MINUTES OF LAYTON CITY COUNCIL WORK MEETING **SEPTEMBER 6, 2018; 5:10 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, BILL WRIGHT, LON CROWELL, TIM WATKINS, DAVID PRICE, JOELLEN GRANDY 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

Alex Jensen, City Manager, explained the situation regarding the Sales Tax revenue distribution specific to Young Kia's relocation to Layton from Kaysville to the Council. He reported the State had the capability of collecting some of the funds from Kaysville to forward to the City; however, he indicated there would still be a remainder of funds which had been distributed to Kaysville. He reported City Staff had reached out to Kaysville City officials and they had agreed to forward funds to Layton City once final numbers had been identified by the State. He added internal processes specific to Business Licensing had been implemented to ensure similar oversight in the future would not occur.

Bill Wright, Community and Economic Development Director, reminded the Council the new RC Willey store included in the Antelope CDA Project Area was currently in the design phase. He reported they intended it to be its largest store and since the tax increment had been calculated on a smaller sized store an increase would also be recognized. He stated the City's commitment would remain the same and reviewed how the payback would be recognized and reported the City had received the reimbursement for the new road. He reviewed the proposed timeline associated with the new store which had to be operational by 2021. A discussion took place regarding how the re-construction of I-15 in that area would be completed in conjunction with the construction of the new RC Willey store.

KENLEY AMPHITHEATER PLAZA UPDATE AND COMMONS PARK PHASE I MASTER PLAN DISCUSSION

Dave Price, Parks and Recreation Director, acknowledged Laura Riddle, Davis Arts Council, in attendance.

JoEllen Grandy, Parks Planner, stated she was prepared to provide a cost update regarding the amphitheater plaza improvements following the Council's request the restrooms be constructed for year-round use. She reported in reviewing the proposed costs with the architect, it was determined there had been an increase due to rising construction costs being experienced in the industry, as well as a calculation error for the design costs. Mr. Price stated the Project Manager had set up the original estimates and Holly Adams, the City's consultant with ArchNexus, had identified changes which would benefit the project, as well as line items which hadn't been designated a cost, resulting in price increases. He indicated the increase in construction costs and the missing line items accounted for an increase of approximately $240,000. He stated these line items included structural elements for the pavilion. He announced the costs associated with heating the restrooms was approximately $100,000.

Councilmember Petro asked if a cost difference had been identified to expand the pavilion from what had originally been planned for since the large pavilion in Constitution Circle near the replica of the Vietnam Memorial Wall would be demolished. Mr. Price responded those numbers would be presented during a separate presentation specific to the large pavilion in Constitution Circle with options for Council's consideration.

Ms. Grandy shared an illustration identifying the concept plan for the plaza and pavilion and pointed out the amenities which included the expanded restroom. Mr. Price pointed out the columns of the pavilion were steel and explained the benefit in using an exterior product rather than a wood product was related to maintenance. Councilmember Freitag inquired if the pavilion currently in place would be used in conjunction with the improvements and Ms. Grandy responded the pavilion would be completely rebuilt as the new pavilion would be larger than the current pavilion. Councilmember Freitag continued to inquire about the proposed size of the new pavilion and a discussion followed. Mr. Price indicated the new pavilion was designed to accommodate picnic tables to accommodate 300 people and Mayor Stevenson questioned the demand for a facility of that size. Mr. Price responded Staff had a proposal for the large pavilion in Constitution Circle and although it would not be an enclosed pavilion there were options for heating/warming during the colder months, although it would never be room temperature. Ms. Grandy indicated a deck was proposed in conjunction with the pavilion and Mr. Price explained how the difference in elevation of the park would easily accommodate a small deck extending beyond the pavilion.

Councilmember Petro expressed concern about the number of handicapped parking stalls for the park and amphitheater. Ms. Grandy responded that had also been considered and calculations based on capacity at the amphitheater plaza would require nine handicapped stalls. She stated temporary handicap signage would replace the "reserved" parking signs for the Police Department during amphitheater performances. Councilmember Petro questioned whether the two current handicapped parking spots was generally sufficient as those also served patrons for the park and museum and Mr. Price believed they were adequate for daily business. Councilmember Brown asked if Staff intended to allow reservations for this bowery and Mr. Price explained the challenges in reserving this particular bowery in conjunction with events at the Ed Kenley Amphitheater.

Ms. Grandy directed the Council to the gateway illustration and reported Ms. Adams had also identified the width of the gates would need to be widened to accommodate standards in State Code. Ms. Grandy shared an illustration specific to the restrooms and spoke to exterior construction materials and the configuration. Mr. Price pointed out the blank wall was intended to be used as a placard wall to recognize donations made to the plaza or pavilion. He indicated a placard acknowledging the RAMP organization would be placed along the side of the building.

Ms. Grandy reviewed the updated proposed construction costs and identified how the entire project could be completed in two separate phases and indicated the costs were based on today's dollars. She reviewed the funding sources identified to complete the project and suggested the City apply for a RAMP Grant in conjunction with appropriating additional General Funds.

Councilmember Petro asked if the proposed costs for Phase 2 included any anticipated cost increases related to the construction climate when the construction would take place. Ms. Grandy emphasized the cost estimates were based on today's dollars. Mr. Price added the architect had suggested the project go out to bid in its entirety, with the two separate phases as line items within the bid. He stated this would allow the City the ability to choose how best to complete the project, in phases or altogether. Ms. Grandy reviewed the funding sources and reported on limitations associated with TTAB (Tourism Tax Advisory Board) grant funding.

Councilmember Freitag asked the Council its feelings about sponsorships and/or bonding for a pool, recreation complex and other projects in this specific area. Councilmember Davis stated he would be in favor of sponsorship/fundraising with possible naming rights associated with the plaza improvements. He pointed out some potential challenges associated with fundraising and a discussion followed with questions being asked about the parameters associated with the original donation and naming rights of the Ed Kenley Amphitheater.

Councilmember Freitag expressed concern with requesting such a large amount of funds from RAMP and Councilmember Petro expressed agreement. Mayor Stevenson suggested the City work closely with Davis County and the Davis School District for a solution specific for a swimming pool. He believed the City should actively proceed in completing the plaza improvements next year. He expressed his opinion the RAMP funds would continue to significantly increase and a discussion took place regarding naming rights of the plaza and the City's contribution to the Davis Arts Council. Councilmember Brown pointed out the significant contributions the Davis Arts Council received from the City and suggested RAMP funds could be a future funding source. Mr. Price added the Davis Arts Council already received RAMP funds.

Alex Jensen, City Manager, stated RAMP had been implemented to be a funding source for these types of large projects which otherwise couldn't be funded through the General Fund. He suggested the proposed identified costs could be accommodated during budget appropriations and cautioned the Council in soliciting funds or sponsorship/naming rights for this project when those resources could be requested for future large projects and a discussion followed.

Mr. Price pointed out the Davis Arts Council had significantly increased its non-fee activities to the community and were reaching many more individuals than those which pay to attend the concerts. He pointed out once the appropriation for the junior high gym was completed a significant amount of funds would still be available to fund outside agency requests. Councilmember Brown pointed out the plaza improvements would significantly improve the park as a whole. Councilmember Freitag suggested the City identify future projects which might be difficult to fund prior to committing funds at this time.

A discussion continued to take place regarding funding options for large projects and a request was made for Staff to provide a matrix similar to what had been used to determine water rates in relation to funding water infrastructure and Mr. Jensen pointed out Staff could provide that; however, franchise and sales tax figures were different than fixed water rates. He suggested the Council provide a prioritized list of projects allowing Staff to identify revenue sources.

Councilmember Brown mentioned Ms. Grandy had shared a similar presentation with the RAMP Commission at which time it had expressed a desire for the plaza improvement project to be completed and it believed it was worthwhile to the City. Councilmember Petro didn't believe the drawings or the presentation had been shared with the Davis Arts Council Board and Councilmember Davis suggested that take place. Mayor Stevenson suggested a combined meeting with the City Council, RAMP Commission, and the Davis Arts Council Board to discuss this project. He believed this particular project would be something visible for the citizens to recognize the use of RAMP funds.

Councilmember Petro expressed agreement with Councilmember Freitag's suggestion in reviewing a project priority list. Mr. Jensen believed the Council had already identified this project as a priority and expressed confidence the City could identify funding within the next year to complete the project as a whole with the exception of a roof for the bowery. He reviewed other large projects needing to be completed in the future which he believed could be considered for bonding and emphasized this wasn't one of them.

Ms. Grandy shared a visual presentation of the Commons Park project and pointed out the following proposed amenities which could possibly be completed in the future at the direction of the Council:

- Reflection pool where the current pavilion is located near replica of the Vietnam War Memorial
- Lighting for the reflection pool and statues which could be placed throughout the area
- Additional parking around the outer circle
- Gazebo in the main part of the inner portion of the park incorporating a stage area
- Pavilion to be located farther south in the middle inner portion of the park

- Additional parking at the existing parking lot
- A restroom located near the pavilion and parking lot

She reviewed construction materials which could be used and explained how the proposed new pavilion could be heated with propane heaters similar to what was used at ski resorts or hockey rinks and mentioned a fireplace could also be implemented. She reviewed costs associated with each of the reviewed amenities and emphasized this was a snapshot of what could be accomplished within the green space in Constitution Circle. Councilmember Brown asked about the proposed size for the pavilion and Ms. Grandy responded it would be approximately 72 feet wide in diameter, intended to fit 320 people.

Mayor Stevenson inquired how the park proposal would be different if the City could acquire adjacent property and Ms. Grandy shared a very rough draft of a proposal which included the adjacent property. The Council discussed the amenities proposed for the park.

Mr. Price requested direction from the Council in order to begin the bid process for the plaza improvements. He reminded the Council of the previous bid process and believed it would be beneficial to the City to go out for bid as soon as possible. Councilmember Petro inquired about the proposed timeframe associated with completion of the improvements and whether the project would interfere with concert performances in the amphitheater. Mr. Price reviewed the proposed timeframe and stated the project wouldn't be completed prior to the concerts. Ms. Grandy believed once the gateway and rest rooms were completed the concerts wouldn't be significantly impacted.

Mayor Stevenson proposed bonding as a funding option to complete the park improvements in Constitution Circle and believed the benefit outweighed waiting since the City would need to replace the large bowery planned for demolition. Mr. Price mentioned the possibility of borrowing against the RAMP funds.

Councilmember Petro asked Ms. Riddle how construction of the plaza improvements would impact the Arts Council's concerts at the Ed Kenley Amphitheater. Ms. Riddle didn't believe it would significantly impact the concerts and reported on discussions she previously had with Mr. Price regarding that issue. Councilmember Day suggested increasing the size of the plaza bowery allowing it to be enclosed and heated to accommodate year round use. Mr. Price expressed his opinion the few uses didn't justify the need for an enclosed bowery. Councilmember Freitag suggested identifying the possibilities or functions that a different or larger bowery could accommodate. Councilmember Day also requested information on the Kenley's sponsorship of the amphitheater and suggested the City consider sponsorship options for other park improvements and the discussion continued.

Councilmember Brown requested clarification if the Council gave its approval to proceed with the plaza improvements at this time the other concerns could be addressed at a later date. Mr. Price responded once he was given direction to proceed, changes couldn't be made to the design. He added if the Council wanted to explore an enclosed pavilion in the plaza those plans would need to completed by the architect prior to the bid process and the discussion continued.

Mr. Jensen suggested the Council consider the events which would take place at a large bowery and consider whether they would be conducive to separate events taking place at the amphitheater. He believed the large bowery proposed to be located in Constitution Circle would better accommodate certain types of events without interfering with the amphitheater. He also pointed out there were four neighborhood parks which needed to be built within the City and a fire station to fund and construct and the discussion continued.

UPDATE – REDEVELOPMENT AGENCY (RDA) PROJECT AREAS

This item was not addressed by the Council.

<u>DEVELOPMENT AGREEMENT AMENDMENT – AMENDING A DEVELOPMENT AGREEMENT BETWEEN LAYTON CITY AND CENTRAL DAVIS DENTEAL CARE LLC – RESOLUTION 18-60 – APPROXIMATELY 836 SOUTH ANGEL STREET</u>

This item was not addressed by the Council.

The meeting adjourned at 6:58 p.m.

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Kimberly S Read, City Recorder