MINUTES OF LAYTON CITY COUNCIL WORK MEETING **APRIL 5, 2018; 5:33 P.M.**

MAYOR AND COUNCILMEMBERS PRESENT: **MAYOR BOB STEVENSON, JOYCE BROWN, BRUCE DAVIS, TOM DAY, SCOTT FREITAG AND JOY PETRO**

STAFF PRESENT: **ALEX JENSEN, GARY CRANE, TERRY COBURN, BILL WRIGHT, KENT ANDERSEN, TIM WATKINS, STEVE JACKSON, WES ADAMS, DAVID PRICE, JOELLEN GRANDY, TRACY PROBERT AND KIM READ**

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Stevenson opened the meeting and turned the time over to Staff.

AGENDA:

MAYOR'S REPORT

He expressed appreciation to Mr. Kent Andersen, Community and Economic Deputy Director, at his resignation with Layton City and complimented him on his accomplishments at Layton City.

The City Council adjourned the work session and reconvened as the RDA in a work session at 5:35 p.m. The City Council reconvened in a work meeting at 5:40 p.m.

UPDATE – KENLEY AMPHITHEATER PLAZA IMPROVEMENTS – PAVILION AND GATEWAY MATERIAL FINISHES

JoEllen Grandy, Parks Planner, shared a visual presentation identifying the proposed phase I plaza improvements which included the following:

- Gateway
- Fencing
- Restroom facility

She announced the bid process began last week.

She reviewed a proposed rendition of the proposed pavilion and shared product samples which would be used for the improvements and explained where each sample product would be used during the construction process. She shared an illustration of the proposed gateway and reviewed the products which would be implemented with the construction process. She pointed out the same materials would be used for the new restroom building. She also shared samples of additional product samples which would be used for the rest rooms.

Councilmember Davis clarified there would be more facilities for women compared to those being provided for men. Ms. Grandy shared an illustration of benches which would be placed throughout the plaza. Mayor Stevenson clarified the improvements would also provide electricity in that area of the park to accommodate future expansion of the Christmas lighting display. Ms. Grandy identified where electrical pedestals would be located on an illustration.

Councilmember Freitag asked if internet infrastructure would also be included. David Price, Parks and

Recreation Director, responded the amphitheater currently had internet capability based on the museum. Alex Jensen, City Manager, mentioned funds had been appropriated to expand the availability prior to the concert season. Councilmember Freitag asked about the participation agreement between the City and the Kenley's. Mr. Jensen responded he didn't recall and Mayor Stevenson believed the contribution was approximately $10,000 each year.

Mayor Stevenson suggested soliciting a major donor to contribute funds for the plaza improvements allowing naming rights and a discussion followed. Councilmember Brown requested clarification on what would be completed this year and Ms. Grandy responded the rest rooms and the gateway would be completed this year.

Mr. Price informed the Council the large willow tree had been removed because it had experienced wind damage and would have been unsafe to remain in the park. He explained the City had purchased a large tree from a nursery in Portland Oregon and had already been planted. He stated it was a beautiful tree and would grow quickly.

Councilmember Davis asked if the Arts Council had been consulted to determine if its internet needs required a hard wired connection. Ms. Grandy stated that hadn't been planned. Councilmember Freitag suggested installing signage advertising the wireless internet connection available to the public was being provided by UTOPIA. Mr. Price pointed out Staff had worked closely with the Davis Arts Council through the process and indicated Staff would ensure hard conduit would be used within the project to provide for future fiber.

Councilmember Brown requested clarification on the projects being completed with RAMP funding.

Mr. Jensen asked if there were concerns about the proposed materials identified for the improvements and Councilmember Petro inquired about the durability of the cabinetry and surface area products given the potential exposure to the elements. Ms. Grandy clarified the countertops were a laminate and Mr. Jensen emphasized the indoor cabinets/countertops would be enclosed and locked when not in use. Councilmember Day asked about the wood product and she indicated it was a durable wood product which required very little maintenance.

PRESENTATION – CLIPPER NEWSPAPER

Mayor Stevenson indicated direction from the Council was needed on whether to move forward with a newspaper publication for Layton. He clarified the Clipper was prepared to provide 14 issues over a 12 month period, beginning with an issue to be distributed the end of June, and would provide reporters to assist City Staff.

Gayle Stahle, Clipper, announced it was moving forward with a Layton publication and reported on the different topics his Staff had begun working on. He stated in addition to highlighting the bicycle race Tour of Utah, an entire section would be dedicated to the County Fair for distribution. Councilmember Davis clarified the cost for the publication would be $48,000 and Mayor Stevenson indicated funds were available within this year's budget and pointed out the City would be paying upfront for the yearly publication. He added the Clipper would also be requesting solicitations for advertising and indicated the City had been asked to encourage advertising by businesses within the City.

Councilmember Brown asked how financially solvent the Clipper was and Mr. Stahle responded it currently wasn't doing well. She expressed concern with the City entering into an agreement and paying an initial lump sum with a company that could potentially go out of business. Mr. Stahle stated he would personally be covering some initial costs until the advertising funds were recognized. Councilmember Brown expressed concern about asking businesses for financial support which already contributed significant funds for numerous programs. Councilmember Davis suggested all businesses should consider the advertising in the Clipper a business opportunity. Councilmember Petro personally knew Mr. Stahle for a number of years and expressed confidence in him and the proposed publication.

Councilmember Freitag asked how success of the publication would be measured. Mr. Stahle responded he didn't really know how the Council would recognize its success and shared the example of Sandy City. Councilmember Freitag asked if the website would provide additional information than what was originally being provided in the once a month additional paper publication. He stated four pages of the publication would be dedicated for City Staff's contribution and indicated samples would be provided as examples.

Councilmember Davis clarified the publication would be available in racks at certain locations. Councilmember Freitag inquired where similar publications were doing well and Mr. Gayle responded Cedar City was an example of success and indicated there were others and would provide that information. A discussion took place on the number of pages currently included in the City's newsletter and if that information was sufficient for the City's contribution and if this would require additional work on behalf of current Staff. Councilmember Petro suggested holding off on hiring a Communications position until the City could determine the success of the publication.

Mayor Stevenson asked Staff's opinion and Mr. Jensen identified several variables which could determine the success of the publication and believed it would be worth exploring. Bill Wright, Community and Economic Development Director, stated each business managed its advertising component and believed this would be an additional advertising opportunity. He suggested Staff could use the publication when marketing the City during recruitment opportunities.

Councilmember Davis believed the City should proceed with the publication on an experimental basis and also believed the City should move forward with the communications/marketing position. Councilmember Petro was also in favor of moving forward with the publication and was opposed to filling the marketing position right away. Councilmember Day expressed agreement with Councilmember Petro and stated he was opposed to hiring for the marketing position. Councilmember Freitag stated he was always in favor of informing residents; although he wasn't sure a "newspaper" was the appropriate avenue compared to a social media opportunity. He believed more discussion should take place regarding the marketing position. Councilmember Brown indicated she could support the product if the Council believed it would be beneficial and expressed concern whether the product would be read and how its success would be measured.

The Council directed Staff to proceed with the publication.

ANNEXATION REQUEST – COTTAGES AT KAYS CREEK PHASES 2 AND 3 ANNEXATION – ACCEPTANCE AND CERTIFICATION OF THE PETITION – RESOLUTIONS 18-16 AND 18-17 – APPROXIMATELY 1975 WEST AND 1000 SOUTH

Bill Wright, Community and Economic Development Director, shared a visual illustration which identified the parcel currently owned by Capital Reef Management, Ovation Homes, and indicated it was a remnant parcel adjacent to the proposed West Davis Corridor. He explained there were two small portions which were not currently owned by Capital Reef Management; but owned by Robert and Connie Bright and Virginia Green. He stated these parcels would need to be annexed with the larger parcel as to not create an "island" of unincorporated property. He informed the Council state law didn't allow the current property owners to oppose the annexation.

He indicated the annexation would allow for the extension of the Cottages at Kays Creek development and referred to the illustration. He stated the annexation acceptance and certification was on the Council's agenda following this meeting. Mr. Wright reviewed the adjacent parcels and respective ownership with the Council reflected on the illustration.

Councilmember Davis requested clarification on the Planning Commission's role respective to annexations and Mr. Wright indicated the Planning Commission would make a recommendation specific to a rezone if it was associated with the annexation.

AUTHORIZE THE LAYTON CITY MAYOR AND COUNCIL TO PROVIDE A LETTER IN SUPPORT OF THE NATURE CONSERVANCY'S APPLICATION FOR A UTAH OUTDOOR RECREATION GRANT TO ENHANCE THE GREAT SALT LAKE SHORELANDS PRESERVE – RESOLUTION 18-19

Mayor Stevenson asked if there were any questions associated with the resolution and accompanying letter of support and there were none. He stated staff would proceed with the letter.

BUDGET DISCUSSION

Tracy Probert, Finance Director, stated the discussion would address the equitable sense of the proposed water rate increases specific to single family residential, commercial and multi-family users. He reminded the Council of previous discussions regarding a proposed tiered structure for commercial users similar to what had been previously implemented for residential users. He also mentioned Staff had considered a door charge specific to multi-family which would charge those users similar to that of single family residential users and also implementing a tier structure. He indicated Staff had considered several types of water rate structures and concluded the following: increasing the base rate on commercial and multi-family with multi-family falling into the commercial structure and also an increase per the 1,000 gallon usage.

He explained the difficulty in implementing a tiered structure associated with the commercial and multi-family accounts He shared a visual illustration identifying the proposed water rate structure and explained the method used to determine said structure and pointed out the current base rate structure had been under calculated for some time. Mr. Probert stated the consultant had expressed agreement that the calculations associated with the proposed increase to the base rate.

He shared examples of multi-family users proposed increases with the Council. He also shared the percentage increases for commercials users.

He also shared percentage increases for commercial users; pointing out the differences between "small" and "large" commercial users' average bill. He also reviewed the "very large" commercial average bill and pointed out the commercial base fees were covering its respective share of the cost for the water system. He stated the City was attempting to stay as conservative as it could to cover repair and replacement costs associated with the system without having to bond.

Steve Jackson, City Engineer, stated the Master Plan suggested the City appropriate $3 million per year toward repair and replacement based on the size and value of the City's system and indicated the proposed rate structure would allow the City to increase the amount to approximately $2 million per year. He indicated this would double the repair and replacement fund for City's water system.

Mayor Stevenson requested Mr. Probert share examples of the City's large and very large commercial users with the Council. He also spoke to the importance of informing these users of the proposed rate increase as it would certainly impact their respective budgets. Mr. Probert suggested implementing the proposed rate increases in the fall when usage was less, and allowing adequate time to inform the public.

Councilmember Davis asked how cities covered repair and replacement costs in the event of significant emergencies. Mr. Probert and Mr. Jackson explained FEMA would become involved in large events and the City would need to be prepared to match a certain amount of funding. Mr. Jackson indicated the State of Utah also had funds which could be used during large catastrophic events.

The meeting adjourned at 6:58 p.m.

Kimberly S Read, City Recorder