MINUTES OF LAYTON CITY COUNCIL WORK MEETING **MAY 17, 2018; 5:30 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, STEVE JACKSON, BILL WRIGHT, MORGAN CLOWARD 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:

COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN AND ANNUAL ACTION PLAN FOR FISCAL YEARS 2018-2022 – RESOLUTION 18-26

Bill Wright, Community and Economic Development Director, shared a visual presentation and announced the City's allocation had increased by thirty-percent, to approximately $412,000. He reviewed the 2018-2019 CDBG Activities and Funding requests and reported the increase in grant funding would result in the City fully funding public service grants and reviewed those with the Council.

Mayor Stevenson inquired if the City knew why it had received more funds. Morgan Cloward, CDBG Coordinator, explained it was directly related to the spending bill signed by the President and a discussion followed.

Councilmember Brown asked if the Davis School District would be constructing a home in the City and Mr. Cloward indicated it would be constructed on a lot in the Sun Hills Subdivision.

Councilmember Freitag arrived at 5:35 p.m.

Councilmember Brown pointed out the amount of information which City Staff was required to compile in order to be compliant in receiving the grant. A discussion took place regarding the homeless within the community.

ANNEXATION AGREEMENT, ANNEXATION, AND REZONE REQUEST – COTTAGES AT KAYS CREEK PHASES 2 AND 3 – A (AGRICULTURE) AND R-S (RESIDENTIAL SUBURBAN) TO R-1-8 (PRUD) (SINGLE FAMILY RESIDENTIAL, PLANNED RESIDENTIAL UNIT DEVELOPMENT) – RESOLUTION 18-21 AND ORDINANCES 18-15 AND 18-14 – APPROXIMATELY 1975 WEST AND 1000 SOUTH

Mr. Wright explained the annexation request was for property located along 1000 South near the proposed West Davis corridor and shared a visual illustration. He indicated there would still be a small parcel of vacant land which could be annexed into the City sometime in the future. He indicated the property was requested to be rezoned to accommodate single family homes. He pointed out the adjacent property which would remain Agriculture and indicated rezoned property would provide future access. He reviewed the development concept plan and stated the Planning Commission recommended approval of both the annexation and rezone.

Councilmember Petro asked about the stubbed road that ended at the parcel divided into four sections and whether it would eventually egress onto 1000 South. Mr. Wright indicated it would most likely be a cul-de-sac if development occurred. He indicated it wouldn't egress because of the proximity to the other accesses.

Councilmember Day believed the previous development agreement identified specifics regarding a transition from the larger lots on the other side of 1000 South. Mr. Wright responded the development's proximity to the West Davis Corridor allowed for the higher density by City Code.

DEVELOPMENT AGREEMENT AND REZONE REQUEST – WALL BROTHERS CONSTRUCTION REZONE – M-1 (LIGHT MANUFACTURING/INDUSTRIAL) TO CP-1 (PLANNED NEIGHBORHOOD COMMERCIAL) AND C-TH (CONDOMINIUM/TOWNHOUSE) – RESOLUTION 18-20 AND ORDINANCE 18-11 – APPROXIMATELY 1000 EAST 3000 NORTH

Mr. Wright reminded the Council this item had been tabled from the May 3, 2018 City Council meeting until issues within the development agreement could be addressed. He referred to the illustration of the development concept which provided for the CP-1 zoning along SR 193 and the C-TH zone to the south allowing for a townhome development. He pointed out the agreement called for a future road access from the Meacham Meadows Subdivision to SR 193. He also indicated there was a need for consolidated access to properties adjacent to the west because UDOT wouldn't allow additional access points along 193.

Mr. Wright directed the Council to section 4.2.2 – Culinary Water, of the development agreement which spoke specifically to the twelve-inch dry line and who was responsible for that cost. He indicated it was a system improvement and clarified it was the responsibility of the City to pay for that improvement and language in the agreement specified it be installed prior to construction of the road. He concluded either the developer would be responsible for the construction and the City would reimburse those costs from invoices or the City could pay its own contractor and coordinate the construction with the developer.

Mr. Wright mentioned concern had also been expressed regarding the eight-inch water line which was required for this development. He reminded the Council for the connection to take place it would need to bored, UDOT's requirement, under SR 193 and connected on the north side. He reported the arrangement allowed for a project improvement payback if the property owners adjacent to the property tied into the eight-inch waterline. He added the cost of the payback would be based on the proportional share of the line. A discussion took place regarding costs associated with boring.

Mr. Wright indicated the public hearing was opened and then continued from the May 3, 2018 meeting.

INTERNATIONAL COUNCIL OF SHOPPING CENTERS (ICSC) DISCUSSION

Mr. Wright announced this was the largest retail tradeshow in the World and believed it was a great opportunity for the City to meet with retailers and brokers. He informed the Council of scheduled appointments the City had secured regarding possible development opportunities. He explained the RC Willey project was in its own EDA and suggested the area might continue to Main Street in the future.

He mentioned Staff would be visiting with representatives from CBL Properties, Layton Hills Mall, and indicated Staff was prepared to discuss specific proposals/issues with them. Councilmember Freitag mentioned the roundabout near the movie theater was opened and a discussion took place regarding development near the Mall properties.

He reviewed possible development opportunities and locations which Staff would like to see redeveloped and a discussion followed.

Mr. Wright reported there were many brokers which had been involved with development in Layton City for over 20 years and indicated Staff had great relationships with key developers for the City and the brokers had a great pulse with decision makers.

Mayor Stevenson reported EDCUtah also had a booth at the convention and a discussion also took place possible opportunities gained from attending the convention.

MAYOR'S REPORT

Mayor Stevenson, indicated that during the main meeting, a hearing had been noticed to allow for public input on the UIA bonding. This is a follow-up to the Service Agreement between UIA and Layton City that would provide for the expedited buildout of fiber in the City. Members of the Utopia/UIA Staff would be in attendance to answer any questions regarding the bonding. The service agreement between Layton City and UIA provided that Layton City would back the UIA's issuance of bonds for the construction. The City Council had already approved the service agreement, so at this time, no further action would be required.

Mr. Jensen indicated that UIA would be approving a parameters resolution for the bonding. That resolution would set the maximums on both the bonding amount and the potential interest rate on the bonds. The resolution had a maximum number for bonding of about 27 Million Dollars. Mr. Crane indicated that the figure had been updated by Kirt Sudweeks just before the meeting and the amount of the build is estimated to be around 22 Million Dollars. He indicated this would provide the opportunity for connection to every home and business in Layton City.

Mr. Jensen stated that the estimated interest on the bonds in the resolution is 4.5%. The actual rate would likely be lower. There were two blanks in the Service Agreement, one for Maximum End Users and one for Prior End Users. He indicated these numbers needed to be calculated closer to the date the users become Layton users for bonding purposes. Maximum End Users will be 3,860 and Prior End Users will be 2439. UIA had already begun to build two new footprints in the City. He stated both of those would be part of the Layton build under the service agreement. Revenue projections at 30% take rate is approximately $1.8 million. In a worse-case scenario, if no one connected to the fiber, the debt service is $1.5 million. He informed the Council based on years of experience of UIA builds, Layton is one of the highest of all UIA cities and some of Layton's new builds had take-rates of better than 10% within the first two to three weeks.

Councilmember Freitag reported the first issue of the Layton paper would begin distribution on or around May 31 or June 1 with a cover story on Haven Barlow and some history of Layton City. He reported on other stories included in the publication:

- HAFB Air Show
- Replica of the Vietnam Memorial Wall
- Public Works road projects identifier
- City's budget process and proposed projects

He reported the Clipper would write an article regarding the decision to publish a Layton edition of a paper and the City would provide a small article regarding the City's participation with the Clipper and explaining the format for future issues.

He reviewed the following topics for future articles and discussed each with the Council:

- UTOPIA/fiber within the City
- High School graduations and sports
- Fourth of July events
- Tour of Utah was scheduled in August
- Davis Arts Council and the Kenley Amphitheater
- City Trolley
- Hospital opening
- Midtown flyoever

He indicated the first few issues would be quite full.

Councilmember Brown inquired how the City intended to inform residents about the publication so residents wouldn't assume it to be junk mail and a discussion took place. She suggested placing something on Facebook.

Councilmember Freitag informed the Council a header had not yet been decided and a discussion followed.

Mayor Stevenson shared an update of items recently discussed at COG (Council of Government).

Councilmember Brown announced the hometown heroes this year would be "volunteers" and she stated nomination forms could be located in the Parks and Recreation office and online.

Councilmember Petro informed the Council there were still issues regarding the weeds which were growing near the trail extension completed by IHC (Intermountain Health Care). She suggested the ownership and maintenance of the properties should be identified. A discussion took place regarding other locations within the City which Code Enforcement should be notified. Councilmembers Petro and Freitag reported on complaints they had received.

Mayor Stevenson asked the Council if members of the Council were familiar with the SPOKE bicycle event. He indicated the bike ride would begin in Utah County and Ogden and would meet together in Salt Lake. He mentioned there would be a stop in Layton. He invited participation from members of the Council on Saturday, June 4, 2018. He reported each City would be represented by carrying a "spoke" to the wheel.

Mayor Stevenson announced the Air Show was scheduled for Saturday, June 23, 2018 and Sunday, June 24, 2018 and reported the Thunderbirds would be participating in the Air Show this year. He asked if the Council was interested in hosting a booth at the Show and Mr. Jensen suggested this would be an opportunity for Police and Fire Department recruitment, promoting the Davis Arts Council, and/or promoting Layton City.

The meeting adjourned at 6:52 p.m.

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Kimberly S Read, City Recorder