MINUTES OF LAYTON CITY COUNCIL STRATEGIC PLANNING WORK MEETING **JULY 25, 2019; 5:31 P.M.**

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

EXDUSED: **SCOTT CARTER, AND TOM DAY**

STAFF PRESENT: **ALEX JENSEN, CHAD WILKINSON, LON CROWELL, TERRY COBURN, STEPHEN JACKSON, DAVID PRICE, 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.

MAYORS REPORT:

Mayor Freitag requested Terry Coburn, Public Works Director, update the Council regarding the re-surfacing of Hill Field Road. Stephen Jackson, City Engineer, explained the scope of the project and where the City was at in the construction process.

UPDATE – DISCUSSIONS WITH SCHOOL DISTRICT REGARDING SWIMMING POOL AND LACROSSE FIELDS

Alex Jensen, City Manager, explained discussions with the School District were continuing to move forward regarding the pool. David Price, Parks and Recreation Director, reported the School District had indicated it was prepared to bring the swimming pool partnership to the school board. He shared an illustration of a 50 meter pool with a double bulk head which would accommodate swimming as well as a cool down area for swimmers. He indicated Surf'n Swim was considered a "regulation" pool specific to the length of the swim lanes. He clarified the 50 meter pool would allow longer lanes and the facility would be considered an "Olympic" size pool, which most competitions were requiring. He clarified the difference was in the width of the pool. He indicated the new facility was proposed near Ellison Park on Cold Creek Way. He reported there were only two other Olympic sized facilities within the State.

He shared the proposed cost estimates with the Council and pointed out some very high-end contingencies were included in the proposal. He expressed his opinion this was something Government should be involved in and suggested it provided life safety to the children within the community, which extended to lap swimming in high school. He indicated the private sector could not and would not fill this need within the community. He mentioned once municipalities began moving into the "entertainment" value of pools and water features, it then began to compete with the private sector and shared some examples. He indicated the School District had no interest in collaborating with an entertainment facility.

Councilmember Brown asked about the interest in a facility with a diving board and Mr. Price responded the District was moving away from high dive sports. He added the low dive activities could be accommodated with the proposed facility. He also reviewed the bleachers, team rooms, party rooms, concessions, and offices included in the building and spoke to the benefits of including these with the facility.

Councilmember Petro asked how the expansion of the soccer fields at Ellison Park would be impacted if a new pool was constructed at the proposed site. Mr. Price responded the specific corner had been set aside as a possible site for a new aquatic facility. He also identified where additional parking could be constructed to benefit visitors to the park and adjacent facilities.

Mr. Jensen stated the City had proposed the District include the costs of the facility during its bonding process to front those costs, and the City would be willing to cover maintenance costs. He added the City hadn't received any objection to that proposal. He pointed out discussions up to this point had only taken place with Staff and believed they were preparing to begin discussions with the School Board. Mr. Jensen suggested now would be the time for the Council to express objection in moving forward with the District. He pointed out there was a strong demand for a pool on behalf of the School District and the proposal was favorable to both entities. Mr. Price revealed the more "life safety" a pool was designed for, the less return on the investment.

Councilmember Petro asked if the aquatic programs currently offered by the City could be accommodated at the new facility and Mr. Price believed a new facility would allow the City to expand its programs. A discussion took place regarding how the joint use could be accommodated.

Mr. Price reported there were three swim teams using the current facility and suggested a new facility would easily meet that demand. Councilmember Petro asked who would control the scheduling for the joint use facility and Mr. Jensen explained City Staff would operate and maintain the facility and would be expected to accommodate the District's events. He also pointed out a new facility would also allow other competition events that couldn't currently be accommodated within the county. He indicated a strategy would need to be developed to market the facility for this purpose, as well as scheduling. He reported District Staff had expressed confidence with the City with regard to these issues.

Councilmember Davis suggested the City's significant share of the joint use would be during the summer months when school was out of session. He mentioned the costs incurred by the City to keep Surf'n Swim operational every year and also suggested costs for maintenance increase as these types of facilities age over time. He asked if Staff has explored the costs associated with demolishing the current Surf'n Swim facility and Mr. Price responded a cost hadn't been identified for that as of yet and a discussion related to that topic took place. Mr. Price pointed out Surf'n Swim was designed to be operated as a year round facility and believed a significant cost savings would be recognized upon its closing. He also pointed out the Ellison site wouldn't require the City to be without an aquatic facility during the construction process, which would also benefit the School District.

Mr. Price shared the proposal to construct football and lacrosse fields. Mr. Jensen pointed out UHSSA (Utah High School Activities Association) had recognized lacrosse as a sanctioned sport, not just a club sport. He shared a cost estimate associated with the proposal and indicated the School District had requested an artificial turf playing surface. He informed the Council of those costs and a discussion followed.

Mr. Price stated Staff was actively trying to identify private entities and/or sponsorships which could also offset some of the costs associated with a lacrosse facility and shared the Heber City example to illustrate the business model. Mr. Jensen explained another option with how these public/private partnerships had been implemented throughout the country. He emphasized the City had been approached by the District about implementing a lacrosse field within the City and the arrangement would be similar to what was being suggested with the pool, the District would front the capital costs and the City would manage and maintain the facility.

Councilmember Davis inquired about the use of the small outdoor pool east of Surf'n Swim. Mr. Price responded it was primarily used during the summer months by swim teams for practicing followed by swimming lessons. He indicated it would be closed once it was no longer operational as it had come to the end of its life.

Mr. Price informed the Council the tentative date for the new Shoreline Jr. High open house was Thursday, August 15, 2019. He reported a tour was scheduled prior to the open house. He indicated the District had requested the City participate in the grand opening, as opposed to attendance as a visitor. Mayor Freitag asked if there was a plaque identifying the City's partnership and Mr. Price indicated there would be a plaque once the design had been determined.

UPDATE – DOWNTOWN ECONOMIC DEVELOMENT

Mr. Jensen reported interest had been expressed for development of the vacant downtown property.

Chad Wilkinson, Community and Economic Development Director, oriented the Council with some of the vacant property within the City. He identified the recent accomplishments associated with the property and reported on the relocation of the smaller property owners

Lon Crowell, Economic Development Deputy Director, reported on the proposed development costs associated with proposed mixed uses facilities, which would be significant to the area.

Mr. Wilkinson stated market research had indicated the downtown area would be a good location for a hotel. Mr. Jensen commented developers had inquired if the City had concerns regarding density in this particular location and reported Staff had represented that this wasn't an issue. He continued to explain developers were interested in maximizing the potential of the development specific to density with creative architecture and design elements. He stated the City had expressed desire for vertical development and a discussion followed. Mr. Wilkinson pointed out the success of Kays Crossing had confirmed similar development could be successful. Councilmember Petro asked the narrowing of Main Street in that particular area.

Mr. Wilkinson responded the re-designing of Main Street went right along with discussions regarding the RDA. He reported Staff had met with representatives from Davis School District regarding its extended participation with the RDA. He disclosed it had inquired about proposed projects and their respective needed tax increment and reported Staff had indicated this was one of the projects which would need its continued commitment. He also indicated the area also needed a UTA parking garage and Mr. Jensen spoke to the importance of it being located on the east side of Main Street and a discussion followed. A discussion regarding the location and cost of an elevated walkway also took place. Mr. Wilkinson reported a negotiation process with School District representatives would be needed regarding its participation in moving forward with any continued tax increment funding.

Mr. Jensen shared an update regarding possible development of the North Layton Jr. High property.

UPDATE – HIGHWAY 89 PROJECT

Mr. Jensen reported although this was a State project it had significant impacts to the City Staff and indicated the Council would need to be prepared to determine the City's involvement specific to betterment agreements.

Stephen Jackson, City Engineer, identified the location of the proposed road improvement and indicated UDOT (Utah Department of Transportation) had expressed its appreciation for working with the City and its involvement with the process. He indicated the new road would be constructed over the City's Oak

Hills water tank and it would be paying the majority of the costs associated with the water lines. He explained the different colors reflected other underground utility work along the corridor and he shared illustrations and diagrams provided by UDOT for the City to review regarding all infrastructure changes associated with the project. He identified specific challenges associated with the waterlines, storm sewer, and sewer in conjunction with the road construction project.

Councilmember Davis asked about budgetary impacts to the City and Mr. Jackson responded costs to the City would be related to "betterments" and the proposed crossing. Mr. Price spoke to the landscaping betterments associated with the project and indicated the City would be accepting UDOT's landscaping proposal of native grasses. He clarified Staff was more focused on ensuring small infrastructure was installed which would allow the City to incorporate additional plantings or signing in the future. He requested the Council's input regarding the landscaping and mentioned Staff would like to discuss a possible pedestrian crossing under the highway at the north end of the corridor.

Councilmember Davis asked about the budgetary impact associated with relocating the water and sewer lines specific to the project. Mr. Jackson responded Staff was still working on those figures and reported UDOT was covering most of those costs as they were being buried quite deep (approximately 20 feet). He believed the City's costs had been included in the Impact Fee Analysis. Councilmember Davis clarified any costs to the City would be appropriately assessed to the respective Enterprise Funds. Mr. Jensen explained the drafting and negotiating of the agreements, which referred to betterments, had been completed by consultants, paid by UDOT, and a discussion regarding betterments followed.

Mr. Price identified the Kays Creek underground pedestrian crossing and informed the Council regarding negotiations with UDOT on the costs associated with that particular betterment and a discussion followed. Councilmember Brown asked if a pedestrian crossing was identified to be installed at Oak Hills. Mr. Jackson responded other pedestrian crossings would be located on the structure. Councilmember Petro indicated the underground crossing was tied into the trail system. Mr. Price reported the one intersection which hadn't been identified for a pedestrian crossing was the intersection of Highway 193 and Highway 89. He indicated the City had expressed its concern with UDOT regarding that fact and pointed out there also were no sidewalks in the area and a discussion took place. Councilmember Davis asked if the impact to wildlife in the area had been considered and Mr. Jensen indicated the City had originally used that example when it framed the need for the boxed pedestrian crossing. He explained UDOT believed wildlife crossings was a DWR (Division of Wildlife Resources) issue and not a transportation issue.

Mr. Price also spoke to the Adams Canyon trailhead parking lot and stated it had been planned in conjunction with the corridor. He reminded the Council of the amenities and grant funding which the City had received for this purpose.

Terry Coburn, Public Works Director, provided an update regarding the two million gallon water tank currently under construction in that same area. He indicated the proposed completion date was December 2019.

Mr. Jackson reported the Church Street bridge was now closed and would remain closed until spring 2020 and indicated the bridge was proposed to be demolished on Friday, August 9, 2019.

UPDATE – STREET MAINTENANCE PROGRAM

Mr. Jackson shared an illustration identifying the various road projects within the City and reviewed it with the Council. He stated the bid was awarded to Staker Parsons and was currently working within the City. He explained some of the differences between the pavement treatments and reviewed the street projects specific to the following:

- Overlay projects
- Slurry seal projects
- Crack seal and slurry seal projects
- Crack seal projects

He indicated if all identified projects weren't able to be completed before winter the remaining projects would begin again in the spring in order to be completed by end of this Fiscal Year. A discussion regarding the street projects currently identified as well as other roads within the City which it believed should be considered for future improvements.

MAYORS REPORT:

Mr. Coburn provided an update to the Council regarding water access used in fighting the fire at the Layton Meadows Apartments. He pointed out a serious amount of planning had previously taken place over many years resulting in a significant water system which allowed the City's Fire Department to access the amount of water needed to extinguish the fire. He also pointed out how the water system benefitted other development or proposed development within the City.

The meeting adjourned at 7:44 p.m.

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Kimberly S Read, City Recorder