

## MINUTES OF THE APRIL 15, 2008, ROY CITY COUNCIL MEETING

1. Approval of March 18, 2008, minutes
2. Presentation by MIDA on Falcon Ridge (west side development of Hill Air Force Base) and approval of a Resolution of Support from Roy City to Support the Military Installation Development Authority ("MIDA") in Providing Assistance with the United States Air Force Enhanced Use Lease Project at Hill Air Force Base ("HAFB"), Referred to as Falcon Hill National Aerospace Research Park, Also Known as the West Side Development ("Falcon Hill")
3. Presentation by Kelly Wayment of American flag flown in Iraq on behalf of Roy City
4. Public comments
5. Consideration of renewal of graffiti contract with Second District Juvenile Court
6. Consideration of approval of Pipeline Easement with Chevron Pipe Line - Tabled
7. Discussion regarding purchase of ultraviolet system for Roy City pools
8. City Manager's report
10. Adjourn
11. Summary of actions charged

Minutes of the Roy City Council Meeting held April 15, 2008, at 6:00 p.m. in the City Council Room of the Roy City Municipal Building.

The meeting was a regularly scheduled meeting designated by resolution. Notice of the meeting was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the agenda was posted.

The following were in attendance:

Mayor Joe H. Ritchie  
Councilwoman Marge Becraft  
Councilman Larry Peterson  
Councilman Tommy Smith  
Councilman Michael Stokes  
Councilman Dave Tafoya

City Manager Chris Davis  
City Attorney Andy Blackburn  
Secretary Michelle Drago

Also present were: Virge Howe, Park and Recreation Director; Kelly Wayment; Shelby Wayment; Andrew Wayment; Neal Ala; Tim Dolan; Fay Dolan; Dina Scheifl; Nicole Call; Rachel Foster; and Bob Lehmler.

1. APPROVAL OF MARCH 18, 2008, MINUTES

**Councilman Peterson moved to approve the March 18, 2008, minutes as written. Councilman Cragun seconded the motion. Council members Becraft, Cragun, Peterson, Stokes, and Tafoya voted "aye." The motion carried.**

2. PRESENTATION BY MIDA ON FALCON RIDGE (WEST SIDE DEVELOPMENT OF HILL AIR FORCE BASE) AND APPROVAL OF A RESOLUTION OF SUPPORT FROM ROY CITY TO SUPPORT THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") IN PROVIDING ASSISTANCE WITH THE UNITED STATES AIR FORCE ENHANCED USE LEASE PROJECT AT HILL AIR FORCE BASE ("HAFB"), REFERRED TO AS FALCON HILL NATIONAL AEROSPACE RESEARCH PARK, ALSO KNOWN AS THE WEST SIDE DEVELOPMENT ("FALCON HILL")

Chris Davis stated that MIDA stands for the Military Installation Development Authority. It is an entity created by the State Legislature to interact with the military, primarily on the Hill AFB project and other facilities. On May 29<sup>th</sup> an agreement will be signed between MIDA, the United States Air Force, and Sunset Ridge Development Partners. The 550-acre development will be outside the secure area of the base. The gate will be moved east of the development. The 550 acres will be owned by the Air Force and leased to the developer. The name of the proposed development is Falcon Hill. The resolution before the Council is one of support. Approval of the resolution will not require the payment of any fees or commit the City in any monetary sense. The resolution said the respective cities -

Sunset City, Layton City, Riverdale, and Roy City - will continue to work with MIDA. The staff attended a number of presentations made by MIDA and the proposed developer. Mayor Ritchie is part of the MIDA board; Tony Reynolds is working on planning; and the Public Works Department is working on the reservoir the City has on the Base. The City anticipates that it will provide water for the north end of the development. The developer will participate with the City on the cost of the reservoir.

Mayor Ritchie stated that the resolution simply stated that the City is willing to cooperate and be involved in the project. The finalized project and formal interlocal agreements will be brought before the Council for approval. The project manager, a Hill AFB employee, made a presentation to the Joint Chiefs of Staff at the Pentagon, regarding this development, who were very excited. This is the largest project of this type ever attempted. The eyes of the world are watching. He encouraged the City Council to approve the resolution. If the Council didn't approve the resolution, the project would move on without the City.

Councilman Cragun asked what resources the City would be required to provide. Chris Davis said that is being determined by the committee, which included the City staff. It didn't appear the project will use the City's sewer system. The developer has been in contact with North Davis Sewer. At some point there will be an interlocal agreement detailing police and fire protection. The developer hopes to begin construction by December. The State Legislature has approved two \$5 million grants for the project; one was for UDOT for infrastructure.

Councilman Cragun asked what the City will be required to do. Mayor Ritchie stated that the City would not be required to do anything—we will do only what the Council approves. The MIDA board is the governing body. It has bonding authority. The grants will provide money for MIDA to spend.

Chris Davis stated that the staff did not anticipate that the City will have a financial commitment to this project. The City will be a seller of services. The City will have a small portion of the development - less than 50 acres.

**Councilman Stokes moved to approve a resolution of support from Roy City to support the Military Installation Development Authority (“MIDA”) in providing assistance with the United States Air Force Enhanced Use Lease Project at Hill Air Force Base (“HAFB”), referred to as Falcon Hill National Aerospace Research Park, also known as the West Side Development (“Falcon Hill”). Councilwoman Becraft seconded the motion. A roll call vote was taken: Council members Cragun, Peterson, Becraft, Stokes, and Tafoya voted “aye.” The motion carried. (Copy filed for record).**

Mayor Ritchie introduced the legal counsel for MIDA, Nicole Call.

3. PRESENTATION BY KELLY WAYMENT OF AMERICAN FLAG FLOWN IN IRAQ ON BEHALF OF ROY CITY

Tech Sargent Kelly Wayment stated that he was a member of the 419<sup>th</sup> Civil Engineering Squadron. He had just completed his second tour of duty in Iraq. He presented a flag to Roy City that had been flown on two aerial missions in Iraq; on a U.S. helicopter and an Iraqi plane. It was also flown over an Iraqi city. He thanked the City Council for their support.

Mayor Ritchie stated that the City appreciated Sargent Wayment's time and service.

4. PUBLIC COMMENTS

Fay Dolan, 4885 South 3325 West, stated that the bronze bust of her son Dan Dolan would be completed by June 21<sup>st</sup>. There would be an unveiling ceremony at Weber State of three bronze busts of soldiers killed in Iraq representing the communities of Clearfield, Roy City, and Hooper. She invited Mayor Ritchie to speak at the ceremony on June 21<sup>st</sup>. She wanted to hold a separate dedication in Roy on a different date. She needed to know where the City wanted to have the bust placed.

Mayor Ritchie asked if the bronze was suitable for outside. Mrs. Dolan said it was not. Bob Lehmler, Clearfield, stated that the bust would be displayed on a four-sided stained glass base. Three sides of the base would reflect the soldier's life. The fourth side would represent the City.

Mayor Ritchie stated that the City was in the process of designing the Hope Community Center. Several Council members had suggested that was a good place to display the bust. The Hope Community Center would house the seniors, the Boys and Girls Club, and contain a recreation center. It would be completed within a year.

Councilwoman Becraft felt the bust would be seen more at the Hope Community Center than in the Municipal Building.

5. CONSIDERATION OF RENEWAL OF GRAFFITI CONTRACT WITH SECOND DISTRICT JUVENILE COURT

Chris Davis stated that the City had had a successful contract with the Second District Juvenile Court for a number of years. The City had used it well. Mr. Davis said the price had not gone up.

Mayor Ritchie stated that nothing in the contract had changed. This was simply a renewal.

**Councilman Peterson moved to accept the renewal of the Graffiti Contract with the Second District Juvenile Court. Councilwoman Becraft seconded the motion. A roll call vote was taken: Council members Tafoya, Cragun, Stokes, Peterson, and Becraft voted "aye." The motion carried.** (Copy filed for record).

6. CONSIDERATION OF APPROVAL OF PIPELINE EASEMENT WITH CHEVRON PIPE LINE

This item was tabled.

7. DISCUSSION REGARDING PURCHASE OF ULTRAVIOLET SYSTEM FOR ROY CITY POOLS

Chris Davis stated that the City had received a quote from Craig Nielsen with CEM Aquatics for ultraviolet systems for Roy City's pools:

Lap Pool 10" Pipe	\$ 48,075.00
Leisure Pool 12" Pipe	48,385.00
Splash Pad 6" Pipe	40,625.00
Indoor Recreation Pool 6" Pipe	<u>40,625.00</u>
Total	\$177,710.00

CEM Aquatics had been the supplier of chemicals at the Complex for 20 to 30 years. They were also the broker for the Mirtha system at the Aquatic Center. The total for all four pools was \$177,710.00. Each pool had its own system. At the Complex it would be necessary to do some electrical wiring that would cost about \$2,000, which could be done by the Building Maintenance employees. Andy Blackburn, Mike Mansfield, and Virge Howe tried to secure other proposals for this work. Weber Basin Water did have a UV contractor, but their contractor had determined they would not be involved in pools. CEM Aquatics was the company that supplied all of the pools in Salt Lake County. They were putting in 70 different UV systems in the Salt Lake area.

Mayor Ritchie asked Virge Howe, Parks and Recreation Director, if he had considered a salt water system. Virge Howe didn't feel a salt water system was practical for a pool the size of the City's. It didn't cycle quickly. The City currently used chlorine and ozone, but it only circulated part of the pool in a cycle. A UV system would clean the entire pool in one cycle. The City would still use chlorine as a residual. Mayor Ritchie asked if the UV system would replace the large hypervent. Virge Howe said it would eliminate some of it.

Councilman Tafoya stated that neither the State nor the Weber/Morgan Health Department had mandated that the City change to a UV system. Virge Howe stated that he would be attending a meeting in a few weeks where the State would indicate what it would mandate. The State had already mandated what the City would have to do if there was a problem. The problem was the down time of over 24 hours to super chlorinate the pool.

Andy Blackburn stated that with the new requirement, the pool would have to be shut down for 24 hours. Virge Howe said there had to be a complete cycle of the system. Most pools cycled in 6 hours. A high chlorine level took time and money to kill the bacteria. Then chlorine levels had to be lowered.

Mayor Ritchie asked about the hazards of a UV system. Virge Howe said there were relatively none.

Councilman Tafoya asked about putting the UV system in just the kiddy pool. Virge Howe said that still left dealing with problems from adults.

Councilman Stokes felt the focus was on children because they were affected more severely by crypto than adults.

Councilman Stokes asked if funding had been identified in the budget. Chris Davis said there was \$100,000 to \$120,000 in the Parks and Recreation Capital Budget. The remaining balance could be taken from the Risk Management Fund, which had a balance of \$175,000. Councilman Stokes asked what the Parks and Recreation Capital was originally earmarked for. Mr. Davis said it was not earmarked for anything in the current budget. The staff had planned to use those funds for Emma Russell Park in the next fiscal year. Councilman Stokes asked if expenditure of the capital funds would delay the park for a year. Mr. Davis said it probably would.

Councilman Tafoya asked about the cost of a chlorine system. Virge Howe said the UV system would reduce the City's need for chlorine, which would result in a cost savings. As more pools throughout the State moved to UV systems, a new standard of care would be created. When the City didn't meet the new standard level, there would be a liability issue.

Councilman Tafoya asked how long it would take to put the system in. Virge Howe said most of the work could be done while the pool was open. Right now CEM Aquatics was overwhelmed with demand. It would probably be mid June before the system could be delivered. Andy Blackburn said CEM Aquatics had indicated they could install the system in one evening.

Mayor Ritchie asked if the staff would continue to try and find another provider. Virge Howe said CEM Aquatics was about the only provider unless the City went out of state. Even then, CEM would be providing the service.

Councilman Stokes was concerned about the rush. If the City was willing to wait, there might be a different cost scenario down the road. Virge Howe said the City would probably be the last to pool to get a UV system, because other municipalities had already committed to the UV system.

Councilman Tafoya did not want to take money away from Emma Russell Park. More people used the park over the course of an entire year than the pool in three months. He suggested finding another funding source. Chris Davis said the City didn't have additional resources. Councilman Tafoya suggested using some of the money for the Hope Community Center.

Mayor Ritchie suggested that part of the systems be installed now. The other part could be installed later. Virge Howe said the biggest problem was the Aquatic Center.

Councilman Stokes stated that there had been money earmarked for Emma Russell Park every year that was rolled over. Where was that money now? Virge Howe said the money Councilman Stokes was referring to was for Emma Russell Park proper. It would be spent by June for grass, electrical work, water, and picnic tables. The capital fund was earmarked for the posse ground. It was not part of the park and was a separate issue.

Mayor Ritchie said the City Council had determined that completion of Emma Russell Park was its highest priority.

Councilman Cragun felt there was funding available somewhere. Money could be borrowed from other funds interest free for six months. The City might have to look at increasing fees.

Councilman Peterson asked about the reduced cost of the UV system versus chlorine. Virge Howe felt there would be a savings of about \$12,000 a year. Councilman Peterson asked how CEM Aquatic's quote compared to systems being installed at other pools. Chris Davis said the quote was comparable to systems in Davis and Salt Lake Counties.

Virge Howe said the cost was determined by the gallon size of the pool, pipe size, and the turn over rate.

Councilman Peterson was pleased that the quote was relatively low. He felt funding should be discussed at a later date.

Andy Blackburn stated that there was \$175,000 in the Risk Management Fund that could be used to fund the majority of the cost. The three pools at the Aquatic Center could be done now, and the Complex could be done later. Councilman Peterson was comfortable with that.

Councilman Tafoya asked what waiting two weeks would do. Virge Howe said the City was standing in line. If funding was delayed, he could not order the systems.

Andy Blackburn stated that CEM had to order the equipment before they could be installed. If this was put off until the next meeting, the system would not be installed until July.

Councilman Stokes felt UV systems were inevitable. It was a matter of tempering priorities. He was comfortable taking the money from the Risk Management Fund.

Councilman Tafoya asked if that would affect Risk Management. Chris Davis stated that the City put money in Risk Management every year. At the end of the fiscal year, any remaining funds were put in the Risk Management fund.

Mayor Ritchie felt that the City Council needed to authorize the expenditure so that Virge Howe could place the order. At the retreat, the Council could determine where funding would come from.

Councilman Peterson asked if the Council could make such a motion when this was listed as a discussion item on the agenda. Andy Blackburn said the Council could authorize the staff to proceed. A contract would be brought back to the City council. CEM was a sole source, and this was somewhat of an emergency situation.

Mayor Ritchie asked about funding the cost for all four systems. Councilman Peterson felt that would be best.

There was discussion about whether the City Council could approve a contract when it was not an agenda item. Councilman Stokes said the UV systems were listed as a discussion item. It was not advertised as approval of a contract. Councilman Cragun felt the public needed to be notified correctly.

Chris Davis stated that the City Council would not meet again for three weeks. He suggested that the City Council hold a special meeting to consider this item only so that the ordering process was not delayed that long.

**Councilman Peterson moved to direct the staff to proceed with negotiating a contract with CEM Aquatics for four UV systems for the Aquatic Center and the Complex, not to exceed the current balance of the Risk Management Fund, and to schedule a special Council meeting when the information was available for the Council to consider. Councilman Tafoya seconded a motion. Council members Becraft, Cragun, Peterson, and Tafoya voted "aye." Councilman Stokes voted "nay." The motion carried.**

**Councilman Stokes moved to reconsider the motion. Councilman Cragun seconded the motion. Council members Becraft, Cragun, Peterson, Stokes, and Tafoya voted "aye." The motion carried.**

**Councilman Peterson moved to direct the staff to proceed with negotiating a contract with CEM Aquatics for four UV systems for the Aquatic Center and the Complex, not to exceed the current balance of the Risk Management Fund, and to schedule a special Council meeting when the information was available for the Council to consider. Councilman Tafoya seconded a motion. Council members Becraft, Cragun, Peterson, Stokes and Tafoya voted "aye." The motion carried.**

#### 8. CITY MANAGER'S REPORT

Chris Davis stated that he had nothing to report on Dyers Woad because Weber County Soil Conservation never got in touch with the City.

Chris Davis stated that on Friday, April 18<sup>th</sup>, at 7:45 a.m. the entire student body at Roy High School would begin handing out 11,000 flyers for curbside recycling. The cost would be \$5.95 per month. The recycling bin would be picked up every two weeks. Waste Management anticipated the pickup day would be Wednesday. Waste Management would donate \$.50 to Roy High School for every family that signed up by May 1<sup>st</sup>. The recycling cans would be blue. There were currently some blue cans being used throughout the community. Waste Management would replace them with green cans.

Chris Davis stated that the Elks planned to run the parade for Roy Days again this year. They were looking for a theme. Mayor Ritchie asked the Council members to email their suggestions to Chris Davis.

Chris Davis stated that the Municipal Building open house would be rescheduled in conjunction with the ground breaking ceremony for the Hope Community Center.

Chris Davis stated that the Roy Commuter Rail Station opening would be Saturday, April 26<sup>th</sup> at 9:00 a.m.

10. ADJOURN

**Councilwoman Becraft moved to adjourn at 7:16 p.m.**

11. SUMMARY OF ACTIONS CHARGED

1. Staff to negotiate a contract with CEM Aquatics and schedule a special meeting when it was ready for the Council to consider.

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Joe H. Ritchie  
Mayor

Attest:

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Michelle Drago  
Secretary  
dc:capr1508