

MINUTES OF THE FEBRUARY 21, 2012, ROY CITY COUNCIL MEETING

1. Approval of February 7, 2012, minutes
2. Presentation from North Davis Sewer District regarding fee structures
3. Consideration of an Interlocal Agreement for provision of graffiti removal services
4. Public comments
5. Consideration of Ordinance No. 1042 establishing additional regulations for pawn shops
6. City Manager's report
7. Mayor and Council reports
8. Adjourn

Minutes of the Roy City Council Meeting held February 21, 2012, 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 Joe H. Ritchie
Councilman John Cordova
Councilman Willard Cragun
Councilman Brad Hilton
Councilman Michael Stokes
Councilman Dave Tafoya

City Manager Chris Davis
City Attorney Andy Blackburn
Secretary Michelle Drago

Also present were: Jared Hall, Planner; Rachel Trotter; Altina Stott; Michael Stott; Chauntell Grasteit; Carol Wilson; Calvin Dittmore; Mandi Hobbs; Jasen Wiberg; Chad Sakurada; Niven Turner; Payton Palmer; Taylor Shelton; Adam Kennedy; Heidi Finch; Sam Jojola; Dakota Wilson; Ally Daines; Mick Daines; Jennifer Hammond; Skyler Hammond; Jessica Soltero; Ella Calcut; Kylie; Maria; Mike Whitfield; Matthe D.J. Whitfield; Lizzy Pattillo; Megan Watkins; Andrew Satterthwaite; Brenda Toledo; Chase Wilson; Emily Herbert; Wess Patterson; Ryan Lloyd; Kathy Lloyd; Marge Becraft; Ivan Anderson; Kevin Cowan; Phil Hack; Elizabeth Brown; and Boy Scout Troop 559.

Moment of Silence: Councilman Cragun

Pledge of Allegiance: Councilman Cragun

Mayor Ritchie welcomed students from Roy High School.

1. APPROVAL OF FEBRUARY 7, 2012, MINUTES

Councilman Hilton moved to approve the minutes of February 7, 2012, as written. Councilman Cordova seconded the motion. Council members Cordova, Cragun, Hilton, Stokes, and Tafoya voted “aye.” The motion carried.

2. PRESENTATION FROM NORTH DAVIS SEWER DISTRICT REGARDING FEE STRUCTURES

Councilman Tafoya stated that in December the City Council asked that the North Davis Sewer District make a presentation about its future plans and its fee structure. Waste water was not something that everyone was interested in, but it was interesting when you learned about the nuts and bolts.

Ivan Anderson, North Davis Sewer District, stated that they would be making a presentation to each of the entities they served during the next month. The North Davis Sewer District was formed in 1954. It's first building was a containment pond for seven cities and emptied into the Great Salt Lake. The District was formed by the Davis and Weber County Commissions. It contracted with Roy City, West Point, Syracuse, Layton, Clearfield, Sunset, parts of Weber County, and parts of Davis County. It covered 80 square miles and served about 195,000 people. The District had 100 miles of sewer collection lines and processed about 34,000,000 gallons of waste water a day at the sewer plant. The North Davis Sewer District was a wholesaler of waste water. It collected waste from cities, processed that waste, and then the water was returned to the Great Salt Lake. The biosolids it produced were distributed to a local entity for agricultural purposes. Their contract said they would inform the entities they served about proposed rate increases. The District had three primary revenue sources - the monthly fee, property taxes, and impact fees. The North Davis Sewer District currently charged \$7 per month per residential connection. It charged a \$3,000 impact fee for new residential connections. Due to the economy, very little revenue was being received from impact fees, which was supposed to be one-third of its revenue stream.

Kevin Cowan, North Davis Sewer District, stated that the District was required to have a permit from UPDES, which regulated what the District facility had to comply with. The District was required to remove 85% of pollutants before it could discharge waste water. The District actually removed about 97%. The water was clean enough to drink. Their permits also regulated what they could do with the biosolids. They were governed by storm water regulations, and they had to have a storm water pollution prevention plan. The District was also required to have an air quality permit and comply with air quality emissions.

Phil Hack, North Davis Sewer District, stated that the District had a master plan for its collection system and one for the treatment plant. The master plan looked at the District's needs for 25 years to make sure it could cover its treatment needs and would have the capacity it needed. The master plan looked at regulations they were required to meet, the service life of its infrastructure, and growth within the District boundaries. The last major upgrade at the treatment plant was started ten years ago and completed in 2007. The biosolids operation was supposed to have been upgraded in 2010, but was not due to the economy.

Mr. Hack said the solid treatment process used anaerobic digestion. It generated biosolids and gases, which the District used to cover 50% of the electrical needs of the entire plant. The biosolid process had not been updated since the early 1980's. The District now served 195,000. When the process was started, they served 95,000. There had been a lot of growth in the District. There was a need to expand the biosolid

system to meet regulatory requirements. The District proposed to upgrade the secondary digesters, construct two new digesters, construct a primary solid thickening facility, and convert to a modern digestive process, which would require a new cogeneration facility. The District had looked at ways to minimize costs wherever possible.

Mr. Hack said the District's collection system was constructed in the 1940's. There were many lines that were seventy years old. Some sections of pipe were in a highly deteriorated condition. The District used close circuit TV to examine the pipes. The program helped identify problems before pipes failed and collapsed. There were a number of pipes with critical needs. The District planned to refurbish them with a lining system. The newly lined pipes would have a life of 50 to 80 years. Lining the pipes was substantially less expensive than digging them up and replacing them. This year they had identified four miles of pipe that needed to be lined, which they planned to do in 2012. The District planned to move through 100 miles of pipe over the next three to four years.

Mr. Hack said the District also had some capacity issues. Larger pipe was needed in some areas to prevent flooding. The master plan had identified several areas where larger pipe was needed to provide for future growth within the District boundaries. There was a plan in place to build larger collection pipes over the next twenty years.

Mr. Hack said the cost for all of these improvements was \$5.5 million on 2012 and \$11.7 million in 2013. The bulk of the cost would occur over the next three years. Then costs would taper off.

Kevin Cowan stated that the District currently charged \$7 per month per residential connection. In order to cover the improvement costs, they were proposing to increase the fee to \$8 per month per residential connection in 2012. The increase beyond 2012 would depend on a rate study, but they anticipated it would be \$11 to \$13 per residential connection per month. The average rate across the Wasatch Front was \$22. Even if the District's fee went up by \$5 per month, it would still be below the rate average. The effective date of the increase would be July 1, 2012.

Councilman Cragun stated that it had been 30 years since the plant was upgraded. What had the savings of those years been? Kevin Cowan said the savings were reflected in one of the lowest rates along the Wasatch Front.

Councilman Cragun agreed that relining the pipes was the best option. Roy City had relined pipe on 5600 South, and it had been very effective. He was concerned about regulations from the federal government. Were there any plans to recycle the cleaned water to farms or cities rather than the Great Salt Lake? Councilman Tafoya said the

District had talked about putting the water back into the community, but right now it was not cost effective. The biosolids had been a benefit to the community. The District had an agreement with a farmer in Summit County to use the biosolids to reduce odor. Ivan Anderson said the District had the capacity to pump the water, but it was cost prohibitive. Kevin Cowan said that water in Utah was still cheap despite it being an arid region.

Councilman Tafoya stated that the District was forward thinking. It didn't want to get behind on its master plan.

Councilman Stokes asked how far ahead the improvements would put the District. Kevin Cowan stated that the plant expansion completed in 2007 would be good until 2025. The improvements to the biosolid area were designed to be good until 2035. Councilman Stokes asked when the plant would be self-sustaining. Mr. Cowan said the proposal included build out in its curve.

Councilman Stokes could see the District was trying to keep the costs low. Other than maintaining its collection system, Roy City literally passed the charge on to the residents.

Councilman Cragun felt the presentation had been very helpful. The District had done good job of laying out its needs and justifying the rate increase. The City Council would have to explain the increase to its residents. Citizens often did not understand that the City had no control over what special districts did.

Councilman Cordova asked about cogeneration. Kevin Cowan said the last engine was from 1998. It had a one megawatt capacity. The other engines were from the 80's. The new engines about a capacity of 1.1 megawatts, and there would be a space for a third. Councilman Cordova asked what percentage of electricity they would be able to generate. Phil Hack felt they would be able to generate 70% to 80% of their power. Councilman Cordova asked about their life expectancy. Mr. Hack felt they would have about 20 years of life. Councilman Cordova felt that was a good payback.

Councilman Tafoya stated that the District recently saved the taxpayers money by refinancing. There was a potential to save more in the future.

3. CONSIDERATION OF AN INTERLOCAL AGREEMENT FOR PROVISION OF GRAFFITI REMOVAL SERVICES

Mayor Ritchie stated that the Council had received a copy of the graffiti contract. It was a renewal of an existing contract. The annual cost to the City was \$1,500. No increase was proposed. The value was a lot more than the City was paying.

Councilman Tafoya moved to approve an Interlocal agreement for provision of graffiti removal services. Councilman Stokes seconded the motion. A roll call vote was taken: Council members Stokes, Cragun, Cordova, Tafoya, and Hilton voted “aye.” The motion carried. (Copy filed for record).

4. PUBLIC COMMENTS

Carol Wilson, 2007 West 4400 South, stated that she had lived in her home for 54 years. During that time, the City had resurfaced the street in front of her home twice. Each time her driveway had gotten lower, and it had become difficult to get in and out of the driveway. She purchased a new car at the first of the year, and her approach was ruining her car. She didn't feel she was responsible for the road being too high.

Mayor Ritchie said the City Manager would have Public Works look at her driveway.

Calvin Dittmore, 1983 West 4400 South, said the City had done many things to the road. He asked a former Council about reconstructing the crown of the road and received a letter stating that the City did not feel it was possible for them to fix it.

Mayor Ritchie said Public Works would look at the problem to see if there was a solution.

Mr. Dittmore said the sidewalk in front of his house dropped. He had asked the City to fix the sidewalk three times. He was told it would be fixed, but nothing had happened. The third time he called, an employee suggested that he pay for the repair.

Mayor Ritchie said the City had an effective sidewalk replacement program. He asked Carol Wilson and Calvin Dittmore to come back to the Council if their problems were not resolved.

Matthew D.J. Whitfield, 2885 West 4375 South, did not feel the streets were plowed fast enough. It needed to be done sooner. He was also concerned that vacant property near the intersection of 4000 South and Midland Drive was not being developed. He felt something useful should be built on it.

Councilman Stokes stated that the City would love to see that property developed as well. One of the challenges the City faced was that the property was owned by private individuals who controlled what happened. The City was open to any development suggestions from those owners. The City had very little control over people selling their property. Members of the City's staff contacted property owners periodically to see if they had any plans for their property. The economy also presented a challenge.

Chris Davis stated that the City had actually been complimented on how well it plowed its streets. In order to save money, the crews did not plow until the snow was heavy. It took about eight hours to plow all of the main streets and thoroughfares. Cul-de-sacs were usually not plowed until the next day. National Department of Transportation standards regulated how many hours a driver could plow in one day. The City used sand on the roads, not dirt. He would check to see what grid Mr. Whitfield was located in.

Victoria Shaw, 4429 South 1630 West, asked why houses were built instead of more schools.

Councilman Stokes said the City did not build schools. The Weber County School District was responsible to collect money and build schools. The school district had a master plan it followed. The City worked with the school district, but it did not make decisions on future buildings.

5. CONSIDERATION OF ORDINANCE NO. 1042 ESTABLISHING ADDITIONAL REGULATIONS FOR PAWN SHOPS

Jared Hall, City Planner, stated that the staff had formalized an amendment to Table 17-2 of the Zoning Ordinance based on direction received from the Council on February 7th. The amendment would add regulations to the definition of pawn shops contained in Table 17-2. The regulations would limit the number of pawn shops to one per 10,000 residents in the City, require spacing of 600 feet from residential zones and other pawn shops, and restrict pawn shops from having outdoor display and/or storage. Ordinance No. 1042 formalized the proposed amendment.

Councilman Hilton stated that the City's population was approximately 38,000 based on the last census. Jared Hall said the actual language of the amendment said one for every 10,000 or portion thereof. Based on the City's population, the number of pawn shops would be capped at four. The City currently had four pawn shops. No more would be allowed.

Councilman Cordova asked if the City had received any feedback from owners of the existing pawn shops. Jared Hall said the staff had talked to the owners. They weren't concerned about the cap or the spacing requirements. They were concerned about the restriction on outdoor display.

Councilman Cragun said the feeling he received from the pawn shop owners was that the number should be capped.

Councilman Tafoya moved to approve Ordinance No. 1042 amending Chapter 17, Section 1701 of the Roy City Zoning Ordinance by establishing additional regulations specific to the pawn shops use category within Table 17-2.

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Councilman Hilton seconded the motion. A roll call vote was taken: Council members Cordova, Hilton, Cragun, Stokes, and Tafoya voted “aye.” The motion carried. (Copy filed for record).

6. CITY MANAGER'S REPORT

Chris Davis stated that on February 22, 2012, at 10:30 a.m. a resolution, sponsored by Brad Dee, would be passed by the Utah House of Representatives formally recognizing Jared Francom, the fallen officer from Ogden, and the other officers wounded last month. A resolution would be approved in the Senate at 11:00 a.m. Members of the City Council were invited to attend.

Chris Davis stated that there would be a farewell luncheon for Tony Reynolds at the Roy City Shop on February 22nd at 12:00 p.m.

Chris Davis stated that on March 2nd, Roy City's 75th anniversary would be officially recognized by the Utah House of Representatives at 9:00 a.m. and the Senate at 9:30 a.m. He needed to know which Council members planned to attend. He anticipated that the Council members would actually be on the floor.

Chris Davis stated that there would be a Council work session on Wednesday, February 29th, at 6:00 p.m. at the Hope Center. The Council would discuss the budget and goals for the coming year. A work session would be held with the department heads on Wednesday, March 7th, at 6:00 p.m. at the Hope Center.

Chris Davis stated that Councilman Cordova's Ipad was ready.

Chris Davis reported on the Utah Legislature. This year the Chambers from Cache, Box Elder, Weber, and Davis Counties had joined together, which had made a significant difference. The number one transportation priority for the four counties was the completion of Riverdale Road. It was a \$29 million project. There was some indication that there would be funding available. If the funding was approved, work would begin by the end of the summer. The improvements would include the 1900 West Riverdale Road intersection.

Chris Davis stated that the City had made some headway regarding the billboard on the Zions Bank property. Last week, the Mayor and himself met with the Utah League of Cities and Towns and spoke with Representative Greenwood and Senator Jenkins. Because of the pictures they were able to show Senator Jenkins, he had agreed to pursue an amendment to the current law. The amendment was pending.

7. MAYOR AND COUNCIL REPORTS

Councilman Cragun asked about the status of the Good Landlord Program. Had it gone into effect? Jared Hall stated that it wasn't in full effect. There were some issues that had to be resolved with State statutes. The majority of the work had been done. Chris Davis said there had been some issues with the State's legislation. The Good Landlord Program was ready to move ahead.

Councilman Hilton stated that he would be meeting with the General Plan Steering Committee. He asked that Council members email any suggestions they might have.

8. ADJOURN

Councilman Cordova moved to adjourn at 7:18 p.m. and convene a Redevelopment Agency Meeting. Councilman Cragun seconded the motion. Council members Cordova, Cragun, Hilton, Stokes, and Tafoya voted “aye.” The motion carried.

Joe H. Ritchie
Mayor

Attest:

Amy Mortenson
Recorder

dc:cfeb2112