MINUTES OF LAYTON CITY COUNCIL WORK MEETING — **APRIL 4, 2019; 5:49 P.M.**

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

STAFF PRESENT: **ALEX JENSEN, GARY CRANE, TRACY PROBERT, DAVID PRICE, JOELLEN GRANDY, AND KIM READ**

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

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

AGENDA:

UPDATE – WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT

Nathan Rich, Executive Director of Wasatch Integrated Waste Management District, shared a presentation regarding the District. He stated it was a Special Service District owned by Davis and Morgan Counties and indicated it services approximately 300,000 residents from 15 participating cities. He reminded the Council the District was previously a waste to energy facility and pointed out the different services provided at the District. He shared an illustration which identified system performance at the District.

Mr. Rich shared statistics specific to the Davis Energy Recovery Facility and explained how that facility had increased the life of the landfill and reported the landfill operated very efficiently. He announced the new proposal:

- Implement the use of a transfer station (currently under construction)
- Increase materials of recovery (recyclables)
- Implementation of mixed waste processing
- A portion of waste would be transferred to a regional landfill

He explained how the residential curbside waste would be processed, sorting salvageable recyclables and organic feedstock. He continued the organic feedstock would be processed through anaerobic digester operated by Wasatch Resource Recovery in conjunction with South Davis Sewer District. He added the non-recyclable plastics would be recycled as a fuel at the cement kiln in Devil's Slide. He shared an illustration which explained this process once waste was brought to the receiving floor to be pre-sorted.

He shared a diagram which illustrated the operations of the facility where the Energy Recover Facility was previously located and identified the process used to sort/separate the waste. He explained Mixed Waste Processing meant recovery of recyclable products which could be sold and explained how it could be implemented. He expressed his opinion there would always be a market for aluminum, steel, cardboard, and plastics. He added communities could choose to continue their curbside recycling programs based on that fact. He also explained how the non-recyclable plastics would be cleaned and shredded to be re-used.

Councilmember Carter left the meeting at 6:09 p.m.

Mr. Rich shared information specific to waste Sort Data recyclable content. He spoke to the mixed waste pre-processing specific to organic feedstock and required processing through anaerobic digester. He shared an illustration of the mixed waste pre-processing facility and the picking station and explained how those were used during processing.

He reported the current system wasn't sustainable and indicated it was predicted the landfill would be full by 2040, in addition to the odor and traffic issues with the current system which the new system would address; additionally the trash would be processed at a lower cost. He shared the proposal of an integrated system performance and suggested the use of Bayview would protect the landfill for the future.

Mr. Rich updated the Council on how to move forward:

- $20 million identified for project financing
- Recently completed a sale of Municipal Waste Revenue Bonds
- The District received a AA rating for the bonds, excellent for a utility
- This was a direct result of the Board implementing a $2 rate increase prior to meeting with the rating agency
- This provided a lower interest rate for the financing

He announced construction on the facility would begin within the next month and it was anticipated to be operational by the first quarter of 2020. He also explained the new facility would accommodate employees' facilities and an education center/training facilities and stated this was currently out to bid. He reported the District accommodated 400-500 school students every year and suggested the second level catwalk and education center would benefit those students.

Gary Crane, City Attorney, asked about the expected life of the new facility. Mr. Rich responded the useful life of the transfer station would be approximately 40 years and the other buildings approximately 30 years, while 15 years for the equipment. He believed significant advances in technology would be taking place in the near future.

Councilmember Brown stated she would have liked to have seen this presentation prior to the City's representative making the decision for the fee increase. She asked if the District was providing an educational component justifying the $2 increase to residents. Mr. Rich indicated he had provided an article to be used for a City newsletter and would be willing to respond to residents' complaints.

Mr. Rich believed the Cities of Davis County received a great value for its trash services.

Councilmember Davis stated most of the complaints he received regarding the landfill were specific to odor. Mr. Rich responded smells from the landfill were seasonal and indicated those complaints can be referred directly to the facility. He mentioned the various products and processes which had been implemented to mitigate odor at the facility and added this project would provide the flexibility to transfer the residue to the Utah County facility which would not only protect the landfill but help with the odor.

Councilmember Petro added she also received those complaints and was hopeful the complaints would be mitigated by 2020 and Mr. Rich added the odor should be minimal at that time.

Mr. Rich left the meeting at 6:35 p.m.

UPDATE – ELLISON PARK PLAYGROUND

JoEllen Grandy, Parks Planner, shared an aerial illustration of Ellison Park and identified the proposed new location for the 2-5 year old playground, closer to the playground for older children which would allow parents to supervise children in both playgrounds. She shared an illustration of a proposed playground and reviewed the bid and selection process with the Council. She announced the bid submitted by Lucky Dog Recreation had been selected and reviewed the amenities associated with the proposal. She also shared renderings and illustrations.

Mayor Freitag inquired about the ADA accessibility for the playground and Ms. Grandy identified where the transfer from a wheelchair could take place and also pointed out activities which could be accessed from a wheelchair. She added the playground surface was also ADA compliant and a discussion followed. David Price, Parks and Recreation Director, explained that each manufacturer provided its own ranking system for ADA accessibility; there was no correlating between manufacturers. He indicated Lucky Dog provided a mid-range facility for ADA. He reported only a small portion of wheelchair patrons were part of the ADA spectrum and pointed out the playground elements provided activities for the vision impaired and other disabilities.

Councilmember Petro believed this submission provided more of the ADA components than the other submissions.

Ms. Grandy reviewed some of the amenities/features included in the playground which provided a variety of physical elements.

Councilmember Davis asked how often the playground facilities were inspected and Mr. Price responded Staff visually inspected the playgrounds daily during the summer months; however, formal inspections were completed weekly during the summer and once a month during the winter. He reported many of the Parks Staff were playground certified which qualified them to complete repairs.

Councilmember Day asked if this playground would be located where the sand volleyball court was currently located and Ms. Grandy responded in the affirmative and indicated new courts would be part of the East Ellison Extension Park.

Ms. Grandy reported construction would begin in May with completion by mid-July.

Ms. Grandy provided an update on other park and trail amenities:

- Bronze duck display
- Plaza improvements for the amphitheater
- Commons park lighting
- Joseph Hill cabin plaza space
- DRGW and Kays Creek Trail

Councilmember Day inquired about the signage located at Gentile Street/Wasatch Drive intersection and a discussion followed.

MAYOR'S REPORT

Mayor Freitag reported the interfaith group had been less enthusiastic about participating in the Opening Ceremony during City Council meetings. He suggested if the Council desired to continue with an invocation, that councilmembers do that on a rotational basis and a discussion followed. The Council expressed agreement the Opening Ceremony should continue and that it be carried out on a rotational basis of the councilmembers.

The work meeting adjourned at 6:56 p.m.
The work meeting resumed at 7:57 p.m.

BUDGET DISCUSSION

Tracy Probert, Finance Director, announced the City was required to adopt a tentative budget during its meeting on Thursday, May 2, 2019.

Councilmember Day requested clarification regarding the budget amendment presented during the work meeting on Thursday, March 21, 2019 specific to Andy Adams pond. He stated he had received shareholder information and it reflected the water aerators had been funded by grants with no use of City funds. Alex Jensen, City Manager, responded information provided to the City reflected some grant funding had been received for that purpose; however, the City agreed to appropriate funding not covered by the grant. He added the City was willing to contribute toward the costs due to the partnership with the fishery and its value to the City.

Councilmember Day asked if the Council should be appointing representatives to irrigation/water boards by Resolution. Gary Crane, City Attorney, responded the City had appointed individuals which had knowledge about water and pointed out these positions were non ex officio. Mr. Jensen responded the outside entity could request a formal appointment and Mr. Crane responded the Council could appoint via resolution in the future. Councilmember Brown pointed out she was a voting member on the ULCT (Utah League of Cities and Towns) Legislative Policy Committee, appointed by the Mayor, not by Resolution and a discussion followed. Mr. Crane indicated the City would do whatever the Council directed in the future. A discussion took place regarding the cost of the aerators for the pond and the Access Agreements for Andy Adams Park.

Mr. Probert reviewed the following items associated with the Tentative Budget:

- Utility Rate Increases (Water, Storm Water, Street Lighting, and Refuse)

He shared information regarding the Refuse Fund and shared information regarding a discussion he had with Waste Management, the City's contracted trash collector.

Councilmember Brown asked about Wasatch Integrated providing a flyer to be inserted with the utility bills educating residents that the increase would be a pass through by the City similar to what North Davis Sewer District had done with its increase a few years ago.

Councilmember Day asked if residents had recognized the water increase on the residential utility bill. Mr. Probert wasn't sure the residents had recognized the increase in conjunction with the City converting to a monthly bill. He believed most residents were probably still being charged the "minimum" and hadn't recognized a difference. He reported an educational flyer had been sent out in a utility bill and another one would be included with the next billing cycle reminding residents of the fee increase cautioning their water usage. He stated Staff hadn't received many calls regarding the increase.

Mr. Jensen stated Staff was suggesting the next increase take place after the high water usage during the summer months as had been done when the increases were initially instituted. Mr. Probert proposed having the rate increase be reflected on the November bill (October usage). Councilmember Davis expressed agreement it would be wise to wait until after the summer months for the increase.

Mr. Probert reviewed the Street Lighting Fund and reminded the Council of Staff's proposed increase discussed during the all-day Budget Meeting. He pointed out Public Works employees had been used when needed and emphasized they weren't specifically hired for that type of work and the amount of time/work dedicated for street light maintenance was becoming significant. He indicated the fee increase was proposed from $2 to $3 on the City's bill and stated it would also allow for new projects to be completed. Mr. Jensen added Staff could complete minor repairs/maintenance but oftentimes the City has to contract with Cache Valley Electric if the repair required an electrician.

Councilmember Petro inquired if the City would need to acquire additional equipment for the two new employees to use in completing the required maintenance and Mr. Probert responded Public Works currently had the needed equipment.

He reviewed an accounting history associated with the street lighting fee from 2014 through 2020 and reviewed the figures with the Council. A discussion took place regarding the transfers from the General Fund and mentioned the projects also identified on the history. The Council continued to discuss the betterment projects associated with the street lighting fund. Mr. Jensen stated he would like to have this fund operate similar to the other Enterprise Funds in that it paid for itself without needing revenue from the General Fund and reviewed the options the Council would need to consider in order to recognize a good balance.

Councilmember Petro asked if the microcells being placed on the City's light poles could be identified as a revenue source and a discussion followed. Mr. Crane responded companies would love to place microcells on City's light poles and indicated a fiber connection would be needed for that purpose and suggested it would be about five years out and a discussion took place. Mayor Freitag didn't believe it would ever come to fruition in Layton City.

Councilmember Day stated he would be willing to support the fee increase if funds were dedicated for lighting in some of the older neighborhoods. Mr. Jensen suggested Staff could identify those areas which were still in need of lighting for the Council to use in providing direction for future lighting projects.

Mr. Probert reviewed a summary of the proposed utility rate increases for the next fiscal year and shared a rate comparison with the Council and a discussion followed.

Mr. Probert shared a Property Tax Rate Comparison with other municipalities which reflected the City to be on the lower end. He also provided a history of the City's Certified Tax Rate and explained the assessed value had increased, the Certified Tax Rate had decreased. He explained how the City's revenue had been affected by not holding the Certified Tax Rate. He shared information regarding the Certified Tax Rate and provided a comparison with other municipalities. A discussion took place regarding the Certified Tax Rate and its impact to residents and whether it would benefit the City to hold the rate or increase property taxes.

Mr. Probert shared an illustration identifying property tax as it related to the police budget and pointed out the cost to provide services continues to escalate. He stated the gap between property tax revenue specific to the Police Department had increased $800,000 which illustrated the fact that it wasn't keeping pace with the cost to provide that service. He shared other information specific to possible property tax increases and the amount of revenue which would be recognized compared to the costs to fund a new fire station.

Councilmember Brown asked what would be involved in holding the Certified Tax Rate and Mr. Probert explained the process to notice for the Truth in Taxation public hearing and a discussion followed. He pointed out there was a noticing period beginning in July, the City would still adopt the Tentative Budget; however, it wouldn't adopt a Final Budget until August. He also indicated Davis County would create the notice for the newspaper prior to the public hearing.

Mr. Probert provided information specific to Sales Tax revenue received thus far for this fiscal year and pointed out the amount was on a downhill trend and suggested the City was reaching a cap on the commercial and retail within the City.

The Council expressed appreciation to Mr. Probert for his presentation.

Mr. Jensen informed the Council Davis County Sheriff had been providing Public Safety services to South Weber City and reported its City officials approached Layton City about the possibility of providing these services. He shared some insights regarding the discussions and costs for services and a discussion followed.

Mayor Freitag expressed concern regarding how back-up could be provided and suggested cost to service for certain calls. He also expressed concern regarding dispatch services with the two separate dispatch services. The Council directed Mr. Jensen to proceed with discussions.

Mr. Jensen reported commitment had been made regarding the construction of a building at the DATC (Davis Applied Technology Center) and shared his recollection regarding the discussion and the expenditure. He reported the building had been identified as Allied Health Building for all medical classes offered at the DATC. He believed the commitment had been made on behalf of the City and recommended the City pay the last two installments. The Council expressed agreement.

The meeting adjourned at 9:42 p.m.

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Kimberly S Read, City Recorder