

## MINUTES OF THE NOVEMBER 17, 2009, ROY CITY COUNCIL MEETING

1. Approval of October 20, 2009, minutes
2. Presentation of the FY2009 Comprehensive Annual Financial Report
3. Canvass of 2009 Municipal General Election results
4. Presentation by Weber Human Services about "Communities that Care"
5. Consideration of purchase of property for water reservoir from UTA (Contract No. 2009-1)
6. Consideration of agreement for consulting services for disproportionate residential fee study and/or disproportionate business license study fee (Contract No. 2009-2)
7. Approval of alcoholic beverage license for Maverik, Inc. # 414 located at 2815 West 4000 South
8. Public comments
9. Consideration of Ordinance No. 1020 amending the Sign Ordinances regarding pole signs, monument signs, and electronic message center signs
10. Consideration of conditional use approval to operate a pawn shop on property located at approximately 5519 South 1900 West
11. Consideration of conditional use approvals to co-locate new cellular antennae on properties located at approximately 5508 South 1900 West, 5197 South 3800 West, and 6081 South 2700 West
12. City Manager's report
13. Mayor and Council reports
14. Adjourn
15. Summary of actions charged

Minutes of the Roy City Council Meeting held November 17, 2009, 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	City Manager Chris Davis
Councilwoman Marge Becraft	City Attorney Andy Blackburn
Councilman Willard Cragun	Secretary Michelle Drago
Councilman Larry Peterson	
Councilman Michael Stokes	
Councilman Dave Tafoya	

Also present were: Tony Reynolds, Community and Development Services Director; Cathy Spencer, Management Services Director; Jared Hall, Planner; Brad Hilton; Steve McBride; Mike Litchford; Cynthia Mattson; Michael Hunt; Bryan Sakurada; Nathan Eipsy; Stockton Mair; Brent Mair; Gordon Butler; Paula Price; Jen Fahncke; Lisa Powell; Matt West; Jeff Johansen; Rachel Trotter; Elden Rink; James Schroeder; Janet Snipton; Altina Stott; Norman Bailey; and Don Patton.

Moment of Silence: Councilman Peterson

Pledge of Allegiance: Boy Scout Troop 460

1. APPROVAL OF OCTOBER 20, 2009, MINUTES

**Councilman Cragun moved to approve the minutes of October 20, 2009, as written. Councilwoman Becraft seconded the motion. Council members Becraft, Cragun, Peterson, Stokes, and Tafoya voted "aye." The motion carried.**

2. PRESENTATION OF THE FY2009 COMPREHENSIVE ANNUAL FINANCIAL REPORT

Cathy Spencer, Management Services Director, stated that the 2009 audit had been performed by Wiggins & Company. James Schroeder and Altina Stott were present to make a presentation on the financial statements.

James Schroeder, Wiggins & Company, stated that they had performed an audit of Roy City's 2009 financial records in accordance with generally accepted principles and government audit standards. They tested the City records and evaluated its internal controls in order to reduce the risk of a material mistake at management level. Their opinion included in the report was an unqualified opinion. They did not find any instances of non-compliance with generally accepted accounting principles. The City staff in all of the departments were very forthcoming and very cooperative. They appeared to be very competent in trying to comply with the rules and regulations. Mr. Schroeder briefly reviewed some of the numbers in the financial statements. The total expenses for

the year ending June 30, 2009, were \$22,103,529, which was a \$1.2 million increase over the previous year's expenses of \$20,900,000. Charges for services increased by roughly \$300,000. The net cost of general government increased from \$8.6 million to \$9.1 million. The total fund balance overall increased by \$1.2 million. That was something to be commended for in the economic conditions the City was facing. The administration appeared to be doing a good job managing the City. The net assets of the City increased in the amount invested in capital assets by roughly \$1.6 million, which was the result of the bond expenditures and donations from developers. They anticipated that would slow in the future until the general economy turned around. The unrestricted portion of the City's assets decreased from \$8.7 million to \$8.4 million, which was expected with the finances the City was having. That indicated that the City's planning had worked well over the last year.

Mayor Ritchie stated that the Council Audit Committee met with James Schroeder and Altina Stott prior to the Council meeting to review their financial report. The committee was pleased with what was done and the finding that Roy City was well run. Councilman Peterson had asked if Wiggins & Company had any problems getting information from the departments. Mr. Schroeder said the City employees had been a joy to work with because they did not try to hide anything.

**Councilman Tafoya moved to approve, adopt, and accept the FY2009 Comprehensive Annual Financial Report. Councilman Peterson seconded the motion. Council members Becraft, Cragun, Peterson, Stokes, and Tafoya voted "aye." The motion carried.**

### 3. CANVASS OF 2009 MUNICIPAL GENERAL ELECTION RESULTS

Chris Davis stated that a recount of the 2009 Municipal General Election was held on Thursday, November 12<sup>th</sup>. The final results were:

Mayor	Votes
<b>Joe H. Ritchie</b>	<b>1605</b>
Dave Tafoya	1312

City Council member		
Marge Becraft	1539	
<b>Brad Hilton</b>		<b>1733</b>
Lynn R. Smith	978	
<b>Michael L. Stokes</b>		<b>1548</b>

The outcome did not change, but the number of ballots changed somewhat. The City Council acting as the Board of Canvass needed to adopt the final results.

**Councilman Cragun moved to accept the final canvass results of the 2009 Municipal General Election. Councilman Peterson seconded the motion. Council members Becraft, Cragun, Peterson, Stokes, and Tafoya voted “aye.” The motion carried.**

4. PRESENTATION BY WEBER HUMAN SERVICES ABOUT “COMMUNITIES THAT CARE”

Paula Price, Weber Human Services, stated that she was a Local Authority for the Prevention of Substance Abuse Coordinator. For the past five years, Roy City had been part of a study conducted by the University of Washington. The study looked at communities that implemented the Communities that Care model. It evaluated whether it made a significant difference. Brigham City and Tooele received funding to begin Communities that Care. Price and Roy City were part of the control group. Roy City participated in the study by doing a lot of surveying in the schools. The study found that CTC slashed alcohol consumption by 8<sup>th</sup> graders and smoking almost in half. In tracking 4,000 teens, the study found the use of substances continued to drop in those communities.

Mrs. Price stated that in October a prevention summit was held in Utah to bring community leaders together to inform them about how CTC (Communities that Care) could be implemented. Councilwoman Becraft was invited to attend that summit. Other community leaders from Roy were also part of the summit. CTC was a framework to help communities by gathering data, involving key leaders, identifying issues, and identifying the most effective way to deal with those issues. CTC brought agencies and people together. Representatives from Tooele spoke at the summit regarding the success in their community. Mrs. Price stated that the State had start up money available. Because of Roy City’s participation, the State wanted to make the CTC project available to Roy City.

Mayor Ritchie asked where Roy City went from here. Mrs. Price said the Council needed to decide if this was a program the City wanted to do. If it did, it needed to pull together key players and take advantage of the funding. She was more than willing to help the community through the process. Mayor Ritchie asked how many key people were needed. Mrs. Price said a small group was needed to start. Under the original leaders, there would be a larger committee. Mrs. Price said a lot of cities used funding to hire someone part time to run the program.

Councilman Stokes realized that the issues were different from community to community. What types of activities could Roy do? Mrs. Price said that once the issue in Roy was identified, the key leaders determined what was already being done and if there were any gaps. Councilman Stokes stated that the data for Roy should be available as it was part of the control group. Mrs. Price said she would contact the University of Washington and ask for Roy's information.

Councilman Cragun stated that programs like CTC were usually started with federal money. When the federal funding went away, the programs usually went away. How much money would the City have to find funding for, if the grant went away? Did the City have to come up with matching funds? Mrs. Price said there was a request for matching funds in order to demonstrate a commitment to the program. The City Council needed to make a decision before the end of the year. The seed money was for one year. There were federal grants available. Some were good for one year; some for three. Mayor Ritchie asked if a soft match was an option. Mrs. Price said it was negotiable.

Councilman Stokes asked what the matching amount was. Paula Price said it was \$10,000. Councilman Stokes wanted to compare the data about Roy with other CTC communities to determine if they had similar issues. If there were similar issues, he wanted to see how effective CTC was in combating them.

Councilman Cragun felt the City Council should look at CTC. He suggested holding a work session to review the data and ways to come up with the funding. Kids in today's world were struggling. Any program that would work would be progress.

Mayor Ritchie felt it would be a shame to let the efforts that had been made thus far go down the tube.

Councilman Stokes felt the Council should move on this issue quickly, but in a calculated way.

Councilman Peterson felt the Boys & Girls Club might want to be a partner as well.

Mayor Ritchie asked Paula Price to forward the survey information to the City Manager who would decimate it to the Council members.

5. CONSIDERATION OF PURCHASE OF PROPERTY FOR WATER RESERVOIR FROM UTA (CONTRACT NO. 2009-1)

Chris Davis stated that when the City Council considered the UTA's site plan and subdivision for the Roy substation, it asked UTA to set aside property for an additional water reservoir. That decision was prompted because the City Engineer indicated that an additional well needed to be on the same level as the existing one so they could share pumping equipment. The additional water reservoir was part of the City's master plan and part of the water bond. UTA was selling the 1.3 acre site to the City for what they paid for the land - \$100,000 an acre. The total purchase price was \$130,000. He asked the Council to approve Contract No. 2009-1.

Councilman Cragun asked where the reservoir on 4000 South was located. Chris Davis said it was located on the south side of the road at approximately 2225 West. Councilman Cragun stated that some time ago there was discussion about putting the reservoir on the City-owned property east of Iomega. Mr. Davis said there was such a discussion, but previous Councils felt that property was too valuable for commercial development.

Councilman Cragun asked if the City-owned property was worth more than \$130,000. Councilman Stokes stated that the City had had offers for the property, even for residential development. He felt the City could do so much more with that property than use it for a reservoir. The City would get a significant return on that property in terms of money and jobs that would be more than \$130,000.

Mayor Ritchie pointed out that the purchase was the culmination of plans made years ago.

**Councilwoman Becraft moved to approve purchase of property for the water reservoir from UTA (Contract No. 2009-1). Councilman Stokes seconded the motion. A roll call vote was taken: Council members Peterson, Tafoya, Stokes, and Becraft voted "aye." Councilman Cragun voted "nay." The motion carried.** (Copy filed for record).

6. CONSIDERATION OF AGREEMENT FOR CONSULTING SERVICES FOR DISPROPORTIONATE RESIDENTIAL FEE STUDY AND/OR DISPROPORTIONATE BUSINESS LICENSE STUDY FEE (CONTRACT NO. 2009-2)

Chris Davis stated that the agreement for consulting services was a follow up of the Council's direction to move ahead with the Good Landlord Program. A study was required as a precursor to the program. Contract No. 2009-2 was an agreement for services with Lewis Young Robertson & Burningham, Inc. They had done similar studies for about a dozen other cities in the state. The City planned to do the full \$17,000 study as it wanted to look at the residential fee structure and business license fees. The City anticipated that there would be a lot of interaction between Lewis Young and Tammy Nelson, the business license officer. Tammy was preparing to send out business license renewals for 2010. The study would be implemented in 2011. The study would be started in

February and end in May. Approval of the contract would allow Tammy Nelson to begin preparing the information Lewis Young would need.

Councilman Stokes stated that this was a continuation of a previous work session held by the City Council. He was pleased to see things were moving forward. He wanted to begin moving on issues so that if the City had to have rentals they would be well maintained.

**Councilman Cragun moved to approve an agreement for consulting services for disproportionate residential fee study and/or disproportionate business license fee study (Contract No. 2009-2). Councilwoman Becraft seconded the motion. A roll call vote was taken: Council members Becraft, Tafoya, Stokes, Cragun, and Peterson voted "aye." The motion carried.** (Copy filed for record).

7. APPROVAL OF ALCOHOLIC BEVERAGE LICENSE FOR MAVERIK, INC. # 414  
LOCATED AT 2815 WEST 4000 SOUTH

Mayor Ritchie stated that the City Council had previously approved a conditional use permit for an alcoholic beverage license for this business at this location.

**Councilman Tafoya moved to approve an alcoholic beverage license for Maverik, Inc. # 414 located at 2815 West 4000 South subject to the business receiving final building and fire inspections. Councilman Cragun seconded the motion. Council members Becraft, Cragun, Peterson, Stokes, and Tafoya voted "aye." The motion carried.**

8. PUBLIC COMMENTS

Norman Bailey, 2086 West 5700 South, stated that he had lived in Roy for 35 years. He had a list of nine businesses on 1900 West that had moved or closed their doors in the last few years. When you drove into Roy from the freeway, all you could see were vacancies. Why would someone want to buy a home in Roy when all of the businesses were moving west?

Mayor Ritchie stated that the City was working very hard to fill the empty stores and empty lots. The City was facing tough economic times. Most of the empty buildings had projects in the works. He knew of three that had been approved by lenders who had not released the money yet. The Planning and Economic Development staff was working hard. There had been some revitalization.

Norman Bailey was worried about Roy. There wasn't even anywhere to have a nice dinner in Roy. At one time Roy had been very dynamic. Councilman Stokes said Roy was located between Ogden City and Layton City; two larger cities that had access to more funding that smaller cities did.

Councilman Stokes stated that the City had tried to meet with property owners as well as potential developers. The City had offered it fullest resources. There was a lot of work being done behind the scenes.

Norman Bailey asked if the City Council had thought of a smaller Walmart in the old Albertson's store. Councilman Stokes said the difficulty with the Albertson's building was that the building and land were owned by two different companies.

9. CONSIDERATION OF ORDINANCE NO. 1020 AMENDING THE SIGN ORDINANCES REGARDING POLE SIGNS, MONUMENT SIGNS, AND ELECTRONIC MESSAGE CENTER SIGNS

Tony Reynolds stated that in May 19, 2009, the City Council approved two temporary zoning restrictions dealing with three types of signs - monument signs, pole signs, and electronic message center signs. The temporary restrictions were meant to allow the City time to address unintended consequences of the new Zoning Ordinance. A temporary zoning restriction was only good for six months. The temporary restrictions would expire on November 19<sup>th</sup>. The staff recommended that the Council adopt Ordinance No. 1020 to prevent exposure to the City. The Planning Commission had met four times over several months to discuss new regulations for these signs. Ordinance No. 1020 only addressed monument, pole, and electronic message center signs. Two versions of Ordinance No. 1020 were being presented to the Council for consideration. Version A only allowed electronic message center (EMC) signs in Regional Commercial Zones. Version B allowed EMC signs in zones beyond Regional Commercial.

Jared Hall stated that Ordinance No. 1020 would add five new sections to Chapter 20. Section 2001 was a generally worded purpose statement for what would eventually be a full chapter. Section 2002 contained general provisions applying to all signs. It supplied the language that gave preference to the new regulations over the existing rules in Title 9 Chapter 4 in the event of a conflict. It also provided language specifying methods for the measurement of signs and the calculation of their area. Section 2003 provided regulations for EMC signs; Section 2004 provided regulations for pole signs; and Section 2005 provided regulations for monument signs.

Councilman Tafoya stated that existing EMC signs in the Community Commercial Zone would become non-conforming when Ordinance No. 1020 was adopted. Why not just allow them in the Community Commercial Zone? Jared Hall stated that the regulations proposed in Version A made EMC signs more available in the Regional Commercial and Manufacturing Zones. It tightened ambiguous regulations in the Community Commercial and Business Park Zones. The Regional Commercial Zone was the most heavily used. The proposed regulations reflected that. In Community Commercial Zones there was the potential to affect adjacent residential zones. Version B proposed that EMC signs be allowed in monument signs in Community Commercial Zones. EMC signs in monument signs would not be intrusive to residential neighborhoods.

Councilman Tafoya pointed out that all of the undeveloped commercial land was located in Community Commercial Zones. He would hate to prohibit any business coming in from having an EMC sign when there was a non-conforming EMC sign three blocks down the road.

Councilman Tafoya asked how many commercial sites developments were five acres or larger. Jared Hall said there were 15 to 18. EMC signs in larger commercial developments in Community Commercial Zones would be less intrusive to the residential areas.

Councilman Stokes invited Planning Commission Chairman Brad Hilton to address some of the Planning Commission's reasoning for its recommendation to prohibit EMC signs in Community Commercial Zones. Chairman Hilton stated that the Planning Commission had reviewed the regulations for EMC, pole, and monument signs in four meetings. The issue regarding EMC signs in Community Commercial Zones was discussed. The Planning Commission spoke with some of the residential neighbors to Community Commercial Zones. The sign from Maverik on 5600 South shown right into their windows. He could understand where Councilman Tafoya was coming from. There were a couple of Planning Commission members that were concerned about the non-conforming signs as well.

Councilman Stokes asked if the Planning Commission felt more strongly about Version A or Version B. Chairman Hilton said the Planning Commission felt strongly that Community Commercial Zones should not have EMC signs.

Mayor Ritchie asked if the Planning Commission would be looking at the Sign Ordinance again. Chairman Hilton said the Sign Ordinance was a work in progress. When issues came up, it could be revisited. If there was a need for EMC signs in Community Commercial Zones in the future, the Planning Commissioner could look at the ordinance again.

Councilman Stokes stated that if the City Council was going to choose which version to approve, he felt it should be the more restrictive version. There were still issues that needed to be discussed. He agreed there were concerns about the EMC signs near residential areas, but he felt they could be mitigated.

Councilman Tafoya stated that there were businesses in the Community Commercial Zones that wanted EMC signs. EMC signs were expensive. He felt businesses should have the right to have an EMC sign. Restrictions could be placed on EMC signs in Community Commercial Zones, such as shutting them off from 11:00 p.m. to 6:00 a.m.

Councilman Stokes felt that approving the less restrictive version could create more non-conforming EMC signs in the future.

Councilman Tafoya asked about the current sign regulations. Jared Hall said the previous practice of the City was to allow EMC signs as a conditional use in shopping centers over five acres.

Mayor Ritchie stated that he had invited a few business owners to address the City Council: Jeff Johansen, Matt West, and Cynthia Mattson.

Jeff Johansen, owner of Kent's Market, stated that EMC signs were expensive. He planned to spend about \$100,000 for an EMC sign. The City had taken away their ability to use A-frame signs. The signs currently allowed by the Sign Ordinance were not an effective way to advertise. Right now they were advertising through a weekly mailer to every home in Roy. An EMC sign would allow them to advertise quicker and more effectively. They had a big competitor coming in. An EMC sign would allow him to get a message out to the community. His family had invested a lot of money in Roy. He was concerned about keeping Kent's and the other businesses in the shopping center viable. He could understand restrictions such as no flashing and shutting the sign off at 11:00 p.m. He asked the City Council to remember that they were part of the City, and they had tried to be very civic-minded.

Mayor Ritchie stated that the City Council was concerned about doing what it could for the businessmen in town. He appreciated Mr. Johansen's concerns. The City Council would do everything it could to make the sign regulations as palatable as possible.

Matt West, Wee Care Pediatrics, stated that he was representing the Rock Run development on the northwest corner of 6000 South 3500 West. Wee Care Pediatrics chose to open a location in Roy because they were losing patients from the Roy area due to traffic congestion. The Rock Run Plaza had eight tenants, not including the credit union. Their only signage was a monument sign, which was ineffective. He lived in Roy not far from Rock Run. He still had people in his neighborhood tell him they didn't know Wee Care was there. Mailers didn't bring any response. They were willing to make concessions about the sign. He could see that a lot of work had gone into the new sign regulations.

Mayor Ritchie asked if they had received notification about the Planning Commission's hearings on the Sign Ordinance. Mr. West said they hadn't received any notification. Tony Reynolds said the notification was a general notice published in the newspaper.

Matt West stated that the cost of the EMC sign they were looking at was \$56,000, or about \$7,000 per tenant. It was much more effective advertising dollars. If they put the EMC in a monument sign, it would be damaged. The tenants didn't want to pay for a sign at ground level. It was necessary for the sign to be higher.

Cynthia Mattson, Rock Run Dental, stated that they had had a wonderful time at Rock Run. There was a need to get information out to everyone whether they were patients or not. The information

needed to be at a level that was safe for them while they were driving and without an astronomical cost.

Councilman Tafoya asked how EMC signs could be allowed in Community Commercial Zones. Tony Reynolds said that Version B would allow EMC signs as a permitted use in CC Zones with the restriction that they had to be 100 or more feet from a residential area. It would allow them in monument signs for shopping centers with five or more acres. That was what was allowed in the previous ordinance.

Councilman Tafoya asked what would have to be changed to allow Rock Run to have a pole sign. Mr. Reynolds said Section 2003-4c would have to be changed to read 'pole' rather than 'monument' and 'five acres' would have to be changed to 'three.'

Councilman Stokes felt that if EMC signs were allowed in Community Commercial Zones they should be conditional rather than permitted. That would allow for easier enforcement of restrictions. That meant changing the wording in 2003-4.

Tony Reynolds suggested striking Section 2003-4c.

Councilman Peterson asked if there would be other restrictions on EMC signs besides hours of use and flashing. Tony Reynolds said the staff and Planning Commission had focused on writing a document that would allow EMC signs as permitted uses. In Regional Commercial Zones there weren't concerns about hours of use. There weren't any standards written for hours of operation or lumens. Councilman Peterson felt that if EMC signs were made conditional uses in CC Zones, the City would have the ability to formulate some conditions to address the impact of individual locations.

Councilman Peterson stated that the 3500 West corridor contained major commercial developments both north and south of the City. He felt it would short change Roy businesses if they could not compete on an equal footing with area businesses.

Councilman Cragun stated that the City let the horse out of the barn when it started allowing commercial businesses on 3500 West. The City Council needed to address some of the problems it helped to create. The Planning Commission worked hard on the new regulations. He felt Version B would be a good solution to the problem.

Mayor Ritchie allowed a gentleman from the audience to speak. The gentleman said the amount of light emitted from an EMC sign could be adjusted. EMC signs could be shielded. An EMC sign probably put out less light than the business itself. Percentages didn't always work because the sign had to be readable.

**Councilman Cragun moved to adopt Version B of Ordinance No. 1020 amending Title 10, Chapter 20 of the Roy City Zoning Ordinance and Title 9, Chapter 4 of the Roy City Municipal Code, regulating electronic message center signs, pole signs, and monument signs in all zoning districts, and terminating Ordinance Nos. 1014 and 1015, which established temporary land use regulations regarding the same, subject to Section 2003-4 being reworded to make EMC signs conditional uses and Section 2003-4c being stricken. Councilman Tafoya seconded the motion. A roll call vote was taken: Council members Peterson, Becraft, Stokes, Cragun, and Tafoya voted "aye." The motion carried. (Copy filed for record).**

10. CONSIDERATION OF CONDITIONAL USE APPROVAL TO OPERATE A PAWN SHOP ON PROPERTY LOCATED AT APPROXIMATELY 5519 SOUTH 1900 WEST

Mayor Ritchie stated that the Planning Commission had recommended that this item be approved.

**Councilman Peterson moved to approve a conditional use permit to operate a pawn shop located at approximately 5519 South 1900 West based on the staff's finding and subject to the conditions recommended by the staff and Planning Commission. Councilwoman Becraft seconded the motion. Council members Becraft, Cragun, Peterson, Stokes, and Tafoya voted "aye." The motion carried.**

11. CONSIDERATION OF CONDITIONAL USE APPROVALS TO CO-LOCATE NEW CELLULAR ANTENNAE ON PROPERTIES LOCATED AT APPROXIMATELY 5508 SOUTH 1900 WEST, 5197 SOUTH 3800 WEST, AND 6081 SOUTH 2700 WEST

Mayor Ritchie stated that the Clearwire had requested conditional use approval to co-locate new cellular antennae on towers located at 5508 South 1900 West, 5197 South 3800 West, and 6081 South 2700 West. The Planning Commission had recommended that the conditional use permits be approved.

Councilman Tafoya felt the new antennae was okay as long as the towers were structurally reviewed.

**Councilman Stokes moved to approve a conditional use permit to co-locate new cellular antennae on property located at approximately 5508 South 1900 West based on the staff's findings and subject to the conditions recommended by the staff and Planning Commission. Councilman Peterson seconded the motion. Council members Becraft, Cragun, Peterson, Stokes, and Tafoya voted "aye." The motion carried.**

**Councilman Stokes moved to approve a conditional use permit to co-locate new cellular antennae on property located at approximately 5197 South 3800 West based on the staff's findings and subject to the conditions recommended by the staff and Planning Commission.**

**Councilwoman Becraft seconded the motion. Council members Becraft, Cragun, Peterson, Stokes, and Tafoya voted “aye.” The motion carried.**

**Councilman Stokes moved to approve a conditional use permit to co-locate new cellular antennae on property located at approximately 6081 South 2700 West based on the staff’s findings and subject to the conditions recommended by the staff and Planning Commission. Councilman Tafoya seconded the motion. Council members Becraft, Cragun, Peterson, Stokes, and Tafoya voted “aye.” The motion carried.**

## 12. CITY MANAGER’S REPORT

Chris Davis stated that the staff was working with UTA on Rails for Trails. There was funding available. Mark Miller was working with UTA on the engineering. It was looking hopeful.

Chris Davis updated the City Council on the status of the Hope Community Center. There had been problems with the structural steel, which meant the lighting ceremony would not be held in the gym. The contractor anticipated finishing by the end of December. The punch list would be finished by mid January. The Boys and Girls Club could start moving in by the end of December. He suggested a ribbon cutting ceremony in late January.

Chris Davis stated that the staff was already working on Roy Days 2010. Travis Flint had met with a group from the County about a combined RAMP Grant to help purchase a large outdoor screen. Weber County had purchased a large stage that could be used.

Chris Davis reminded the Council that the annual fire dinner would be held Saturday, November 21<sup>st</sup>. All of the Council members and their spouses were invited to attend.

Chris Davis stated that the staff was getting ready for the January legislature. There would be some challenging issues regarding the economy.

## 13. MAYOR AND COUNCIL REPORTS

Councilwoman Becraft asked if the Council would be serving the seniors on Wednesday, November 25<sup>th</sup>. Mr. Davis said he would check and let the Council know.

Councilman Stokes asked when the lighting ceremony on November 23<sup>rd</sup> would start. Councilwoman Becraft said it would begin at 4:30 p.m. The lights would be turned on at 5:30.

Councilman Stokes asked what documents had to be in place before the seniors and Boys and Girls Club could start moving in. Chris Davis stated that Andy Blackburn had been working on a lease with the Boys and Girls Club. The City had never had a lease with the seniors. The City paid for the building, and Weber Human Services provided the director. The City did not fund the senior

activities. Councilman Stokes felt it would be wise to have formalized documents before the seniors and Boys and Girls Club moved in. The documents would outline the responsibilities of all parties and provide protection for everyone.

Councilwoman Becraft asked that the Council members nominate homes for the annual lighting contest if the owners had not entered.

Councilman Tafoya stated that the North Davis Sewer District would be holding a Truth in Taxation hearing next month.

14. ADJOURN

**Councilwoman Becraft moved to adjourn at 7: 52 p.m.**

15. SUMMARY OF ACTIONS CHARGED

1. Chris Davis to let Council members know if they were serving seniors on Wednesday, November 25<sup>th</sup>.

2. Administration to finalize lease documents with RASA and the Boys and Girls Club prior to their occupancy of the Hope Community Center.

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Joe H. Ritchie  
Mayor

Attest:

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Michelle Drago  
Secretary

dc:cnov1709