

## MINUTES OF THE AUGUST 2, 2016, ROY CITY COUNCIL MEETING

1. Approval of July 19, 2016, minutes
2. Consideration of a request to amend the General Plan's Future Land Use Map from Medium Density Single Family Residential to Very High Density Multi-Family Residential for property located at approximately 5154 South 2700 West
3. Consideration of Ordinance No. 16-11 establishing a future land use designation of Very High Density Multi-Family Residential for property located at approximately 5154 South 2700 West
4. Consideration of Ordinance No. 16-12 establishing a zoning designation of R-3 or R-4 for property located at approximately 5154 South 2700 West
5. Consideration of Ordinance No. 16-6 amending the General Plan's Future Land Use Map from Commercial to Very High Density on property located at approximately 4500 South 1900 West
6. Consideration of Ordinance No. 16-7 amending the Zoning Map from R-1-8 and Community Commercial to R-4 for property located at approximately 4500 South 1900 West
7. Consideration of a request for a conditional use for a pet grooming business (Doggie Den) located at 4484 South 1900 West, Suite 1
8. Consideration of a request for a conditional use for a commercial warehouse and inventory business (Sugar Shack & Gifts) located at 1821 West 4000 South
9. Discussion regarding the establishment of a Mixed Use Zoning District Ordinance
10. Discussion regarding the Roy City Recreation Complex
11. City Manager's report
12. Public comments
13. Mayor and Council reports
14. Adjourn

Minutes of the Roy City Council Meeting held August 2, 2016, 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 members were in attendance:

Mayor Willard Cragun  
Councilwoman Marge Becraft  
Councilman Bob Dandoy  
Councilman Brad Hilton  
Councilman Dave Tafoya  
Councilwoman Karlene Yeoman

City Manager Andy Blackburn  
Secretary Michelle Drago

Also present were: Cathy Spencer, Management Services Director; Travis Flint, Parks & Recreation Director; Trent Nelson, Assistant City Attorney; Steve Parkinson, Planner; Jared Roper; David Tracy; Kay Buckley; Rick Buckley; Doug Terry; Janae Terry; Brook P.; Clair Brown; Brenda Nelson; Bill Underwood; Sandy Underwood; Wendy Packer; Dennis Brown; Garrett Seely; Gennie Kirch; Tom Spencer; and Laura Lewis.

Moment of Silence: Councilman Tafoya

Pledge of Allegiance: Councilman Tafoya

1. APPROVAL OF JULY 19, MINUTES

**Councilman Hilton moved to approve the July 19, 2016, minutes as written. Councilman Dandoy seconded the motion. Council members Becraft, Dandoy, Hilton, Tafoya and Yeoman voted “aye.” The motion carried.**

2. CONSIDERATION OF A REQUEST TO AMEND THE GENERAL PLAN'S FUTURE LAND USE MAP FROM MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL TO VERY HIGH DENSITY MULTI-FAMILY FOR PROPERTY LOCATED AT APPROXIMATELY 5154 SOUTH 2700 WEST

Steve Parkinson stated that the City had received a request from Doug Terry to amend the General Plan's Future Land Use Map for 2.16 acres, or 94,089 square feet, he owned at 5154 South 2700 West. Mr. Terry wanted to change the future land use designation from Medium Density Single Family Residential to Very High Density Multi-Family Residential. He also wanted to amend the Zoning Map by changing the zone of his property from R-1-8 to either R-3 or R-4. There wasn't much difference between the R-3 and R-4 Zones; they both had the same density. However, there was already an R-3 Zone in the area, so approving Mr. Terry's request would not be spot zoning.

Mr. Parkinson said that on July 5<sup>th</sup>, the City Council held a public hearing regarding the request and listened to public comments. At the applicant's request, the Council tabled action regarding his request's until tonight. The City Council also had comments from the Planning Commission's June 28<sup>th</sup> public hearing. With a 5-2 vote, the Planning Commission recommended that the City Council approve the requested amendments to the General Plan's Future Land Use Map and the Zoning Map.

Mayor Cragun asked that Doug Terry address the Council.

Doug Terry, 5200 South, stated that he owned the property at 5154 South 2700 West. He felt adjoining property owners misunderstood that if the property was rezoned it would have high density apartment buildings. Before the Planning Commission's hearing, Lance and Teresa Hislop, nearby property owners, told the entire neighborhood that he planned to build apartment buildings. They were wrong. He planned to build high-end townhomes. He asked for the Council's consideration of his rezoning request.

Councilman Dandoy stated that Mr. Terry's property was two acres in size. The R-3 Zone allowed a density of 12 units per acre, which meant Mr. Terry's property could have about 24 units.

Doug Terry planned to act as the general contractor. He did plan to build 24 townhomes. He also owned an acre immediately to the north, which was not included in the rezone. There were storage units located across the street.

Councilman Dandoy asked how many homes could be placed on the property if the zoning remained R-1-8. Mr. Terry said he could put eight lots on the property.

Councilman Dandoy asked if the Council could stipulate a maximum density if the property was rezoned. Mr. Parkinson said the City could enter into a development agreement with the developer limiting the density.

Councilman Dandoy asked if a traffic study had been conducted. Most of the public comments at the Planning Commission's hearing were about traffic and congestion issues. What kind of congestion 24 units would have on 4800 South and 5600 South if there were the typical two cars per unit?

Steve Parkinson stated there wasn't a traffic study. This property was not a cul-de-cac with only one way out. There were several streets to disperse the traffic, including 5200 South.

Councilman Tafoya felt a traffic study was unnecessary. If this property had more houses, there would be more cars.

Councilman Dandoy stated that the public was concerned about congestion that could be product of the Council's decision. Was their concern based on emotions or fact? Mr. Parkinson said he did not look at things emotionally. He considered whether it would comply with the ordinances and meet the goals of the General Plan. He felt the traffic impact on 4800 South and 5600 South would be equal. Most people were like water, they took the easiest way out.

Doug Terry stated that there were street lights at both 5600 South and 4800 South.

**Councilman Tafoya moved to deny the request to amend the General Plan's Future Land Use Map from Medium Density Single Family Residential to Very High Density Multi-Family Residential based on the Council's desire for the property to remain single family and the opposition from the neighborhood. Councilman Hilton seconded the motion. Council members Becraft, Hilton, Tafoya, and Yeoman voted "aye." Councilman Dandoy voted "nay." The motion carried.**

3. CONSIDERATION OF ORDINANCE NO. 16-11 ESTABLISHING A FUTURE LAND USE DESIGNATION OF VERY HIGH DENSITY MULTI-FAMILY RESIDENTIAL FOR PROPERTY LOCATED AT APPROXIMATELY 5154 SOUTH 2700 WEST

**Councilman Tafoya moved to deny approval of Ordinance No. 16-11 establishing a future land use designation of Very High Density Multi-Family Residential for property located at approximately 5154 South 2700 West. Councilman Hilton seconded the motion. A roll call vote was taken: Council members Tafoya, Becraft, Hilton, and Yeoman voted "aye." Councilman Dandoy voted "nay." The motion carried.**

4. CONSIDERATION OF ORDINANCE NO. 16-12 ESTABLISHING A ZONING DESIGNATION OF R-3 OR R-4 FOR PROPERTY LOCATED AT APPROXIMATELY 5154 SOUTH 2700 WEST

Approval of this item was mute as the previous item were denied.

5. CONSIDERATION OF ORDINANCE NO. 16-6 AMENDING THE GENERAL PLAN'S FUTURE LAND USE MAP FROM COMMERCIAL TO VERY HIGH DENSITY ON PROPERTY LOCATED AT APPROXIMATELY 4500 SOUTH 1900 WEST

Councilman Dandoy felt that when the Council was considering these types of requests it needed to focus on traffic congestion and safety. It needed to take into consideration the property owner and the adjacent property owners. Over and over again, the Council had found that development proposals involving R-3 or R-4 Zones created safety and congestion problems in areas that could not accommodate them. This particular

property was located toward the north end of 1900 West. There was solid evidence that this area did not have the same traffic congestion that the southern end of 1900 West had. There was not as much traffic going north. He did not feel that this development proposal would have a congestion problem or create a safety risk. Whatever foundation the Council elected to use when approving developments, it had to be based on what it did to the community. He felt the facts proved this development would not create a major impact. He felt it would be a wise decision to approve the requested rezone.

Councilman Hilton stated the majority of the property was already zoned R-4. The property owner was requesting that 1.4 acres be rezoned. There were places for high density. This was one of them. He did not have an issue with rezoning this area.

**Councilman Dandoy moved to approve Ordinance No. 16-6 amending the General Plan's Future Land Use Map from Commercial to Very High Density Multi-Family for property located at approximately 4500 South 1900 West. Councilwoman Becraft seconded the motion. A roll call vote was taken: Council members Becraft, Hilton, Yeoman, and Dandoy voted "aye." Councilman Tafoya voted "nay." The motion carried. (Copy filed for record).**

6. CONSIDERATION OF ORDINANCE NO. 16-7 AMENDING THE ZONING MAP FROM R-1-8 AND COMMUNITY COMMERCIAL TO R-4 FOR PROPERTY LOCATED AT APPROXIMATELY 4500 SOUTH 1900 WEST

**Councilman Hilton moved to approve Ordinance No. 16-7 amending the Zoning Map from R-1-8 and Community Commercial to R-4 for property located at approximately 4500 South 1900 West. Councilman Dandoy seconded the motion. A roll call vote was taken: Council members Dandoy, Becraft, Hilton, and Yeoman voted "aye." Councilman Tafoya voted "nay." The motion carried. (Copy filed for record).**

7. CONSIDERATION OF A REQUEST FOR A CONDITIONAL USE FOR A PET GROOMING BUSINESS (DOGGIE DEN) LOCATED AT 4484 SOUTH 1900 WEST, SUITE 1

Steve Parkinson stated that the Zoning Ordinance was recently amended to allow pet grooming businesses in Regional and Community Commercial Zones. The City had received a request for approval of a conditional use for a pet grooming business to be located at 4484 South 1900 West, Suite 1. The site was located in an existing building with adequate parking and landscaping. The staff and Planning Commission recommended that the conditional use be approved.

**Councilwoman Yeoman moved to approve a conditional use for a pet grooming business located at 4484 South 1900 West, Suite 1 based on the staff's findings and the recommendations of the staff and Planning Commission. Councilwoman**

**Becraft seconded the motion. Council members Becraft, Dandoy, Hilton, Tafoya, and Yeoman voted “aye.” The motion carried.**

8. CONSIDERATION OF A REQUEST FOR A CONDITIONAL USE FOR A COMMERCIAL WAREHOUSE AND INVENTORY BUSINESS (SUGAR SHACK & GIFTS) LOCATED AT 1821 WEST 4000 SOUTH

Steve Parkinson stated that the City had received a request for approval of a conditional use for a commercial warehouse and inventory business to be located in the business park at 1821 West 4000 South. The applicant planned to inventory other people’s products and fill online orders. There would be no retail sales. This type of business was a conditional use in the Business Park Zone. The business would be located in an existing building with adequate landscaping and parking. The staff and Planning Commission recommended approval of the conditional use.

**Councilwoman Yeoman moved to approve a conditional use for a commercial warehouse and inventory business to be located at 1821 West 4000 South based on the staff’s findings and the recommendations of the staff and Planning Commission. Councilman Tafoya seconded the motion. Council members Becraft, Dandoy, Hilton, Tafoya, and Yeoman voted “aye.” The motion carried.**

9. DISCUSSION REGARDING THE ESTABLISHMENT OF A MIXED USE ZONING DISTRICT ORDINANCE

Mayor Cragun stated that there was some feeling that the Council needed to provide direction for the staff to look at areas of the City where mixed use zoning could be applied.

Councilman Dandoy felt that going forward the City needed to find ways to strengthen the sales tax base. It needed to do be done in a homogeneous manner. Mixed use would not fit every area. He felt mixed use zoning could be applied to the rail station and others areas was well. He was asking that the Council direct the staff to start gathering information regarding mixed using zoning so that an ordinance could be formed into a tool, which could be added to the City’s pocket.

Councilman Dandoy felt the Council needed to have information about whether mixed use was a viable option before it began looking at a five-year strategic plan. It needed facts and feedback on how it might work or not work. He emphasized that this was not a decision point. It was just a request to begin gathering information.

Councilman Dandoy felt there was evidence in other communities that mixed use operations were successful. Typically, mixed use development did not follow the same ordinance other areas did. Building codes were also unique. When the Council understood the options, it could make more informed decisions. The Council needed to

know what would and would not work for the City. If the Council agreed, the staff could begin gathering facts.

Mayor Cragun stated that the City had been approached by developers who wanted to pursue mixed use developments in Roy. He felt the Council needed to know if it was a viable option.

Councilman Tafoya felt looking at mixed use would be wasting the staff's time. Those who wanted mixed use would ask for it regardless. It did not make sense to have the staff spend time on something that might or might not happen. Developers already had mixed use areas earmarked. Yes, other cities had successful mixed use areas. Those areas were destination places. Roy City was not a destination place. He wished it was. Ultimately, the Council needed to recognize what Roy was and what it could do to change. He felt the City had a strong tax base with the commercial it had. He did not feel a sandwich shop under some apartments would bring much sales tax into the City. He did not feel the City should spend time and money on mixed use.

Councilman Hilton stated that there were sporadic mixed use areas on Bountiful's main street. Councilman Dandoy was asking that the City be prepared so it wasn't scrambling to respond to a developer. Developers complained about how long it took to get anything done in Roy. If a zone was prepared, the City could respond. He agreed that a mixed use area would not generate a lot of sales tax. He would like to look at a mixed use zone so the City could determine what it wanted and what to expedite.

Councilwoman Yeoman felt the City did need to have a mixed use zone ready. She asked if the staff had done any research on mixed use zoning.

Andy Blackburn stated that the City had received a grant from the Wasatch Front Regional Council to begin looking at the Front Runner Station and 1900 West.

Steve Parkinson stated that the City applied for and received a grant from the Wasatch Front Regional Council. Weber County partnered with the City, which expanded the grant even further to include UTA. The study would look at the Front Runner Station and 1900 West. The study would almost be like a General Plan update, but only for a specific area. It would include citizens' comments and concerns about what they wanted. The staff had started research for the grant study. It had not written an ordinance. The staff hoped to have study results to present to the Council in about nine months.

Councilwoman Yeoman felt the staff was already heading in the direction suggested by Councilman Dandoy. She felt putting an ordinance together at the end of the study would be a simple matter. The grant study would focus on the east part of the City and would start updating the General Plan.

Councilman Tafoya agreed that mixed use made sense around the Front Runner Station and 1900 West. If a mixed use was approved, it could turn into a Gateway. Did the City want to congest the commercial area further? Was the City so desperate for something new, it would make things worse? Allowing mixed use would take away from the possibility of a big commercial space.

Mayor Cragun stated that Roy was once a destination place. Over the years, businesses had moved, and the business district had died. There had not been a lot of emphasis placed on building up the business district. There needed to be some way to entice businesses to come to Roy so residents would shop in Roy rather than Clinton, Riverdale, and Ogden. He did not feel the Council could sit back and do nothing.

Councilman Tafoya did not feel the business district had died. It was not brand spanking new and exciting, but there were few empty store fronts. There were two areas in the City that were controlled by developers. Until those developers wanted to do something there was nothing the City could do.

Councilman Dandoy felt mixed use zoning was complex. It was a change of philosophy. It was a village look where people worked and lived together. Mixed use had challenges to address such as traffic and noise. The Council needed to look at all of the facts rather than make an emotional decision. Right now the Council was not prepared to really understand mixed uses' real issues and their impact. The staff was unbiased. It could gather pros and cons and present them to the Council. If the Council understood the facts and decided mixed use did not fit in Roy City, he would be okay with it. If the Council did not know what the impact of mixed use would be, he felt it would end up having to make a decision it was not capable of.

Councilwoman Yeoman did not feel the staff needed to do anything further at this time. When the results of the grant study were presented, the Council could decide how to proceed.

The consensus of the Council was not to do anything at this time.

#### 10. DISCUSSION REGARDING THE ROY CITY RECREATION COMPLEX

Councilman Dandoy stated that in two weeks the Council would consider whether to ask the residents to pay more property taxes. In light of that decision, he felt the Council needed to decide whether the Aquatic Center and Recreation Complex were services provided to the citizens or sources of revenue which were expected to bring in income or break even.

Councilwoman Yeoman asked what the survey results said about services. Councilman Dandoy said the actual survey results would be presented in two weeks. In response to a specific question about the Complex, the residents had indicated they wanted the

service but they were not willing to bond for improvements. The majority of residents felt roads were the biggest improvement needed by the City. The Complex was not high on the list. About 33% wanted to keep it. He wondered what percentage of Roy residents used the Complex. In one year 90,000 patrons walked through the door. He did not know how many were repeat customers. There was no question that the Complex provided some value to the community. Was the Council willing to consider raising property taxes to pay for it? The proposed tax increase would generate \$800,000 to \$1,000,000 in revenue. The Complex had a number of financial and infrastructure issues that had to be addressed to make it a viable facility. The City's financial reports indicated that the Complex had lost a significant amount of money over the last six years. It had been losing money for the last 16 years. The FY2017 budget projected a loss of \$596,869. Was the City willing to spend \$596,000 of the property tax increase on this particular facility?

Councilman Dandoy stated that he had spoken with Clearfield City about their recreation complex. Clearfield projected expenses of \$2.7 million in the coming year and only \$1.4 million in revenue. They expected a \$1.3 million loss in the coming year and that the facility would have a loss throughout the life of the bond. If a recreation facility was a service like water and sewer, then the City could expect to absorb the loss. The Council could save the taxpayers money by taking a different view on the Complex.

Councilwoman Yeoman asked what would happen if the City decided it no longer wanted to provide the service of a recreational facility. Mr. Blackburn said the City would close the building, and it would sit vacant.

Mayor Cragun stated that the Weber School District had indicated that it was not willing to subsidize the Complex.

Councilman Tafoya asked about the salary expense. Travis Flint, Parks and Recreation Director, stated that the some of the salary expense provided by Councilman Dandoy included salaries that were not solely assigned to the Complex, such as the positions that maintained and managed both the Complex and the Aquatic Center.

Cathy Spencer, Management Services Director, stated that \$200,000 of the Complex expenses for FY2017 were capital improvements. It would not be an ongoing expense.

Councilman Tafoya asked how the salaries would be covered if the Complex was closed. Travis Flint stated that if they could not be shifted and absorbed somewhere else in the budget, they would have to be downgraded to part time or eliminated.

Travis Flint stated that a lot of what Parks and Recreation did was not about making money. The things they did turned a city into a community. There were a lot of services provided at the Complex, such as swimming lessons and merit badge classes. There

were unmeasurable benefits in reduced medical expenses for seniors and lower crime rates. He saw so many good things that resulted from the Complex that he hated for its future to be a purely financial decision.

Mayor Cragun felt the City Council had to decide the fate of the Complex. The City maintained a lot of parks that didn't have revenue to offset the cost. The Recreation Complex had become a fixture in Roy City. The seniors used it every morning. If the City had maintained the weight lifting equipment at the Complex other businesses might not have been able to draw patrons away.

Travis Flint stated that in the past few years there had been infrastructure expenses, like replacement of the original boiler. This year the City was replacing the basketball court which was 44 years old. He did not anticipate the City would have to deal with those big ticket items again for many years.

Travis Flint stated that the Recreation Complex did not make money. It was not designed to make money. It was designed to provide a service. There was a value to the service it provided. The City Council had to decide whether it was a service the City could afford to provide. The Complex was not a fitness center. It was a community center.

Councilman Dandoy stated that the Complex was old. Because the facility lacked modern capabilities, Roy residents were using similar facilities in surrounding cities. The financial reports indicated that there had been a steady decline in admissions revenue since 2011. If the Complex was a service investment like the Aquatic Center, then the City was obligated to either replace it or enhance it so that people would come back. Otherwise the majority of residents would use other facilities, and the Complex would continue to deteriorate. The City Council had to be willing to create a facility to attract the public or close it. The Council had to step up the plate and decide if the Complex was in the City's future or not.

Councilwoman Yeoman felt the Complex had been in Roy City for a long time. Her son earned his merit badges there. It was where her children learned to swim. Her family felt comfortable there. The Recreation Complex was a staple in the community. She wanted to put money in the budget to improve it and keep it going.

Councilman Hilton did not feel the financial burden fell completely on the City. There were other revenue sources, such as a RAMP grant. The City could work with the Weber School District. If the City did not improve the Complex, patrons would continue to leave. He agreed that through the services provided by the Recreation Department a city became a community. Recreation services added to the City's lifestyle.

Councilwoman Yeoman felt an empty building would leave a negative message about the Council's efforts.

Councilman Dandoy felt the Council was saying the Recreation Complex provided a valuable service which it wanted to continue. He asked that the staff be directed to prepare the best plan to bring back patrons. Without a plan, the administration would continue down its current path. Ultimately the building would deteriorate and become unsafe and have to be taken down.

Councilwoman Yeoman felt Travis Flint had done a good job of maintaining the Recreation Complex and installing improvements to keep it safe.

Councilman Tafoya stated that the major expenses in the past few years had been upgrades to a 44-year-old building. The City either had to spend money to upgrade an older building or build a new one on its own property where the City had some control. The Recreation Complex was an investment in the community which would hopefully last another 40 to 50 years.

Councilman Dandoy asked that the staff look at some feasibilities.

Councilwoman Becraft felt there needed to be more discussions with the School District. Mr. Flint said it had been several years since he talked to the School District about the Complex. It was time to have another one.

Councilman Tafoya felt that if the School District was not willing to help with the expense of the Complex, it was time for the City to move on.

Trent Nelson, Assistant City Attorney, asked if the City wanted to keep capital improvements in the current budget if it was seriously considering a new facility. Councilman Dandoy felt the capital improvements should be made for safety reasons. If there was a new complex, it was probably at least five years down the road.

## 11. CITY MANAGER'S REPORT

Andy Blackburn, City Manager, reported that:

- The State had approved the permit for the Harmon's sign with some modifications. He hoped the permit would be sent back by the end of the week.
- The meetings with Wasatch Front Regional Council regarding the study grant would be held at the end of August. Mayor Cragun, Steve Parkinson, and he sat on the committee. He felt the grant would help the City receive input and ideas regarding mixed use. Councilman Dandoy asked if the meeting would include an opportunity to discuss transportation. Mr. Blackburn said it would. The meeting would be focused on the grant. Councilman Dandoy asked that the administration let the Council know when there would be an opportunity to discuss transportation and State roads with the Wasatch Front Regional Council.

- The Ogden/Weber Chamber of Commerce would be hosting a business-after-hours event at Ray Citte Center on August 10<sup>th</sup> from 5:00 to 7:00 p.m. The Mayor would be speaking. Refreshments would be provided. The Council members were invited.

## 12. PUBLIC COMMENTS

Laura Lewis, 3102 West 6000 South, thanked the Council for their service. She moved to Roy two years ago and loved living here. The 3100 West 6000 South intersection had a stop sign for the north and south traffic, but not the east and west. The speed limit was 35 MPH, but the east and west traffic traveled much faster than that. In the past few years, there had been four accidents which had taken out her fence. She wasn't concerned about her fence. She was concerned about the risk to herself and her family. She had spoken with the Police Department about extra patrols. She spoke with the Public Works Department about making the intersection a four way stop. Public Works referred her to the City Council. She asked that the Council make the intersection a four way stop or put in a roundabout.

Mayor Cragun asked that the City Engineer study the intersection to determine the best solution. He felt the Council should consider a four way stop. Councilman Dandoy asked what was blocking the view. Ms. Lewis said there was some large vegetation on the east side. Councilman Hilton felt the City should be able to do something about the vegetation.

Jared Roper, 4171 South 2175 West, stated that he was still concerned about the dry vegetation along the railroad right-of-way north of 4000 South. The Fire Department said they would talk to the property owners, but the vegetation was still there. He felt it was a potential fire hazard. Councilman Tafoya said the City would have the Code Enforcement Officer look into it.

## 13. MAYOR AND COUNCIL REPORTS

Councilman Tafoya asked if there was a way to include Roy's name on the 5600 South exit sign. Councilwoman Yeoman said UDOT had taken all city names off of exit signs. Only street names were shown on the exit signs. Mr. Blackburn said the City could ask that the 5600 South exit sign include the City's name.

Councilman Hilton stated that the Utah League had documentation on what was needed for Roy City be recognized by the State as *business friendly*. He had asked that the City receive a copy so it could be prepared to be recognized next year on August 1<sup>st</sup>.

Councilman Tafoya asked that the staff enforce the new Sign Ordinance. Cathy Spencer stated that businesses could be cited now that the grace period was over.

Mayor Cragun felt the City should look at requiring permits for signs on traffic control devices. The signs were a nuisance, and the City had to pay someone to take them down. Councilwoman Becraft asked that the City contract Cathy Darby about taking down her election signs.

Mayor Cragun stated that he had received requests for Public Comments to be moved to the beginning of the agenda. The Council agreed. Councilman Tafoya cautioned that the Council would have to be sure the public comments did not turn into public hearings.

Councilwoman Becraft thanked the Council for their help with the Roy Days Art Show.

Councilman Dandoy stated that Economic Development Committee had been pushing the Albertson's property. The City was seeing some movement. He felt it was important to know if the City considered the Albertson's building as abandoned. It had been vacant for 13 years. If the building had been abandoned, any new user would have to comply with the City's current landscaping requirements. The landscaping improvements would be costly and could be a deterrent for a potential user. Andy Blackburn did not feel the building had been abandoned because portions of it had been in use. Councilman Dandoy asked that the City provided him with a written legal opinion.

Councilman Dandoy asked about the status of the website development. Had a contract been issued? Mr. Blackburn thought there had been an initial meeting. Councilman Hilton asked that he be included in all meetings. Councilman Dandoy wanted to make sure all of the department heads were included in the meetings. He wanted to prevent the website from being functionally inept. It was critical that every department have input on how to enhance the website. Councilman Hilton said the department heads needed to be involved before the website was designed. Councilman Dandoy asked that the department heads be integrated into the design process. Councilman Hilton wanted to make sure the website had the capacity to be business friendly.

There was a discussion about which department head should oversee the IT Department. Mayor Cragun felt IT should be moved from Public Works to Management Services. Councilman Tafoya suggested that the Council let the new City Manager determine where to put the IT Department.

14. ADJOURN

**Councilwoman Becraft moved to adjourn at 7:44 p.m. Councilman Dandoy seconded the motion. Council members Becraft, Dandoy, Hilton, Tafoya, and Yeoman voted “aye”.**

Attest:

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Willard Cragun  
Mayor

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Amy Mortenson  
Recorder