

KAYSVILLE CITY COUNCIL
September 3, 2020

Minutes of a regular Kaysville City Council meeting held on September 3, 2020 at 7:00 p.m. in the Business Resource Center of the Davis Technical College at 450 South Simmons Way, Kaysville, UT.

Council Members present: Mayor Katie Witt, Council Member John Swan Adams, Council Member Barber, Council Member Mike Blackham, Council Member Andre Lortz, and Council Member Tamara Tran

Others Present: City Manager Shayne Scott, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Information Systems Manager Ryan Judd, Community Development Director Lyle Gibson, Police Chief Sol Oberg, Parks and Recreation Director Cole Stephens, Fire Chief Paul Erickson, Karen Erickson, Power Superintendent Gary Hatch, Power Resource and Service Manager Bruce Rigby, Richard Proctor, Jake Stapp, Rusty Cannon

OPENING

Council Member Adams opened the meeting with a prayer.

RECOGNITIONS AND PRESENTATIONS

PARAMEDIC SERVICES PRESENTATION

Fire Chief Paul Erickson said that he was here tonight to discuss the City considering providing paramedic services through the city. About 64% of the responses from the fire department are for medical calls. About 50% of those calls had a paramedic go for transport on the ambulance. The fire department is already equipped with much of the medical equipment that would be needed for a paramedic service. There would only be a few upgrades needed, and they would also like to convert their current F150 to a rescue vehicle. A city paramedic service would follow a similar model as the Davis County Paramedic Service. It is expected that they would have 9 paramedics on staff to begin, with 2 or 3 of them on each shift. This is a requirement of the state. The survival rate of cardiac arrest and stroke victims drops drastically as time goes on. After suffering a full cardiac arrest, a patient's chance of survival will decrease by 7-10% for every minute that passes. After 10 minutes the chance of survival is extremely minimal. After someone experiences a stroke they have a short window of time to be treated with medications in order to have a chance at full recovery. The National Fire Protection Association drives our fire department's standards, including response time standards, and it also affects the number of people we need to have on scene. Our response time for EMS calls should be 6:04 minutes, however sometimes our paramedics are coming from other cities and can take 10 minutes to get to a call.

Shayne Scott commented that Davis County provides paramedic services for our city and for every city in the county besides Layton City and South Davis Metro, and they tax each city for their services. While the County has provided good paramedic services to us, we feel that we don't get the attention we need anymore. They are doing what they can with the limited funds that they

have. The city and county have had several discussions over the last year about how to address this issue. It is a consensus among the County and the other cities within the county that it would be best if cities provided their own paramedic services. As a result, four districts have been proposed to be created within the county to cover paramedic services: (1) South Davis, (2) South Weber and Layton, (3) North Davis with Syracuse and Clinton and (4) Farmington, Fruit Heights and Kaysville. Each district is trying to work together with the county, but we are also responsible for our own district and have to figure out how our paramedic services would work in our area. One difficulty we will face is when the county reduces their certified tax rate to cover their paramedic services we will in turn have to increase ours. Kaysville is currently paying about \$430,000 a year to the county for paramedic services, which is an underfunded program as it is. With what is needed for the program, with both staffing and equipment, it will likely cost us about \$830,000. We could share the cost with the other cities through a combined paramedic service. Sharing the responsibilities and the cost would make this more feasible. The city has previously discussed the possibility of building another fire station on the west side of Kaysville and we might want to discuss that possibility as well. Nothing has been decided yet on when the transition might occur from the county. We plan to have a public outreach campaign throughout the county to explain to residents about why the county taxes will be going down, but their city taxes will be going up, as well as all the details with this transition.

Chief Erickson said that when we were more of a rural community partnering with the County for paramedic services worked well, but that is not the case anymore. This is the right direction to be going and is the best decision for our community, our patients, and our residents. It's hard to go on these EMS calls now where we have no choice but wait for a paramedic to arrive on scene.

Council Member Adams commented that it would make sense to have a station on the west side of the city to collectively cover the west side and possibly part of Farmington as well.

Shayne Scott responded that there is a chance that we might have some opportunities available for us to purchase some land near the Farmington border. However as we look at the heat map, which shows where the most activity in the city is, it is located closer to the area south of 200 North and it might not improve our response times to put a station closer to our southern border. The city has a good relationship with Farmington and we will continue to work with them to see if there is a good solution for our west sides.

Council Member Tran asked about properties on the west side that Kaysville owns.

Shayne Scott responded that the city does have land on the west side of the city, but they aren't good options for putting a station in. We have had discussions of trying to buy other properties, but they haven't found anything yet.

Council Member Blackham suggested consolidating Kaysville, Fruit Heights and Farmington together and hiring 12 paramedics to run 2 units within these cities. If we only have one rescue unit running, then we aren't going to be making any kind of improvement to what our situation is now. We should look at what the cost difference would be.

Council Member Lortz said that if we are combining our paramedic services with other cities, it would make sense to also combine with them with fire services. Council Member Lortz asked how this paramedic program would impact the fire department's current needs.

Chief Erickson responded that these paramedics would be certified firefighters as well, however creating this program and adding paramedics doesn't reduce our current need to hire additional firefighters.

Council Member Barber commented that it seems there are 3 different needs within the fire department: providing a paramedic program, hiring additional firefighters to meet our current needs, and building a fire station on the west side. While we are looking at each of these things, they are all separate endeavors. We aren't picking and choosing what we want, but rather looking at and trying to prioritize our needs.

Shayne Scott added that one concern is that we will even be able to find enough paramedics to hire because this will cause a hiring frenzy within our county. We have discussed holding a paramedic school to try to get more people trained.

Mayor Witt added that she would like to see something similar to an enterprise fund created for our public safety that our fire and police departments would be able to utilize. She would also like this to be able to be voted on by our citizens so they can show their support to our public safety. Then if approved, we will have funds dedicated specifically for the needs of our public safety, and residents will be able to see where their tax dollars are specifically going.

PARKS AND RECREATION DEPARTMENT REPORT

Cole Stephens, the Parks and Recreation Director, said that the Parks and Recreation department covers all of the public properties in the city, and also runs recreational activities, among other things. Their department operates with 9 full-time employees split between several different areas. The bulk of their work wouldn't be completed without our part-time and seasonal employees. The Parks and Recreation Department has five divisions: cemetery, parks, recreation, community events and facilities. Our cemetery was founded in 1865 and is one of the oldest cemeteries in the county. As the city grows, the cemetery use increases as well. They have about 17,000 headstones to maintain. Kaysville has one of the better park systems within the county. We operate with 4 full-time employees that take care of about 160 acres of land. We also have 215 acres of undeveloped parks and public properties to maintain, with 140 acres of that being the East Mountain Wilderness Park. Our parks are a great asset to the community. The city hall property will be landscaped this upcoming fall, but our biggest focus right now is to get moved back into the building after the renovation. The city inherited a park site on 200 North within Schick Farms from their HOA in 2018. As part of the agreement, the city is required to have the south side of the property improved in 2021. The northern side will need to be done within a 5 year timeframe. There were 3 pickleball courts added at Barnes Park in 2020. The court construction was fully funded by donations from the community. In March of this year things drastically changed for our recreation department because of the COVID pandemic. We had to shut down all of our programs and only just started some of them back up in June under health department guidelines implemented. Their recreational programs vary for all ages, from young kids to adults. They also have arts, music, science and other educational programs available. It is planned to continue the recreational programs through the fall while continuing to follow health department guidelines. The parks were much busier than they have been in the past through quarantine. This year we were unable to hold any community events because of the pandemic but they are hoping to hold a virtual Veterans Day Program and find a way to give back to them. We also plan to do the

“Kaysville Gives” program during the holidays. We are hopeful that we will be able to hold more events next year, even if they have to be run differently than they have been in the past. The Parks and Recreation Department is also in charge of maintaining all of the city’s facilities, totaling about 80,000 square feet of maintained facilities. Because of staff limitations, Mr. Stephens said that he tries to oversee the facilities maintenance on his own. This last year their buildings haven’t had a lot of maintenance issues, with the exception of the fire station having problems with the roof leaking and having problems with plumbing. We are excited for the renovated city hall to be reopened, and hope to be able to move back into the building by the end of September. The building will serve the public very well and staff both now and in the future. Each facility owned by the city has its challenges and needs which will need to be addressed at some point. One of the more critical items is the roof of the operations center. The roof is a tar and gravel roof and is original to the building, which was completed in 1992. We hope we can get it through another couple of years before needing a replacement. One of the biggest needs for the Parks and Recreation Department is staffing. As the city continues to add more acreage for us to maintain, more staff is needed. Also, playgrounds around the city are also in need of replacement. Each playground lasts for 15 to 20 years and the city should be replacing one playground every 1 ½ to 2 years. Another issue that we are facing is the lack of space for gymnasiums. The recreation department relies heavily on the school district for the use of their space. As our area has continued to grow, the schools are needing to use their facilities more frequently for extracurricular activities and our recreational programs have not been able to have a place for sports. Our city cemetery is landlocked and the long term planning for the cemetery is a challenge. Things will need to be addressed now in order to help prolong our use of the cemetery. Mr. Stephens thanked those who give their support for the Parks and Recreation in the city and hope the citizens are grateful for their efforts.

Council Member Tran said she was glad to see that the gates on the rail trail had been opened and wished other cities would follow suit.

Council Member Blackham asked if the city was utilizing the gyms at junior highs.

Cole Stephens responded that they were. They have been trying to stay away from using elementary school gymnasiums because they are not to regulation size and are also hybrid cafeterias. However, they might end up using those gyms for kid sports.

Mayor Witt thanked Cole Stephens and his staff for all they accomplish with such few employees.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts were disclosed.

CONSENT ITEMS

Council Member Lortz made a motion to accept the following consent items:

- a. Approval of the minutes of August 6, 2020.
- d. Approval of purchase for IT equipment – IT Department.
- e. Approval of sewer paving on Phillips Street – Public Works Department.

The motion was seconded by Council Member Adams.

The vote on the motion was as follows:

Council Member Adams, yea
Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea

The motion passed unanimously.

B. APPROVAL OF PURCHASE FOR EMERGENCY MEDICAL EQUIPMENT – FIRE DEPARTMENT. (TABLED ITEM)

Shayne Scott explained that the fire department is in need of 3 LifePaks as the current ones are outdated and parts for them are no longer available. Also needed are 2 autoloader and cots, which allows a technician the ability to safely load patients into the ambulance. A LUCAS Device, which is an automatic CPR machine to limit patient contact, is also considered for purchase. All of these items will be purchased with CARES Act funding and will cost \$164,741.76. At the Council's previous meeting this item was tabled to give time for the Chief to meet with someone interested in contracting with the city for these items. That interaction has since happened, and since the items have already been purchased the Chief has indicated that he would continue to work with the interested contractor to see what they might be able to offer in the future.

Council Member Lortz made a motion to approve the purchase of emergency medical equipment for the Fire Department, seconded by Council Member Blackham.

The vote on the motion was as follows:

Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea
Council Member Adams, yea

The motion passed unanimously.

C. AWARD OF BID FOR THE KAYSVILLE PEDESTRIAN BRIDGE IN THE EAST MOUNTAIN WILDERNESS PARK

Shayne Scott said that the city had received a Davis County Prop One Funding Grant in the spring of 2019 for the Kaysville Wilderness Park, Bonneville Shoreline Bridge transportation project. The original grant was for a 70/30 matching grant. 70% Prop One funding and 30% City funding with active transportation funds. The original grant was based on a \$120,000 total project estimate, with \$84,000 from Prop One and \$34,000 from Kaysville active transportation funds. The city had recently approached the county to increase the total project amount of the grant to \$166,000 and keep the 70/30 match to the new amount. However, the County has agreed to a split of 50/50 split on the additional \$46,000 in project costs from the original budget estimate. The County's

grant amount will be \$107,300 and Kaysville's estimated total is \$59,300. Davis County has also indicated that all grants going forward will be a 50/50 split.

Council Member Blackham commented that it's strange that the engineer's estimate was so off on the cost and feels that the County should have worked more on helping cover the cost of this project.

Council Member Barber said that she understands that estimates can change, but this was off by a lot.

Cole Stephens commented that full engineering isn't completed when the grant is obtained. It can be tricky to get an engineer to give an opinion on the cost before the full engineering is done.

Council Member Barber made a motion to approve the award of bid for the Kaysville Pedestrian Bridge in the East Mountain Wilderness Park, seconded by Council Member Lortz.

The vote on the motion was as follows:

Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea
Council Member Adams, yea
Council Member Barber, yea

The motion passed unanimously.

E. APPROVAL OF SEWER PAVING ON PHILLIPS STREET – PUBLIC WORKS DEPARTMENT

Shayne Scott explained that the North Davis Sewer District has been working this summer on a portion of line upgrades in and around Phillips Street. As they prepared to repave their trenches on Phillips Street, we evaluated the asphalt condition adjacent to their trenches and feel that it would be wise to have their crews repave the entire width, so the existing portions don't further deteriorate and cause the repaved trench to deteriorate or settle differently. Whitaker Construction provided us with a quote to pave half of the road width for 900 feet, and their quote was for \$53,400. We feel this is a prudent action to take, and will be less expensive than if we were to pay to contract this out ourselves. Although this item was not specifically budgeted for, it does fit into the road utility budget.

Council Member Lortz asked for clarification on what the city will be paying for with this project.

Council Member Blackham said that he had spoken with Josh Belnap earlier in the day to clarify the unit price and was told that Whitaker Construction has confirmed that their unit price is \$2.95 a square foot.

Council Member Adams made a motion to approve the sewer paving on Phillips Street, seconded by Council Member Tran.

The vote on the motion was as follows:

Council Member Tran, yea
Council Member Blackham, yea
Council Member Adams, yea
Council Member Barber, yea
Council Member Lortz, yea

The motion passed unanimously.

ACTION ITEMS

CONSIDERATION OF AN ORDINANCE AMENDING SECTION 17-31-18 TO REFINE CLEAR VIEW REQUIREMENTS FOR CORNER LOTS PROHIBITING THE PLANTING OF TREES

Lyle Gibson explained that the City Council recently reviewed this ordinance during their last meeting. This ordinance clarifies that the area near a street intersection should not have trees as they obstruct the clear view of traffic. This ordinance amendment helps staff in being able to administer the ordinance.

Council Member Lortz made a motion to approve an ordinance amending Section 17-31-18 to refine clear view requirements for corner lots prohibiting the planting of trees, seconded by Council Member Barber.

The vote on the motion was as follows:

Council Member Blackham, yea
Council Member Adams, yea
Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea

The motion passed unanimously.

CONSIDERATION OF AN ORDINANCE AMENDING SECTION 17-31-2, ACCESSORY STRUCTURES, OF TITLE 17 PLANNING AND ZONING, OF THE KAYSVILLE CITY ORDINANCES

Lyle Gibson explained that this ordinance was also reviewed by the City Council at their previous council meeting. The council indicated its support of the ordinance as originally presented, but was not in support of a change in the way accessory building height was determined as presented in the draft ordinance. The ordinance has since been changed to eliminate the language that would have changed the way it was regulated, and to leave the building envelope that is currently used in place.

Council Member Blackham commented that he still has some concerns with the proposed verbiage of the ordinance and would like to see this item tabled to give him time to sit down with staff to

ensure that this ordinance will meet the IRC codes, including its exceptions. How the ordinance is currently written seems confusing and there are likely better ways to have certain things worded within this. He also wants to make sure that it's clear within our city ordinances that these accessory buildings would not be allowed within a side yard, even if the building is under 200 square feet in size.

Council Member Blackham made a motion to table the consideration of an ordinance amending Section 17-31-2, Accessory Structures, of Title 17 Planning and Zoning, of the Kaysville City Ordinances. The motion was seconded by Council Member Tran.

Council Member Tran asked about the square footage restriction on accessory buildings.

Council Member Blackham responded that in 2003 the IRC said that you couldn't have an accessory structure larger than 3,000 square feet and our ordinance was amended to reflect that. In 2012 the IRC removed that restriction, but the Planning Commission at that time chose not to remove the restriction from our ordinances.

The vote on the motion was as follows:

Council Member Adams, yea
Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea

The motion passed unanimously.

WORK ITEMS

CARBON FREE POWER PROJECT DISCUSSION

Shayne Scott explained that over the last 5 years the city, in conjunction with UAMPS, has been discussing a nuclear power project in Idaho called the CFPP or Carbon Free Power Project. The intent of this project was to replace much of the city's carbon or coal-based resources. Unfortunately the project has had more than its share of hurdles and obstacles. City staff is asking that the Council make a decision before September 30, which is the deadline to stay in the project, at what subscription level the city should stay, or to get completely out of the project. The Kaysville City Power Commission met on September 1st and felt that the city should continue to express support of the project and potentially following it at a later date, but to not participate in it at this time.

Council Member Lortz commented that part of the challenge with this project is that it's a 720 megawatt project but only has 167 megawatts that are committed for people to participate. As more entities pull out of this project, the cost for participation goes up. UAMPS is currently trying to work a revision with the cost and risk share in the project, but they have not finished that yet. Given the ambiguity and uncertainty about what the obligation will be for the city in this project, as well as knowing that it is not yet fully subscribed, it means it is unlikely to be able to deliver power at a rate that we want. The safest thing for us to do at this point for the city is to withdraw

from the project, but express that we would reconsider if concerns and issues are addressed.

Bruce Rigby, Power Resource and Service Manager, said that we believe in the project and we believe that it's part of our future. The technology is phenomenal and we will need that for a carbon-free baseload. So far there have only been 3 entities that have decided to participate with this project. It's hard to recommend the Council voting to join in this project when we don't know what the end result is going to be.

Council Member Lortz said that if they see a difference in the number of entities participating than the city can decide to participate as well, but as of right now there is too much uncertainty with the project to stay committed. There's still a lot they still need to do to get the approvals needed with the Nuclear Regulatory Commission.

CALL TO THE PUBLIC

Richard Proctor commented that he is a believer in the constitution. There is a need to protect our properties and our communities, and people want to protect our properties. Now is a good time to look into creating a militia force for our city. It would be no cost to the city because it would be on a volunteer basis. It would be a group of people who would be at the ready to coordinate to help the police department whenever needed. Mr. Proctor said that he feels that in an emergency he is not sure that the police department would be able to take care of the whole community and we wouldn't want the National Guard to have to come in to help. We have enough people in our own community to take care of ourselves.

Rusty Cannon said that he is with the Utah Taxpayers Association and had previously emailed the Council about the carbon free power project. Mr. Cannon said that he is not certain if nuclear is tenable or not. With the way it is structured now, it would be better to have capital venture investors trying to invest in the project than cities.

COUNCIL MEMBER REPORTS

Council Member Blackham said that the Public Works decided that this next year, rather than taking on new major road projects, that they will focus more on doing maintenance and repair to maintain our current infrastructure to get more use out of them. We have done many major road projects over the last few years and it has taxed the Public Works Department and all they do. They feel that by trying to focus this next year on better maintaining the current infrastructure it will help us to save more money in the long run.

Mayor Witt commented that she is grateful we have the road fee in place because it makes these road projects possible.

Council Member Lortz commented that last week there was a power outage on the west side of the city. Several homes were affected, but within a few hours most had their power restored. A reliability study on our power system is currently being completed and will be presented to the Council for review in October.

Mayor Witt commented that our power system seems to have become more reliable every year. Typically we see more power outages in the spring but we didn't have many this year.

Council Member Tran said that the business outreach that was done using Cares Act funding was greatly received and the Hometown Values magazine will be published within the next week. It was a great opportunity for our local businesses to advertise.

Mayor Witt commented that in a recent Council meeting one of the Council Members had asked where the Cares Act money was being spent within the city. Mayor Witt read of a list of items that had been purchased by each department. These purchases were made after discussion about how to best use the money received.

Council Member Adams asked if there was any money left to try to address HVAC systems in our buildings.

Shayne Scott responded that the city has received 2 out of the 3 installments of the funding and we might have some leftover funds we might be able to use for something like that.

Mayor Witt said that Cade Bradshaw was promoted to a Sargent yesterday. Also, Wasatch Integrated Waste's new sorting facility is now online which sorts through all the trash received to pull out recyclables. This is putting less in our landfill and helping to extend its life.

ADJOURNMENT

Council Member Adams made a motion to adjourn the City Council meeting at 8:48 p.m., seconded by Council Member Barber and passed unanimously.

8:50 - KAYSVILLE BUSINESS PARK ARCHITECTURAL REVIEW COMMITTEE MEETING

APPROVAL OF A NEW OFFICE/WAREHOUSE BUILDING LOCATED AT 524 NORTH 900 WEST FOR ALUMINUM SHINGLES

Lyle Gibson explained that this property is a previously approved flag lot located against the rail-line and freeway and has a section of property impacted by Holmes Creek. The lot is just over an acre in size. A part from the regulations of the LI zoning district where this property is located within, buildings are subject to following additional standards regulated by the covenants of the Business Park. The proposed building is a single-story structure with a footprint of approximately 11,500 square feet, standing 18 feet in height. The construction is concrete tilt-up with a flat roof on the main warehouse portion of the building, and some office space in front using stucco and single materials as access to the concrete. Bays are provided for delivery and parking has been added for customers on site, with additional parking to be added with parking stalls on the property directly west, including a parking and access agreement with that adjacent neighbor. This business is a clean manufacturing where metal roofing products are produced and shipped. There are some spaces for the occasional customer. The office staff is few, limited to primarily a secretary who currently works remotely. Other employees will work in the production/warehouse area. Staff finds that the proposal meets the minimum specifications required and recommends approval of the proposed construction of a new office warehouse building as proposed.

Council Member Blackham commented that he is concerned that the proposal is not including landscaping on the entire lot. There is an area on the opposite side of the creek, on the southeast side of the lot, that isn't showing to have landscaping. He would like to see some kind of landscaping installed so that it looks completed and doesn't become an area for weeds to grow.

Jake Stapp, the owner of this property, said that they are trying to see if they can get a bridge across the creek and how much it will cost. That will be one factor in determining what kind of landscaping is done. The space will be unused if they aren't able to get a bridge installed because the area is otherwise inaccessible. They hope to install gravel, fencing and some storage units in that area. They are also having to deal with some power line and railroad easements back there.

Lyle Gibson said that there's a 10 percent landscape requirement he has met, as well as the tree coverage requirement.

Council Member Blackham commented that while you might not be able to see the back area from the street in front of the building, people will still be able to see it from the freeway. We want to make sure that the area is required to be landscaped so it doesn't become an eyesore.

Mayor Witt asked if there would be a showroom on the property.

Jake Stapp responded that they will have some roofing contractors that will come from time to time to pick up product, but we won't have a showroom for customers to come and see the product.

Council Member Barber made a motion to approve a new office/warehouse building located at 524 North 900 West for Aluminum Shingles, seconded by Council Member Barber.

The vote on the motion was as follows:

Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea
Council Member Adams, yea

The motion passed unanimously.

Council Member Adams made a motion to adjourn the Kaysville Business Park Architectural Review Committee meeting at 9:00 p.m., seconded by Council Member Barber and passed unanimously.