PROPERTY INSURANCE DISCUSSION

Shayne Scott stated that in April of 2018, the City requested proposals for Property and Casualty Insurance and related risk management services. The RFP solicited information to explore all insurance options including traditional insurance, self-insurance retention programs and pooling options. The City received various proposals for insurance coverage including coverages through the broker model and the pooling model. He explained that City Staff with Mayor Witt and Council Member Garn reviewed the proposals and then invited three of the respondents, Olympus, ULGT and URMMA to meet and review their proposals and discuss coverages and related insurance services. City staff continued to follow up with additional requests for information and met again to review the additional information and make a recommendation for insurance coverage and related risk management services.

Shayne Scott explained the City decided upon Utah Local Governments Trust.

Steven Hansen, CEO of ULGT, noted that he is grateful for the opportunity. He explained they work with property and liability, workers compensation, and broker other products including health programs.

Council member Garn made a motion to move this to an action item at next meeting, second by Council Member Page.

The vote on the motion was as follows:

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

The motion passed four to one.

ECONOMIC DEVELOPMENT INCENTIVES DISCUSSION

City Manager Shayne Scott gave an overview of Economic Development incentives. He explained that beginning earlier this year, Kaysville City Council discussed the need for some criteria when it comes to Economic Development Incentives in the city. City Staff was asked to work on a document that the council could refine. City Staff have been working on this document for several weeks. Refinement went further as the Kaysville ad hoc Economic Development Committee also discussed the plan and made valuable comments and suggestions for alterations. He noted that many other cities incentivize businesses.

Council Member Garn noted that he has a few small grammatical corrections. He stated the need to be more specific in some areas.

Council Member DeCaire stated that he likes the ability we have as a city to diversify. He thanked the City Manager for his insight.

Council Member DeCaire made a motion to move Economic Development incentives from a work item to an action item, second by Council Member Page.

The vote on the motion was as follows:

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

The motion passes four to one.

CALL TO THE PUBLIC

Randy West **suggested** to follow Roberts Rules of Orders to keep a civil meeting.

Brigg Lewis cautioned the Council to be mindful and act with caution with taxes and fees.

ADJOURNMENT

Council Member Page made a motion to adjourn the meeting at 9:50 pm, second by Council Member Garn.