



## **KAYSVILLE CITY COUNCIL**

### **Meeting Minutes**

Meeting Minutes of the May 2, 2019 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, Police Sgt. Paul Thompson, Deputy City Recorder Maria Devereux, Community Development Director Lyle Gibson, Finance Director Dean Storey, Douglas Aydelott, Queenie Aydelott, Shelly Costley, John Costley, Richard Proctor, Jeannette Proctor, Nathan Rich.

### **CITY COUNCIL MEETING - 7:00 PM**

The opening was provided by Mayor Katie Witt.

### **RECOGNITIONS AND PRESENTATIONS**

#### **WASATCH INTEGRATED PRESENTATION**

Nathan Rich, Executive Director, gave an overview of the landfill and system performance. He explained that the landfill was closed after being in operation for 30 years. He explained the importance of the landfill and explained the mission of Wasatch Integrated.

### **DECLARATION OF CONFLICTS OF INTEREST**

No conflicts were disclosed.

### **CONSENT ITEMS**

Mayor Witt asked for a vote on the Consent Items.

Council Member Adams made a motion to approve the consent items A and D, A. Minutes of April 10, April 18 and April 19, 2019 and D. Acceptance of Improvements for Hill Farms Phase 6 Subdivision, second by Council Member DeCaire and passed unanimously.

Council Member Adams requested to remove items B and C from the consent agenda, 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 DeCaire, Yea

The motion passes unanimously.

In regard to Consent item B, Council Member Adams noted that the award of bid has a discrepancy of \$40,000 and stated his concern.

Josh Belnap, Public Works Director, explained that the amount was submitted and is now listed in the approved budget. He explained that the additional amount was added for the erection of the building to include equipment use and manpower. He explained that the city is not meeting the storm water requirements and needs to be in compliance.

Council Member Adams made a motion to deny Consent item B, the motion fails for lack of a second.

Council Member Garn made a motion to approve the award for bid of the Salt and Misc. Storage Structure, 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 DeCaire, Yea

The motion passes four to one.

In regard to Consent item C, Council Member Adams explained his concern for this project.

Josh Belnap explained that the City plans to add curb and gutter to both sides of road, as well as incorporating a resurfacing and striping plan that addresses sharrows and parking concerns.

Council Member DeCaire made a motion to approve Consent item C, Shepard Ln Curb/Sidewalk and Paving Project, 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 DeCaire, Yea

The motion passes unanimously.

### **ACTION ITEMS**

#### **RESOLUTION AUTHORIZING THE CITY COUNCIL TO APPROVE A MASTER LEASE AGREEMENT AND THE AUTHORIZATION FOR THE ISSUANCE OF MBA LEASE REVENUE BONDS – CITY HALL RENOVATION PROJECT**

Dean Storey, Finance Director, explained that at a recent City Council work meeting, the City discussed the financing options for the City Hall Renovation Project. He noted that the Staff recommendation is to secure financing through a building authority lease revenue bond. The Kaysville City Municipal Building Authority will issue lease revenue bonds for the construction and renovation of City Hall. The City will lease the building from the Authority during the amortization period. He explained that the packet includes the Resolutions for the City Council and the Building Authority for the authorization of the financing proposal as well as estimated financing costs.

Council Member DeCaire made a motion to authorize the Building Authority to proceed through a lease agreement, second by Council Member Garn.

Council Member Barber explained that the size of the building will accommodate employees and residents for years to come.

Dean noted that they will accept the most cost effective bid, and explained the hearing will be held on June 6<sup>th</sup>, 2019.

Council Member Garn stated that doing the project sooner than later give the city a greater benefit.

Council Member Page stated that the timing for this project is perfect.

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 DeCaire, Yea

The motion passes four to one.

#### **ADOPTION OF THE TENTATIVE BUDGETS FOR FY 2019**

Dean Storey, Finance Director explained that the tentative budgets for FY 2019 need to be adopted, then the city can look at additional needs such as staff, requested items and more.

Council Member Page made a motion to adopt the tentative budget for FY 2019, second by Council Member Adams.

Council Member DeCaire thanked City staff for the good, responsible decisions they are making.

Shayne Scott, City Manager explained that staff usually starts talking about budgets in February, he explained that department heads meet with the City Manager individually and collectively.

Mayor Witt explained that the tentative budget, is a balanced budget and will be online after the meeting.

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 DeCaire, Yea

The motion passes unanimously.

#### AN ORDINANCE AMENDING CHAPTER 17-26, HOME OCCUPATIONS, OF TITLE 17, PLANNING AND ZONING, OF THE REVISED ORDINANCES OF KAYSVILLE CITY

Lyle Gibson, Community Development Director explained that the proposed ordinance makes changes that allow for certain home businesses to receive a business license without the need to come before the Planning Commission for a conditional use permit. Currently these business types are listed as Major Home Occupation B types which require the oversight of the Planning Commission for approval. The proposed ordinance has created a new category for select business categories that still requires licensing, continues to provide notice to neighbors, but no longer mandates review and approval by the planning commission in a public meeting. The businesses identified under a new category proposed as Home Occupation C are businesses that have been regularly before the planning commission where conditions are not being imposed.

He noted that the proposed ordinance amendments also clarify limitations preschool class sizes, and make changes to the youth enterprise ordinance to avoid compliance issues with common youth enterprise practices.

Council Member DeCaire made a motion to approve the Ordinance amending Chapter 17-26, Home Occupations of Title 17, Planning and Zoning, of the revised ordinances of Kaysville City, second by Council Member Page.

Council Member Page expressed that this is an excellent change.

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 DeCaire, Yea

The motion passes four to one.

Council Member Garn noted that there should be an administrative change in the documents to reflect Council Member DeCaire instead of Council Member Hansen.

**AN ORDINANCE AMENDING MULTIPLE SECTIONS OF THE KAYSVILLE CITY ORDINANCES MODIFYING THE REQUIREMENT FOR PRESSURE IRRIGATION EAST OF US 89 AND REQUIRING COMMUNICATIONS CONDUIT WITH NEW SUBDIVISION DEVELOPMENT**

Lyle Gibson, Community Development Director, explained that as Kaysville City has been reviewing development east of US 89, Weber Basin Water District has asked that connections to secondary water not be mandatory. This is something they have been advocating with multiple cities in the region. A requirement to supply an additional water source in addition to the culinary system is of concern to the district as far as impacts to the overall function and maintenance of their system. Also proposed, is a change to the subdivision improvement requirements that would require new subdivisions to install conduit for communication systems.

Council Member DeCaire made a motion to approve Ordinance amending multiple sections of the Kaysville City ordinances modifying the requirement for pressure irrigation east of US 89 and requiring communications conduit with new subdivision development, second by Council Member Adams.

Council Member DeCaire noted that putting in conduit explicit to communications is an outstanding idea.

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 DeCaire, Yea

The motion passes unanimously.

**WORK ITEMS**

**BUDGET DISCUSSION**

The council expressed an interest in discussion of impact fees, future projects, fleet and added staffing at the next budget meeting on May 16<sup>th</sup>.

Council Member Adams expressed concern of the purchase of dump trucks and added cost to the City.

## **CALL TO THE PUBLIC**

Richard Proctor expressed his appreciation for Council Member Adams for his interest in specific items including storm water compliance.

Shelly Costley noted her concerned about safety and traffic on Shepherd Lane.

## **COUNCIL MEMBER REPORTS**

Council Member Page stated that he appreciates the hard work of the Fire Department and their continued work in regard to wildfire prevention.

Council Member Barber noted that the Youth City Council is accepting applications. She explained that the Pioneer Park Grand Opening will be held on May 16<sup>th</sup>, 2019.

## **ADJOURNMENT**

Council Member DeCaire made a motion to adjourn the meeting at 9:47 PM, second by Council Member Adams and passed unanimously.