

## KAYSVILLE CITY COUNCIL

June 2, 2022

Minutes of a regular Kaysville City Council meeting held on June 2, 2022 at 7:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

Council Members present: Mayor Tamara Tran, Council Member John Swan Adams, Council Member Mike Blackham, Council Member Abbigayle Hunt, Council Member Nate Jackson and Council Member Perry Oaks

Others Present: City Manager Shayne Scott, Finance Director Dean Storey, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Assistant Finance Director Levi Ball, Community Development Director Melinda Greenwood, Information Systems Manager Ryan Judd, Public Works Director Josh Belnap, Cody Branch, Jessi Stringham, Justan Stringham, Lori Baron, Rich Baron, Brett Markham, Bill Morrison, Elizabeth Marsh, Tyler Ross, Caleb Williams, Kevin Swenson, Eve Swenson, Jeanne Foster, Doug Foster, Jake Fisher, Krystal Fisher, Alicia Lambert, David Johnson, Julio Castro, Christina Castro, Karen Hart, Neka Roundy, Susan Anderson, Dawn Steele, David Nielsen, Sarah Harames, Erica Townsend, Dustin Townsend, Michelle Thomson, Laurene Starkey, Val Starkey, Joey DeFilippis

### **OPENING**

Council Member Blackham opened the meeting with a prayer and led the audience in the pledge of allegiance.

### **CALL TO THE PUBLIC**

Nothing was brought under this item.

### **PRESENTATIONS AND AWARDS**

#### **PUBLIC WORKS DEPARTMENT PRESENTATION**

Public Works Director, Josh Belnap, presented the annual report for 2021 for the Public Works Department. Mr. Belnap explained that their department covers streets, storm water, water, and engineering and inspection. They are in charge of taking care of 135 miles of public streets, and that number grows each year with new development in the city. Our streets crews also oversee the four traffic signals and one pedestrian HAWK signal that we have in Kaysville. We also address traffic calming and concerns received regarding traffic volume, speed, patrol needs, signage and striping. We oversee the install and repair of any new or existing signs in the city, curb and street painting, tree trimming or the removal of other foliage that encroach the road, fleet and equipment management, and the repair or installation of curb and sidewalk. The storm water division takes care of over 300 miles of underground storm and land drainpipes. They also oversee our street sweeping, and the city's MS4 Permit with the State and the EPA. As part of that permit, all City staff must complete training on storm water systems. The storm water crew conducts storm water screening, and we must report that information to the state every year. We also participate in the Davis County Stormwater Coalition. The water division of public works maintains over 160 miles

of drinking water pipes, along with seven water storage tanks. We are tasked with delivering high quality water to our customers and as part of our system, we have six chlorine monitoring stations throughout town. We also have two large pump houses, with a third soon to be in operation. We do annual trainings and daily water quality monitoring, system security and flushing lines. Our engineering and inspection area helps to oversee the plan review on new developments to ensure that these developments meet requirements. Most recently, our city engineer has been working on franchise agreements and we are working to draft a Storm Drain Master Plan. Last year we continued to work on improving water quality and collected over 1,000 samples. We saw a significant increase in leak repairs over the last year. We have many water projects planned and are coordinating the design for them. Last year we added 1.5 miles of new public streets through new developments. We repaired 1,100 feet of sidewalk and repaved Thornfield Road and 350 East Street. Our crews had 600 tons of asphalt repairs, 500,000 square feet of preventative maintenance applications of sealcoats on certain roads, and 150 tons of crack sealing. Over the last year, we have also been working on the design of the Burton Lane Roundabout, the North Angel Street Sidewalk project, Mutton Hollow Road project, 200 North, and Connector Road projects. A lot of our focus has been coordinating with other entities with the West Davis Corridor project as well as the Connector Road project. Some of the challenges our department faces is in regards to staffing. We had about a 25% turnover rate last year. Our aging infrastructure is also a high concern for us, especially in the older parts of town. We are dealing with aging equipment, but have been working on addressing that over the last year and have made some significant progress. We face supply chain issues, inflation costs, and struggles of contractor availability. We struggle to keep up with the growth occurring all over the state, as well as changes in the industry. We have great employees and we are grateful for their willingness to step in where needed, even on weekends and holidays.

Council Member Jackson asked about sidewalk repair, especially in the older areas of town.

Josh Belnap said that Kaysville's ordinance says that sidewalks are the responsibility of the adjacent property owner, and if a sidewalk needs to be repaired or replaced, it's that property owner's responsibility to repair it. However, in an attempt to quell some of those safety concerns, the city will help with up to 50% of the costs. This summer we will also be looking into hiring a contractor to go into a specific area we have deemed in need of dire sidewalk repairs, and they will shave off small sections of sidewalk slabs to make them level to help prevent pedestrians from tripping. When our department does receive a complaint about a sidewalk, we try to make contact with the property owner to work with them and see what can be done to get the sidewalk fixed.

### **DECLARATION OF ANY CONFLICTS OF INTEREST**

No conflicts were disclosed.

### **CONSENT ITEMS**

Council Member Blackham made a motion to approve the following consent items:

- a. Approval of Minutes of May 5, 2022.
- b. Appointment of new Planning Commission members and Planning Commission Alternate.
- c. Appointment of new Power Commission member.
- d. Authorizing an Agreement for the Lower Pasture Water Tank Booster Station

Project.

The motion was seconded by Council Member Oaks.

The vote on the motion was as follows:

Council Member Oaks, yea  
Council Member Blackham, yea  
Council Member Adams, yea  
Council Member Hunt, yea  
Council Member Jackson, yea

The motion passed unanimously.

### **ACTION ITEMS**

#### **REZONE OF 492 NORTH FLINT STREET FROM R-A (AGRICULTURAL RESIDENTIAL) TO THE LI (LIGHT INDUSTRIAL) DISTRICT – BRAD WALTERS OF MONNIT CORPORATION**

Community Development Director Melinda Greenwood explained that Brad Walters of Monnit Corporation has submitted a request to rezone the property located at 492 North Flint Street. The request is to rezone the property from R-A (Agricultural Residential) to the LI (Light Industrial) zoning district in order to accommodate a future two-story commercial building, which would include an office, warehouse and research space. The property was previously used for a single-family dwelling, but it was recently demolished. There is a residential home located to the south of this property, and a residential subdivision across the street, but the property abuts the LI zone to the north and east. In the LI zone, buildings are allowed to be five feet taller than residential homes, and the setbacks are different, however the building on the LI zoned property will have to sit thirty feet from the adjacent residence. Staff feels that this application meets some of the goals within the city's general plan, including having commercial land use along major arterial streets. Only one public comment was submitted to the Planning Commission, which cited concerns about the architecture of the building fitting into the feel of the adjacent residential subdivision, concerns with the building height and concerns with the building blocking views of neighboring homes. At the May 12, 2022 Planning Commission meeting, the Planning Commission held a public hearing and then voted six to zero to recommend approval of the rezone request.

Council Member Jackson asked about the neighboring commercial uses.

Melinda Greenwood responded that directly north of this property is an office space used in conjunction with a nearby rehab center. There are also industrial uses nearby in the Business Park.

Council Member Jackson asked about the comment received.

Melinda Greenwood responded that the comment indicated they were concerned about the architecture of the building. The applicant has indicated that they would like to build a building with a rustic style of architecture.

Council Member Blackham said that the buildings within the Kaysville Business Park are held to building standards as outlined in their covenants. Council Member Blackham asked if the same standards could be held to this property.

Nic Mills said that if the council wishes to put requirements on the property, such as architecture requirements, it would be best to do that through a development agreement.

Melinda Greenwood added that the council might not want to implement the architectural standards of the Business Park because they have more of an industrial style.

Council Member Blackham said that he would feel more comfortable approving this rezone if a development agreement were in place addressing the architecture of the building.

Council Member Adams made a motion to table the request to rezone 492 North Flint Street from R-A to the LI district for Monnit Corporation so city staff could negotiate a development agreement with the applicant. The motion was seconded by Council Member Blackham.

The vote on the motion was as follows:

Council Member Blackham, yea  
Council Member Adams, yea  
Council Member Hunt, yea  
Council Member Jackson, yea  
Council Member Oaks, yea

The motion passed unanimously.

REZONE OF 602 SOUTH ANGEL STREET FROM A-1 (LIGHT AGRICULTURAL) TO R-1-8 (SINGLE FAMILY RESIDENTIAL) DISTRICT WITH A PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE – BEBUILDERS

Community Development Director Melinda Greenwood explained that BeBuilders submitted a rezone application on behalf of the Evelyn L. Johnson Trust to change the property at 602 South Angel Street from A-1 (Light Agricultural) to R-1-8 (Single Family Residential) with a Planned Residential Unit District (PRUD) overlay. The property is 1.66 acres in size and the rezone would allow up to nine single-family lots to be developed. At the May 12, 2022 Planning Commission meeting, the Planning Commission held a public hearing and voted four to two to recommend approval of the rezone request. The Planning Commission also received multiple public comments via email, which comments had been provided to the City Council prior to the meeting. Since the Planning Commission meeting, the City Council has also received further comments from the public. Most comments were opposing the zone change, and concerns included traffic, parking, safety, density, small lot size, crime, water availability, green space, affordability of the proposed housing project, losing a rural feel, lot width, air quality and property values. There were also a few comments submitted that were in support of the zone change. The applicant had submitted a nine-lot concept with their rezone application, but is now showing an eight-lot concept. The

applicant is also proposing a patio home community that would be composed of lots for 55 years of age and older, with homes that would be approximately 2,500 square feet in size. Staff is recommending that the City Council approve the rezone request based on the Planning Commission's recommendation and the findings outlined by Staff. Staff feels that this proposed rezone meets the guidelines of the general plan and that the R-1-8 zone would create additional single-unit housing opportunities, allow for varying sizes of homes, while still preserving the existing residential feel. Within the last couple of years, the state has been requiring more regulations of cities to help meet moderate income housing needs. In 2019, the City Council adopted certain requirements into our general plan to meet state requirements. Rezoning to higher densities is necessary to assure the production of moderate-income housing. The PRUD overlay zone helps to create less costly housing. The development being proposed would not be considered as moderate-income housing, but it would allow for smaller lot sizes with smaller homes, which in turn lends itself to a less costly product. We are in a statewide housing crisis, and every choice made to create more housing will help towards the crisis. One concern mentioned from neighbors was in regards to the city not being able to provide adequate public services to these new units. However, the city would not recommend a rezone request that the city would not be able to support.

David Nielsen, representing the Johnson family and BeBuilders, said that they are requesting eight patio homes with three-car garages on each home. The lot size for each will be at almost 1/5 of an acre, and they will have a minimum side yard setback of ten feet, which is more than what is required in the zone. The target prices for the homes will be about \$650,000-800,000 and they will be single-level homes. They are proposing to do a private lane with a locked gate between the existing Angel Crescent Way and Dawn Drive for emergency access. The Johnson family has paid for access to Angel Crescent Way. There will be an open sidewalk entrance for foot traffic between the two private lanes. Angel Street is defined as an arterial street and is eligible for medium and higher density consideration. This is not a medium density housing development, but considered a single family detached. Approving this development would allow for more housing choices in our community. Many people are looking to downsize their home but would like to stay in Kaysville. This would give some an opportunity to do so. The proposed homes would be two-bedroom, with the option of putting more rooms in the bedrooms upstairs or in a bonus room. Their target buyers are empty nesters. They want to keep these homes more spaced out from each other, with sidewalks against the street. There is ample precedent for this type of use in the neighborhood. Two twin-homes are built not far from this property. Ovation Homes built a similar development on 200 North not long ago. There are also existing private lanes adjacent to the property. This development is a great opportunity for the neighborhood.

Council Member Jackson asked about the private gate.

David Nielsen said that it likely would be a three-rail metal gate.

Council Member Jackson asked about the existing trees on the property.

David Nielsen said that they would like to keep as many existing trees on the property as they can.

Council Member Hunt asked if the applicant would be willing to consider a less dense zone.

Council Member Oaks asked if the developer had spoken with the neighbors about their plans for development.

David Nielsen said that after their mother passed away, the family met together to discuss what should be done with the property. It was a consensus that they would take their development idea to the Planning Commission to see what comments they would receive and then make adjustments based on the feedback. The neighbors wanted to see that Angel Crescent Way be kept as a private lane, which it will be.

Mayor Tran opened the meeting for public comment.

Brett Markham commented that he bought his property from the Johnson family, directly west of the subject property, and has lived here for forty years. Mr. Markham said that he is opposed to this rezone. It has been mentioned that Angel Street is considered an arterial road, but he would disagree. Approving this requested rezone would set a precedent in the area. There is a large difference in lot sizes between the proposed R-1-8 zone and the current zoning surrounding the property. The council needs to consider how approving this development might affect our school system. If nearby green space is also developed into higher density housing, there will be a substantial number of kids being added to our schools. Where will we find land for another school? The West Davis Corridor will bring in more traffic to our streets and Angel Street is only a single lane road.

Justan Stringham said that he moved from Georgia four years ago and it was hard to move from a more open area to an area where it is hard to find any property left to build, and still feel a sense of space and a community feel. Mr. Stringham said that he has since felt that sense of community in Kaysville and a place to raise his family. There is a general sense that there was a plan put together many years ago for how those before us wanted to see Kaysville. Historically, our city has done a great job in planning for the city and he appreciates the recent survey that was done to give an idea of what our current community would like to see. The council needs to keep that in mind when making this decision. If this proposed rezone feels like radical change to the community, than the request needs to be rejected.

Alicia Lambert said that while she supports the Johnson's, she is opposed to this proposed rezone. She is concerned about the precedent that has already been set. In the last forty years, Kaysville has changed from large farming properties to smaller and smaller residential developments. Those who have lived here that long have had to succumb to it and it's time for a new precedent to be put into place. Ms. Lambert said that Davis County has lost over 71,000 acres of farmland. The county lost another 16,600 farm acres between 2002 and 2007. Since the 1970's, agricultural land has been devalued. Real estate and development has become more precious and profitable than the farms that feed us. Without our farms, we will not have any food. In 2002, there was an article in the Deseret News that discussed how people were concerned about growth back then as well.

Tyler Ross said that we are all here tonight because we are passionate about where we live and we love where we live. They moved to Kaysville because of the feel of the community, and the open space and lot sizes were appealing. Mr. Ross said that the survey that was conducted in regards to the General Plan said that surveyed residents reported a high quality of life and a desire to mitigate growing pains to maintain Kaysville's small-town feel. Residents felt that commercial areas are the best candidates for future development and growth, especially for low-rise mixed-use development. Kaysville's residents exhibit a strong preference for future housing development to consist of single-family homes, preferably with large lots. In many areas, the residents would like

to see that future land use be consistent with existing land use. We should prohibit high-density land uses in areas established for lower density residential uses. Mr. Ross said that while he supports the Johnson's wanting to develop their property, he feels there are more accommodating solutions and would rather see only four units being proposed here.

Joey DeFilippis said that he had previously submitted a letter addressing a number of his concerns. He is appreciative of the modifications that the Johnson's have made to the plan since the Planning Commission meeting. Having more traffic coming from this development onto Angel Street is a big concern as well as being able to keep Angel Street safe, especially for all the children walking to and from school. Angel Street is also considered part of a cycling route and every intersection added to a cycling route is a hazard. It seems that most of the neighbors are okay that the property is developed, but a middle ground needs to be found. Most of the properties surrounding this are half-acre lots. Mr. DeFilippis suggested that the Johnson's consider a rezone to the R-1-LD zoning district. It would help to maintain a wider minimum lot size and it would help to blend better into the neighborhood. Mr. DeFilippis commented that he was disappointed that the Planning Commission hadn't discussed modifying the proposal to another zone at their meeting.

Christina Castro said that she is one of the Johnson children and only five of the Johnson kids could be here tonight. This property is a big part of their family they are leaving behind and it's hard to see it happen. Ms. Castro said that she watched her dad go through property development approvals as he was on the City Council and as the Mayor, and she watched neighbors become unkind to others when change happens. If this property were to be developed into four large single-family homes, there would likely be more traffic on Angel Street from these homes than the proposed eight patio homes. These homes will be for senior dwelling and would be a good addition to the city. Many of our older generations are looking for a place that is smaller and easier to live in and take care of. This development would do just that. Many of their own family members would like to live here. There hasn't been agricultural farming on this property for several years, and they haven't had any farm animals on the property since their dad passed away in 2008. We appreciate being listened to and considered for this rezone, and we understand the concerns. Change is hard but it is inevitable. We have seen many farms become neighborhoods, but we have become good friends with the neighbors who moved in there. The best way to deal with change is to be part of it and their family is open to ideas and communication with everyone.

Erica Townsend said that her family moved here from New Jersey almost ten years ago and they chose to live in Kaysville because of the feel of the area. They were under the impression that a lot had to be built on a half an acre or more, otherwise it would have to have green space to make up that difference. They learned soon after moving here that they were misinformed because people continued to get their land rezoned and then would sell their land to make as much money as possible by putting in as many homes as they could fit onto their lot. As this continues, the look and feel of west Kaysville continues to change. Angel Street was recently repaved and those traveling along here have finally stopped complaining about the patches of asphalt on Angel Street. By allowing a rezone and the development of eight homes on this property, it will allow the road to be torn up again. We will see an increase in traffic. How will we be assured that only people older than fifty-five will live in these homes? There is no HOA planned for these new homes. The neighbors are concerned about the construction that will occur here and the safety of the kids in the area. There should continue to be green space required here in order to continue the feel of west Kaysville. Mrs. Townsend said that she is not as concerned about the size of the homes being proposed, but rather the amount of them and this setting a precedent for the future. Will there be

guidelines set for this community?

David Johnson said that he is also one of the Johnson children, and he has lived in Kaysville his entire life. They had a house on 400 West and Center Street, and when that home was removed for I-15 to be widened his parents bought this property on Angel Street. At the time it was zoned A-5 and they had a farm for the family. In 2001, their father, Art, wanted to sell off some of his property, so he rezoned his property to A-1. The remainder property to be sold was rezoned to R-1-20. Two of the lots were approved to allow for twin homes for his grandsons. Mr. Johnson said that he bought a home on Angel Street in 1973 and they still live there, and they have seen a lot of change. A new patio home development was recently built by their property and it has become a great asset to the community. There are many people looking for these types of patio homes. The lots that are being proposed tonight are seventy-five feet wide.

Dustin Townsend said that he is also opposed to this rezone request and is concerned about the lot sizes being much smaller than the surrounding properties. There is a lot of room for compromise in this situation and he would rather see four or five lots being proposed for the property. Mr. Townsend said he is concerned about the road being torn up with the construction of this development because contractors tend to do minimal work and the road patches end up looking terrible. Many of the neighbors would like to see these as larger lot sizes. The R-1-8 zone would be more appropriate if there were other high-density housing developments in the area. The neighbors are also concerned about how this might impact property values and the rural feel of the neighborhood, because that is why many of us bought a home in this area.

Rich Baron said that he lives west of this property and has lived in west Kaysville for twenty-three years. They love the area, and one of the main draws for them is because of the lot sizes in west Kaysville. The General Plan has policies in place to guide future growth. However, in Policy 1.1 of the General Plan it states that the city should preserve single-family neighborhoods by restricting development to models that fit the existing character of the neighborhood. This rezone doesn't fit the character of the neighborhood. High-density housing should not be placed in the middle of a neighborhood with one-acre and half-acre properties. Mr. Baron said that there is a housing crisis in Utah but fails to see how a proposal for eight homes would rectify the housing crisis. The only way that argument becomes valid is if other areas of west Kaysville are rezoned the same.

Mayor Tran closed the public comment for this item.

Council Member Hunt asked if the applicant could be required to enter into an agreement that these homes would be for those fifty-five and older.

Melinda Greenwood said that it could be done through a development agreement. The enforcement of it could be done in a variety of ways, such as through deed restriction or through an HOA.

Council Member Oaks said that while he is in favor of a patio home development, he is concerned about limiting these homes to only those falling within that age range. It might be a perfect size home for a young couple.

Council Member Blackham made a motion to deny the rezone request of 602 South Angel Street



from A-1 to the R-1-8 district with a PRUD overlay zone for BeBuilders, seconded by Council Member Oaks.

Council Member Jackson said that cities are feeling significant pressure from the state to help grow and to help accommodate the growth that is occurring statewide. It is astonishing how many homes that we are in need of. We also have the biggest defense program in our nation taking place at Hill Air Force Base and they are estimating that there will be another 4,000-5,000 new jobs being created. This is another reason driving the housing demand. There are several members of our community that would like to downsize to a small, single-level home and there aren't enough being built in our area to meet demand. Council Member Jackson said that he feels that this proposal fits within our General Plan and we need to make some realistic decisions to try to create more housing opportunities in Kaysville. We need diversity in order to have a healthy community. We need to have housing for our elderly and our young couples. This is a good development and it will fit well into this community and will enhance the neighborhood.

Council Member Hunt said that she agrees with Council Member Jackson. There have been some concerns mentioned about setting a precedent, but she doesn't feel that approving this development will do that. This is a good development and will be good for those who would live here.

Council Member Oaks asked if this property were to be rezoned to the R-1-20 district, would twin homes or duplexes be allowed here.

Melinda Greenwood responded that they would be allowed with the approval of a conditional use permit.

Council Member Oaks said that the R-1-8 zone is considered a higher density zone, but is not considered as high-density. Council Member Oaks said that he is not comfortable approving an R-1-8 zone in this area because it is surrounded by half-acre lots. He likes the patio home concept, but doesn't feel that adding eight homes here fits into this area and would like to see the developers come back with a different rezone request.

Council Member Adams thanked the Johnson family for what their family has done for the community. Council Member Adams said that he is favor of the size of the proposed homes, and would like to see more homes of this size built in the city. He doesn't feel that approving this development would set a precedent, hinder schools, or add much traffic to the area. It is unrealistic to think that west Kaysville will always have half-acre lots. However, he feels that when a development is being proposed in an already developed area, they should build similar housing adjacent to what is already built. It's hard to place the burden of smaller lots and more homes on an area where people are already established. Council Member Adams said he would rather see this development be proposed with only four units.

Council Member Blackham said that for decades, the city councils would only allow for developments of two units per acre west of I-15 and because of that, there is a certain expectation from those who already live here. Residents have purchased here because of the bigger lots and space around them. Many of the neighbors have said that they aren't against development, but wants to see a development that better fits into the area. The city's General Plan is a guideline and is left for interpretation. Allowing for an additional eight homes here would be a dramatic change to the neighborhood, and therefore he feels that this development doesn't meet the General Plan.

He also feels that approving this for R-1-8 would set a precedence for future development. Higher density is more appropriate for arterial streets that is closer to mass transit.

Council Member Jackson said that it is extremely important that the council helps the city to grow and adapt to the growth occurring. It is concerning that if the council continues to deny these proposed developments, that the city might be forced to approve certain developments whether we like it or not. The reality is the state is going to continue growing and we need to figure out how we can grow while protecting our neighborhoods. Approving this development would be a great first step.

The vote on the motion was as follows:

Council Member Adams, yea  
Council Member Hunt, nay  
Council Member Jackson, nay  
Council Member Oaks, yea  
Council Member Blackham, yea

The motion passed with a vote of three to two.

AN ORDINANCE ENACTING 12-2-7 OF THE KAYSVILLE MUNICIPAL CODE REGARDING CAMPING IN CITY PARKS OR ON PUBLIC PROPERTY

Attorney Nic Mills explained that recently the city has become more concerned about the possibilities of people camping in public parks or on public property. Further, the City's Parks Department occasionally has people that are camping at the East Kaysville Wilderness Park without the appropriate permits. This ordinance would address these issues by prohibiting camping on public property or in parks unless under specific circumstances.

Council Member Adams made a motion to approve an Ordinance enacting 12-2-7 of the Kaysville Municipal Code regarding camping in city parks or on public property, seconded by Council Member Oaks.

The vote on the motion was as follows:

Council Member Hunt, yea  
Council Member Jackson, yea  
Council Member Oaks, yea  
Council Member Blackham, yea  
Council Member Adams, yea

The motion passed unanimously.

**WORK ITEMS**

BURTON LANE/50 WEST ROUNDABOUT BID DISCUSSION

Public Works Superintendent Josh Belnap commented that in 2019 the city looked at having an

evaluation done on some of the city's intersections to see if changes could be done to make those intersections flow better. Following a formal engineering evaluation by a third party consultant, it was recommended that the intersection of Burton Lane and 50 West would be a good location to install a roundabout. However, with the topography and the alignment of the roadways, combined with the proximity of the nearby parks, it was decided to install a temporary roundabout to study the efficacy of it before committing the funds to a permanent modification of the intersection. Staff recently opened bids for a permanent roundabout at Burton Lane and 50 West. While the city only received one bid, that bid was nearly double what the engineer's estimated cost was originally. Inflation, supply chain issues, and labor shortages are significantly affecting the costs of operations, maintenance and projects. Staff does not feel that the city can do this project at this time because of the cost of the bid. However, city Staff feels strongly that this project still needs to happen at some point in the future. City Council needs to also take into consideration that postponing this project does not guarantee a lower bid price in the future.

Mayor Tran asked about having a four-way stop at this intersection.

Josh Belnap said that the engineer who did the evaluation recommended against a four-way stop because this is a busier road and would likely cause more problems with traffic efficiency movements. There is also more concern for pedestrian safety with a four-way stop.

Council Member Blackham commented that the bid might have been done at the wrong time of year. Typically, contractors for this type of work are bidding for projects later in the year to plan for the next year. This seems to have been bid at a time when contractors already have full-workloads planned. Council Member Blackham said that he would like to see this rebid in the fall.

Josh Belnap said that they are hearing more from contractors that the time of year that they bid is becoming less relevant because of the sheer volume of work they have. Mr. Belnap said that he is hoping to break down some of the items within the bid to see if we can find a more comparable bid price on some of the items that needs to be completed.

Council Member Jackson asked about accidents at this roundabout.

Josh Belnap responded that we have not had any recordable accidents at this intersection with the temporary roundabout in place. We want to balance the flow of traffic and pedestrian access at this intersection, while keeping it as safe as possible.

Council Member Blackham asked if this could be listed as a capital project on the budget and carried into the next year to add more funds than if we had to.

Shayne Scott responded that we could.

#### GENERAL PLAN UPDATE DISCUSSION

The City Council postponed this item until a future agenda.

#### BUDGET DISCUSSION

Finance Director Dean Storey presented the latest reported sales tax for the city and said the budget

would be adjusted to account for the additional revenue in the amount of about \$200,000. Mr. Storey presented a historical listing of fund balance from previous years. The city is required to have at least 5% of total revenues of unassigned fund balance, but no more than 35%. Staff feels that an appropriate level would be 18-20%. The city has used fund balance most recently to transfer one-million dollars to the city hall project. In 2021, \$850,000 was transferred for future capital projects. In our current budget, we are anticipating the use of fund balance of 1.1 million dollars for operational costs, fleet replacement, and the paramedics program. Our initial discussion regarding FY 2023 was to use fund balance for operational costs and for fleet replacement, which would amount to about a million dollars. With the latest sales tax reports, we feel that could be reduced a little. Mr. Storey reviewed the proposed changes to the fee schedule, which included changes to fees related to the cemetery, parks and recreation fees, and a few fee changes to community development. Mr. Storey said that there is also a need to increase water rates. The proposed rate would increase the base rate by \$2 per month per connection. There is also a proposed usage rate increase with an incremental increase per tier. This is being proposed as a way to try to encourage the conservation of water. If there are areas where secondary water is not available, the block rate for that tier has a 20% usage increase.

Josh Belnap added that the increase in water usage not only helps to encourage people to conserve water, but also helps us to capture some of the impact from high water users.

Dean Storey said that Chief Oberg feels that there needs to be an adjustment made to the police department budget in the amount of about \$30,000 for crossing guards. Our police department now has a crossing guard to help coordinate all of the crossing guards, and because of that, she is working more hours and being compensated more. They have also had to hire on more crossing guards over the last few years. Mr. Storey said that earlier in the council's budget discussions, the current state of the operations center was discussed, along with the consideration of a renovation of the building. However, Staff now feels that it would be best to delay the project and instead address the replacement of the doors, which has been included in the FY 2023 budget. The roof also needs to be replaced, but Staff feels that could be put off another year. Mr. Storey said that the tentative budget did not include the grant ARPA funds received, but those have now been included and are in line with projects that have already been discussed for that funding.

Council Member Adams asked about when the council would need to decide on whether a Truth in Taxation hearing needed to be held.

Dean Storey responded that the council would need to make that decision at their next council meeting. If the council decides not to hold a Truth in Taxation hearing, they could approve the final budget that same night.

### **COUNCIL MEMBER REPORTS**

Council Member Oaks said that the RAMP committee held their first meeting this last week and are excited to be starting that process.

### **ADJOURNMENT**

Council Member Oaks made a motion to adjourn the City Council meeting at 9:58 p.m., seconded by Council Member Adams and passed unanimously.