

ROY CITY

Roy City Council Agenda

October 18, 2016 – 6:00 p.m.

Roy High School – Little Theater
2150 West 4800 South

Minutes of the Roy City Council Meeting held in the Roy High School Little Theater on October 18, 2016 at 6:00 p.m.

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
Councilmember Dandoy
Councilmember Hilton
Councilmember Becraft

City Manager Jay Baughman
City Recorder Amy Mortenson
City Attorney Andy Blackburn

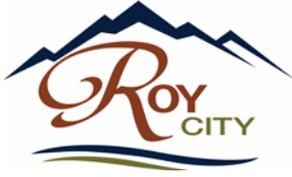
Excused: Councilmember Tafoya and Councilmember Yeoman

Also present were: Deputy Police Chief, Aaron Perry; Fire Chief, Jason Poulsen; Public Works Director, Ross Oliver; Parks and Recreation Director, Travis Flint; Management Services Director, Cathy Spencer; Assistant City Attorney, Trent Nelson; Curtis Mortenson, Mark Hansen, Kathie Darby, Gloria Sveum, Robin Sveum, Ed Weakland, Roy Osborne, Shay Osborne, Alexis Taylor, John Boyce, Susan Boyce, Jon Grove, Kathy Greenwald, Bill Greenwald, Keri Williams, Gregg Williams, Darby Archuleta, Jason Archuleta, Kenlee Tribe, Sue Van Uitert, Masyn Nay, MiShell Gomez, Blake Mortenson, Tiffany Rodrock, Dan Wright, Julie Wright, Terry Browning, DeNece Browning, Terry Patterson, Vickie Patterson, Jeff Jackson, Lisa Jackson, Glen Olson, Dave Gremillion, Carolyn Gremillion, Jody Kadel, Suzy Stephens, Brian Fowers, Reid Wiberg, Jenny Oldham, Lois Oldham, Jed Thompson, Derrick Jenkins, Luke Jenkins, Whitney Robens, Josh Bohling, Jolene Zito, Steve Weber, Carol Weber, Curtis Weber, Gary Penrod, Rae Devlin, Jon Hales, Jill Roberts, Jared Bird, Roger Bovee, Connie Bovee, Veon Mower, Allison Fiscus, Scott Miller, Maddisyn Arnold, Priscilia Brinkerhoff, Janie Dean, Cathy Lykins, Harold Kerkman, Nathan Larsen, Sandi Christiansen, Nancy Bell, Edwin Eshler, Rachell Jones, Jared Flanders, Ernest Jacklin, Carolyn Jacklin, Chongby Thao, Linda Whittaker, Dan Thomas, Shauna Thomas, Sarah Schelin, Paul Schelin, Sandra Christensen, Tiffany Christensen, Dee Gledhill, Joline Allen, Sabine Parker, Allan Karras, Janeen Norman, Eugene Briscoe, Virginia Briscoe, Brent Jorgensen, Betty Jorgensen, Jason Moyes, Rachel Moyes, Guy Peters, Nicole Peters, Chris Barrow, Gordon Barrow, Kathy Yarrington, Bruce Illum, Seth Tenbrink, Annette McMillan, Michael McMillan, Chad Zito, Phillip Smith, Garet Woods, Monica Patino, Matt Gibby, Marie Gibby, Lamar Holt, Marilyn Holt, Rachel Moyes, William Dyson, Michelle Dick, Bradon Ward, Doug Nandell, Sarah Nandell, Jacee Elmar, Mikel Gras, Susen McLea, N. Fletcher, Chad Moser, Lindsey Ohlin, Chris Lewis, Jason Kunzler, Craig Stephens, Jean Tanish, Joan Peterson and Roger Peterson.

Moment of Silence and Pledge of Allegiance: Councilmember Becraft

1. APPROVAL OF THE OCTOBER 4, 2016 CITY COUNCIL MINUTES

Councilmember Hilton Motioned to approve the October 4, 2016 City Council Minutes as written. Councilmember Dandoy seconded the motion. All Councilmembers voted “aye”. The motion carried.



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2. AWARD OF EMPLOYEE OF THE MONTH

Deputy Police Chief, Aaron Perry, presented the Employee of the Month Award to Officer Mortenson. He read the letter of nomination outlining the ways in which he went above and beyond his duties.

Councilmember Becraft Motioned to approve Curtis Mortenson as September 2016 Employee of the Month. Councilmember Hilton seconded the motion. All Councilmembers voted “aye”. The motion carried.

3. CONSIDERATION OF RESOLUTION NO. 16-45 AUTHORIZING REPRESENTATIVES OF THE CITY TO TRANSACT BUSINESS ON ACCOUNTS AT ZIONS FIRST NATIONAL BANK

Councilmember Hilton Motioned to approve Resolution No. 16-45 Authorizing Representatives of the City to Transact Business on Accounts at Zions First National Bank. Councilmember Dandoy seconded the motion. A roll call vote was taken. All Councilmembers voted “aye”. The motion carried.

4. PUBLIC COMMENTS

Ed Weakland explained that for the past two years there have been problems with cars driving over a walkway from 4000 South to 4800 South. Mr. Weakland said he has called and complained to the Roy City Police Department, to which they responded that they haven't seen any action. He was concerned by the possibility of a pedestrian getting hit by a car, and requested that the City to address the situation.

5. CITY MANAGER'S REPORT

City Manager, Jay Baughman, did not provide a report at this time.

6. MAYOR AND COUNCIL REPORT

There were no Mayor and Council reports.

Councilmember Becraft Motioned to adjourn as the Roy City Council and convene as the Roy City Redevelopment Agency. Councilmember Hilton seconded the motion. All Councilmembers voted “aye”. The motion carried.

Roy City Redevelopment Agency Agenda

1. CONSIDERATION OF RESOLUTION NO. RDA 16-2 AUTHORIZING REPRESENTATIVES OF THE AGENCY TO TRANSACT BUSINESS ON ACCOUNTS AT ZIONS FIRST NATIONAL BANK

Board Member Becraft Motioned to approve Resolution No. RDA 16-2 Authorizing Representatives of the Agency to Transact Business on Accounts at Zions First National Bank. Board Member Hilton seconded the motion. A roll call vote was taken. All Board members voted “aye”. The motion carried.



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Board Member Hilton Motioned to adjourn as the Roy City Redevelopment Agency and reconvene as the Roy City Council. Board Member Dandoy seconded the motion. All Board Members voted “aye”. The motion carried.

Roy City Town Hall Agenda

1. CITY MANAGER / CITY COUNCIL PRESENTATION

City Manager, Jay Baughman, noted that a FAQ sheet was distributed and posted to the City’s website containing additional information on the proposed annexation. He encouraged citizens to come in and speak with staff at the Community Development Office if they have questions regarding their individual property needs. He presented the following information regarding the effects and impacts the proposed annexation would have on citizens living in County islands:

Utility Impacts

- Roy City Utilities: No longer pay double rate
- Secondary Water: Roy Water Conservancy District
- Hooper Water: Stay on Hooper Water
- Annexation or Franchise Fees: Absolutely none.
- Trash service: Some citizens currently pay around \$40/month, whereas with Roy City citizens would pay around \$25/every two months.

Business Impacts

- Business License: Only required for Roy, not Weber County
- Vehicle Parking: Pavement or gravel
- Signage: Roy allows one sign, 2’ x 2’ attached to the building
- Home Offices: Allowed
- Business Structures/buildings: Not allowed in residential areas
- Storage of Product: must be enclosed in a structure
- Anyone with a non-conforming use will need to come into the Community Development office to record their specific use. Current legal uses under Weber County will not be affected.

Public Safety

- Fire
 - Response time will greatly improve
 - Dispatch directly to Roy City Fire
- Police
 - Roy City has five officers patrolling
 - County has one deputy at any given time

Property Tax Impacts

- A net increase for a \$200,000 home of roughly \$200 a year
 - Recent property tax increase for Roy City
 - 38% increase – first increase in 11 years
 - A 3.45% increase annually
 - Average homeowner pays \$5 more a month



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Mr. Baughman presented slides of nine annexation areas, which showed areas that will be annexed into Roy City, whereas several areas successfully petitioned against the annexation. A map of these areas as they relate to City boundaries was presented, and will be available for review at the City Offices.

2. PUBLIC COMMENTS

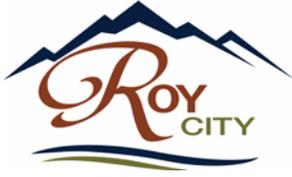
Mr. Baughman defined an annexation as a legal transition of land located within or around Roy City boundaries, which is transferred to the City's jurisdiction. He explained that there are several pockets of County land located throughout the City, and as such they are trying to fill in those gaps to enhance the City's services provision. He stated that the residents living in those areas can't go about their daily lives without using Roy's services in some way, especially when accessing City roads.

Summary of discussion indicating **OPPOSITION** to the annexation:

- Several concerns were raised pertaining to unique circumstances some properties with business licenses may face if the annexation takes place; i.e., whether or not certain uses would be grandfathered in through the process.
- Several residents expressed concerns with the proposed tax increases. One resident stated the annexation would impose nearly a 40% tax increase and yet the residents being annexed into Roy City would not benefit from significantly enhanced access to services and facilities. Residents questioned whether or not there would be any financial benefits resulting from the annexation.
- Several residents questioned whether or not public safety services would be enhanced as a result of the annexation.
- One resident noted that as per Utah Code, there is supposed to be language included in municipal codes regarding annexations of unincorporated areas. A resident was concerned with Roy City's code being outdated, noting that the most recent updates took place in 2004.
- Several comments were made regarding whether or not the annexation was properly noticed to the residents affected.
- Several residents inquired as to whether or not the County has more flexible animal rights than Roy City.
- One resident spoke about the value of having limited government oversight, and believed this afforded citizens more freedom.

Summary of discussion indicating **SUPPORT** of the annexation:

- One resident who currently lives within Weber County's jurisdiction explained that as of this year their house is valued at \$221,524, and they will be paying \$1,889 in property taxes. A home directly to the west of them in an adjacent subdivision is valued at \$224,661, and that property owner will be paying \$1,944 in property taxes this year at Roy City's tax rate. This is a difference of \$55.00, even though the second home is valued a little higher. The resident provided a few other similar examples and stated that the notice sent out by Weber County notified residents of a 25% tax increase next year. The County's 2017 tax increase will be \$83.00



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for homes similarly valued, rather than the lower rate residents would be paying Roy City. In short, residents will end up paying more in property taxes to Weber County than Roy City.

- When Roy City annexes sections of County land, part of the money from Weber County will be transferred over to Roy City, thus eliminating any chance of double taxation from occurring.
- The County rates for Allied Waste have doubled over the course of seven years from \$50 to \$100 per month, whereas Roy City has a contract with Allied Waste, along with other utility services, which benefits citizens with guaranteed lower rates.
- With regards to Public Safety, one resident shared personal experiences they previously encountered with slow response times as a result of living in the County. The argument was made that response times would likely improve as a result of the annexation.
- A resident explained that there was a lack of snow plows in Weber County during winter months.
- Comments from several residents were made regarding the high level of service and professionalism Roy City's public safety personnel provide the community.

Additional Comments from the City Manager and Staff:

Mr. Baughman explained that based on the average property value within the areas to be annexed, the City will receive approximately \$52,000 in revenue annually. The City would assume responsibility of three miles of County roads if the annexation were approved. In order to do a two-inch overlay of asphalt on those roads would cost the City over \$300,000. This cost would not include improvements such as curb and gutter. Mr. Baughman provided this illustration to indicate that the City is not seeking this annexation for financial gain.

Regarding public safety, staff explained that Weber County has one deputy patrolling Hooper and the unincorporated areas of Roy, whereas Roy City has five officers throughout Roy City.

Staff explained that the City's code regarding annexation did not need to be readdressed because annexation criteria have not changed.

Staff and elected officials stressed that they want to work with citizens on this matter. Mr. Baughman outlined the various channels of communication of the City, and noted that the City went above and beyond what is required by State Law in noting the proposed annexation.

It was noted that the properties, rather than the property owners will be grandfathered in, should the annexation take place; if a property is sold then the use will be grandfathered in. However, each case will vary based on circumstances. All questions on individual property needs should be directed to the Community Development Office.

There will be a public hearing for the annexation on November 1, 2016. At that point, the Council may adopt an Ordinance approving the annexation. However, they will likely still need to further analyze each individual area of the annexation to see if they meet the thresholds, in which case the Ordinance wouldn't be adopted until a subsequent meeting.

Questions were raised regarding the release of maps showing the annexation areas to the City's website.



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Staff and elected officials were concerned with the possibility of citizens in opposition of the annexation targeting residents who would have otherwise chosen not to vote against it. As such, they indicated that they would not be posting these maps to the City's website.

While a properties located within City boundaries have more valuation within a City versus an unincorporated area, typically the change in value is not significant.

In speaking to the City's reason for the annexation, Councilmember Dandoy explained that the City has received several requests from citizens living in unincorporated areas requesting that this take place. He said that while there wasn't a lot of representation from that side present at tonight's meeting, there was another voice to this discussion. From his vantage point, he was indifferent to whether or not the annexation took place; rather, he wanted to represent the citizens who have expressed this desire. He said the beauty of the process is that the decision will come down to a majority vote. Councilmember Dandoy read from State Code which states that it is against the law for a City to do an annexation for the sole purpose of increasing revenue. He stressed that the citizens are in complete control of this decision. He stated that the annexation would aid the City's efforts in modernizing the community.

Staff explained that the law is strict that if 50% of an area petitions to not be annexed, annexation for that particular area cannot take place. As such, there are areas that will not be annexed because they submitted a petition which met the criteria.

3. ADJOURN

Councilmember Becraft motioned to adjourn at 8:10 p.m. Councilmember Hilton seconded the motion. All Councilmembers voted "aye". The motion carried.

Willard Cragun

Mayor

Attest:

Amy Mortenson
Recorder