MINUTES OF LAYTON SPECIAL CITY COUNCIL MEETING	**AUGUST 8, 2019; 7:00 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, STEVE GARSIDE, KILEY DAY, ED FRAZIER, CARSON CRIDDLE, SCOTT ADAMS, BRAD WILKES, SCOTT MAUGHAN, JASON COOK, NATHAN NANCE, TORI CAMPBELL, KATHY DOWNS, AND KIM READ**

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

Mayor Freitag opened the meeting. Councilmember Davis led the Pledge of Allegiance and gave the invocation. Mayor Freitag explained how the Public Hearing would proceed and how Public Comments would be allowed.

AMEND ORDINANCE 19-20, SECTION VI, CHANGING THE DATE SET FOR THE PUBLIC HEARING ON THE ADOPTION OF THE FINAL BUDGET AND PROPERTY TAX RATE FOR FISCAL YEAR 2019-2020 – ORDINANCE 19-29

Mayor Freitag stated Ordinance 19-29 amended a previously approved ordinance. Ordinance 19-20, which set the date for the public hearing associated with adoption of the Final Budget and the Property Tax Rate for Fiscal Year 2019-2020.

Tracy Probert, Finance Director, stated Ordinance 19-29, amended Ordinance 19-20, changing the date set for the public hearing for the adoption of the Final Budget and Property Tax Rate for Fiscal Year 2019-2020. Staff recommended changing the date of the public hearing and adoption of the Final Budget from August 15, 2019 to August 22, 2019, at 7:00 p.m. in Council Chambers.

Mayor Freitag asked if there were any questions from the Council and there were none.

MOTION: Councilmember Brown moved to Adopt Ordinance 19-29, Amending Ordinance 19-20, Section VI, Changing the Date of the Public Hearing from August 15 to August 22, 2019 at 7:00 p.m., and the Adoption of the Final Budget and Property Tax Rate for Fiscal Year 2019-2020 – Ordinance 19-29, as presented. Councilmember Petro seconded the motion. **The motion passed with the following vote: Voting AYE: Councilmembers Carter, Davis, Petro, Brown, and Day. Voting No: None.**

PUBLIC HEARINGS:

PROPOSED PROPERTY TAX INCREASE – ISSUES ONLY HEARING

Mayor Freitag explained how the meeting would proceed:
- two presentations would be given
- the Public Hearing would then be opened, followed by public comments

Jason Cook, EMS Battalion Chief, expressed appreciation for the opportunity to address the Council regarding the need for Fire Station #4. He stated coverage for Layton City was provided by three fire stations and reviewed information specific to each of the existing fire stations: year built and population, and call volume.

He informed the Council how the different fire stations were staffed and the change in services provided as the City's population grew. He also explained how the City had identified locations in which fire protection services would be needed and how those services had come to fruition. He reported it had been over 20 years since the City had constructed a new fire station.

He identified the proposed location for the new fire station and pointed out the City already owned the property and reviewed the services which would be provided by that station. He spoke to the needed service level in that particular area of the City and shared incident statistics from 2010-2020 and reported volume increase since 1998 was 189% and suggested it would exceed over 200% by the time the fire station is completed.

He shared an illustration of the City which also identified the response times associated with different portions of the City and explained how decreases in response time affected the entire community. He explained how the new station would benefit the entire City as a whole.

Mr. Cook identified the Wildland Urban Interface areas of the City and reported 20% of the City met this designation which was at risk of property loss.

He identified the following items which illustrated the City being proactive in anticipation of Station #4:

- acquiring property in a land swap negotiation with UDOT
- hiring of additional Staff
- appropriation of funds designated for construction costs

He concluded the number one priority of the City was public safety for its residents. He stated the City was proud of the customer service provided by the Fire Department. Members of the Layton City Fire Department adhered to high standards and in order to provide the expected service, now was the time to build Station #4.

Tracy Probert, Finance Director, stated significant public information had taken place informing residents of the proposed tax increase which included the following:

- mailings
- social media
- information being placed on City's website
- newspaper
- open house on Wednesday, July 31, 2019

He indicated as a result of these public efforts, some frequently asked questions had been identified and reviewed with the Council. He shared an illustration which identified how the City received its General Fund Revenue:

- Sales Tax Revenue – 47%
- Property Tax Revenue – 25.7%
- Other Taxes and Fees – 27.3%

He emphasized the City was fortunate to have such a significant Sales Tax base and mentioned the City aggressively worked to attract and retain excellent businesses throughout the City; however, he pointed out, Sales Tax was the most volatile of the revenue sources during a recession. He reported the City's Sales Tax decreased $2.1 million during the last recession and took over seven years for the City to recover and attain that same level of revenue. He identified and reviewed Sales Tax trends.

Mr. Probert announced as the City has grown, revenues from all categories had also increased which has allowed the City to forego any Property Tax increase within the past 32 years. He informed the Council Sales Tax increased with inflation, which was similar to increases in other taxes and fees; however, Property Tax was different.

He explained Property Tax was not allowed to increase as the value of the property increased; therefore, the value of property tax dollars doesn't keep up with inflation. He reported State Law mandated when the value of a property increased, Property Tax rates were required to decrease and clarified the City was only allowed to budget the same amount of Property Tax revenue which was appropriated the previous year. He indicated the City was allowed an adjustment for new growth; however, there was no inflationary factor. He shared an example of the County's formula. He also shared some examples of Property Tax Rates for specific years beginning in 1970 and announced the proposed Certified Tax Rate by the County reflected a 98% decrease since 1994. He emphasized the dollar amount of revenue received by Property Tax had grown significantly; however, that was due to new growth.

Mr. Probert announced if the City had maintained the Certified Tax Rate beginning in 1990, and not allowed it to be reduced every year thereafter; and if property values were adjusted on factors similar to the CPI (Consumer Price Index), the City would have recognized an additional $4.4 million from property taxes.

He shared an example of a tax notice reflecting the proposed tax increase, which was equivalent to $60.70 to the City. He explained revenue generated from the tax increase in year one, was proposed to be included with those funds already set aside, to provide for the construction of Station 4. He continued, after year one, that revenue would be used to fund ongoing operating costs, personnel, and to establish a replacement fund for future apparatus throughout the entire Fire Department, not limited to Station 4.

Mr. Probert continued to address other Frequently Asked Questions:

- Was there another way to fund a new station besides the tax increase?

He responded the City had been planning for this fire station for a number of years and had explored many options. He reported it had set aside funds, acquired land, hired personnel, and purchased apparatus in preparation. He stated the only way to cover costs associated with ongoing operations was through a Property Tax increase.

- Why wasn't the City using Impact Fees, bonding, or reserves to build and operate the station?

He reiterated the City was using General Fund Reserves, as was previously mentioned those revenues had been set aside for this purpose. He reported Impact Fees had also been collected from new development and set aside for this purpose. He added the City was legally allowed to build new facilities by using only a certain percentage of collected Impact Fees; the remainder was required to be General Fund monies.

He reported the City had considered bonding for this purpose; however, bonding wouldn't cover the ongoing operations. Additionally, the City's financial advisor had indicated the amount of funding needed to build the station, no more than $1.5 million, wasn't attractive in the bond market, and recommended the City bond for more than that. He emphasized the City didn't desire to bond for more than what it needed and stated it wouldn't want to bond for ongoing operational expenses.

- Why doesn't new growth pay for itself?

Mr. Probert emphasized excellent City planning had allowed the City to rely on growth to pay for itself up to this point. He believed the Truth in Taxation law contributed to the erosion of the Property Tax dollar for the City, as well as other taxing entities, and the main contributing reason for the tax rate increase.

- Doesn't Property Tax Revenue increase with the value of my property?

Mr. Probert responded that had been identified in a previous slide during his presentation, and reminded the

Council and public that State Law prohibited the City from doing that. In order for the City to increase its property tax rate, it was required to proceed through a public process similar to what is happening tonight.

Mayor Freitag asked if the Council had any additional questions for Mr. Probert and there were none.

Mayor Freitag announced how the meeting would proceed and reviewed the rules allowed for public comment. He requested interested individuals desiring to speak, sign up on one of the sheets at the back of the room. He stated each individual would have the opportunity to speak for a maximum of three minutes and indicated the meeting could last no longer than 12 midnight.

Mayor Freitag opened the public hearing at 7:34 p.m.

Dale Briggs, 1064 West 1060 North, asked how many tax breaks and incentives had been granted to businesses and/or developers to come into the City which could have been used for this purpose. He stated he understood the need for the Fire Station on the east side of the City and suggested a possible increase in Impact Fees might be appropriate. He expressed concern with the number of recent apartment complexes which had been constructed and suggested those residents renting apartments should be paying more and suggested they had a significant impact to the City. He believed some methodology should be considered for renters, as they were paying property tax indirectly through their rent and suggested the drain on infrastructure, including State roads and school buildings, was more than what was paid.

Valerie Moody, 2875 North Hill Field Road, stated she wasn't in agreement with the proposed Property Tax Rate increase and believed the funds for the proposed fire station be recognized through Impact Fees. She expressed concern for those living on fixed incomes as the increase would affect those residents the most. Ms. Moody attempted to read a statement provided by Janet and Kelly Wright and Mayor Freitag stated she was welcome to express her own comments but requested she submit the written comments in the box at the back of the room. Ms. Moody then read the statement claiming the comments as her own which expressed disagreement with information provided by the City regarding the need for the proposed Property Tax.

KO Murdock, 2030 East Oakridge Circle, expressed agreement with the need for a fire station and suggested that wasn't the issue; rather, how and when it was paid for. He shared information specific to his personal scenario should the proposed increase take place and suggested the Council seek alternative options to fund the fire station. He expressed his opinion Surf'n Swim didn't benefit the City as a whole and suggested that should be considered. He also suggested the employees of the City shouldn't continually be given a three or four percent increase every year; although, he believed the City had been managed very well He mentioned bonding could be used in conjunction with other considerations to pay for the station over time.

Gerald Wilkinson, 2330 West 525 South, stated he didn't have a problem with the need for the proposed new fire station. He informed the Council he lived on a fixed income and informed the Council his property tax notice reflected a proposed increase of over $150. He mentioned the small increases from other taxing entities identified in the notice, in addition to other small fee increases reflected on his utility bill was becoming excessive. He summarized the continued affect significantly impacted senior citizens and suggested the City consider a discount for those on fixed incomes.

Ed Weakland, 99 North 575 West, expressed agreement with Mr. Wilkinson's comments and also expressed concern with how the proposed property tax increase would affect those on fixed incomes. He expressed agreement with the need for the new fire station; however, he expressed disagreement with how the City was funding it.

Don France, 69 South 1000 East, also expressed concern with how the proposed tax increase would negatively impact senior citizens living on a fixed income. He believed disabled military received a tax exemption and suggested "grandfathering" the taxes of senior citizens.

Patrick Maudsley, 2249 North 2300 East, expressed appreciation to the Council and Staff for their service to the City. He mentioned the significant growth recently experienced in Layton City. He stated he supported the need for the fire station; however, he disagreed with the proposed tax increase. He believed a previous tax increase occurred in 1987 which was specific to public safety and suggested that line item should have continued to increase proportionately in relation to population. He indicated he didn't completely understand why that revenue didn't grow proportionately as growth continued to take place. He suggested the tax increase would never decrease. He expressed objection that the proposed tax increase was being sold to the public as just a small increase. He stated when he needed an increase in wages he couldn't simply go to his employer and request a raise. He urged the City Council to cut back expenditures in the current budget or consider other options to fund the fire station.

Don Fink, 301 Dixie Avenue, expressed appreciation to Councilmember Brown for responding to his emailed questions. He indicated he was led to believe that the entire amount of the proposed tax increase was needed for the new fire station. He believed the proposed tax increase of 25% would create an excess of funds and suggested the City wasn't being forthcoming in how those funds would be used. He inquired what portion of the 25% would be appropriated directly to constructing the fire station; what portion would be appropriated for ongoing personnel costs; and how the remainder, if any, would be appropriated. He asked the Council if anything said tonight would affect the vote on Thursday, August 22, 2019.

Mayor Freitag requested Mr. Probert respond to the comment regarding tax incentives. Mr. Probert indicated he didn't have actual numbers in front of him to report but stated, the amount of the incentive was very small compared to the amount of revenue generated by those businesses. He shared the example of the new RC Willey store currently under construction as an illustration and indicated that small incentive would be recognized within a few years and a huge increase in revenue well into the future. He also mentioned the small incentive offered to the Young KIA car dealership, and mentioned car sales recognized a significant sales tax revenue to the City. Kihomac, a defense contracting company, provided a significant number of high paying jobs. He also mentioned the Kays Crossing apartment complex near the FrontRunner station, identified as a transit-oriented development was fully leased. He stated prior to his arrival at Layton City seven years ago, no incentives had been given.

Jim Jackson, 2893 Hobbs Creek Drive, expressed appreciation at the opportunity to address the Council. He commended the City for how it operated and appreciated the integrity of the employees. He asked if Staff had considered the elimination or reduction of services to recognize some cost savings which could offset the cost of the new fire station. He mentioned the fireworks display and inquired about the direct cost for that expenditure.

Mayor Freitag reported the annual fireworks display this year was $38,000.

Bob Lee, 2202 Snoqualmie, expressed appreciation to address the council and expressed agreement with previous comments related to fixed income residents. He reported his property taxes had increased approximately 39% increase within the last five years. He also believed the increase was a direct result of small increases which was negatively impacting residents living on a fixed income. He stated a fire station located on the east side would be a great location. He expressed concern with the increase of high density housing recently recognized within the City and also questioned whether those renters were paying their fair share. He expressed concern regarding the City's urban planning decisions.

JT Whitworth, 1368 East Maple Way, requested clarification the City had already set aside $2.5 million dollars in reserve for the proposed new fire station. Mayor Freitag responded that was correct. Mr. Whitworth asked what the fire station was proposed to cost. Mayor Freitag responded approximately $3.7 million. Mr. Whitworth stated he moved to Layton from Colorado four years ago and expressed his opinion taxes in Utah were ludicrous. He reported he also lived on a fixed income and suggested this proposed tax increase would recognize a $100 to $200 increase. He emphasized he loved living in Layton City and complimented the City in services, infrastructure, and community.

Hellen Watts, 2585 East 2750 North, believed impact fees should pay for this type of infrastructure improvements. She believed UTOPIA loses approximately $2 million for Layton City every year and reported it would cost her more to subscribe to UTOPIA than using a private provider. She believed Surf'n

Swim loses significant funds every year; however, Layton residents pay the same as patrons from other communities. She also mentioned the deteriorating roads located throughout the City. She reminded the elected officials they represented the citizens of the City and expressed her opinion it wasn't in the best interest of the residents currently living here to accept increased traffic congestion, and pollution, along with the increased population in addition to the proposed tax rate increase. She pointed out all residents lived on a fixed income, not just senior citizens. She believed the proposed 25% tax increase was more than what was needed for the fire station and encouraged the Council to cut unnecessary amenities.

Jade Keller, 201 South Fort Lane, stated he had been a Layton resident for 13 years and a property owner for five. He indicated he appreciated living in Layton City and expressed his opinion the City was ran very well. He reported he had benefitted from services provided by the City's Fire Department and was appreciative for those services. He suggested the City should consider other funding opportunities and asked if the City had considered applying for a grant through FEMA or through the State of Utah. He believed there were other funding options for the City to consider. He pointed out residents within the State of Utah experienced higher taxes compared to neighboring states such as Wyoming, which provided adequate infrastructure. He questioned the amount of funds identified for the fire station.

Trevor Hansen, 31 South 3600 West, believed there was a lack of transparency on behalf of Layton City. He reported his family operated a few businesses within Layton City and indicated the proposed tax increase would impact him twice. He expressed his opinion the tax increase should have been implemented years ago and suggested the elected officials should be held accountable for the oversight and not the residents. He shared tax statistics specific to himself and reported recent tax increases across the board over the last few years had negatively affected his family. He pointed information presented during the open house reflected the need for a 20% tax rate increase and inquired where the excess funds would be appropriated.

Tom Johnson, 598 South 650 West, referenced Mr. Probert's earlier presentation and expressed his opinion it didn't take into account the increase to the tax base in moving forward. He expressed his opinion the numbers identified in Mr. Probert's presentation weren't accurate. He believed the tax increase would result in an increase in the base, as well as the taxes. He reported he had never received a 25% increase and questioned the planning over the years.

Scott Balaich, 1237 North Fort Lane, expressed appreciation to the Mayor and Council for their service. He believed due to the level of taxation, overall, it was always a problem to raise taxes, in that the private sector cannot grow which resulted in few taxes being reduced. He questioned expenditures included in the budget and suggested there were discretionary expenditures which could be eliminated. He proposed bonding to construct the fire station and use the $2.5 million to pay for the bond and ongoing expenses for the first few years. He believed this would eliminate the need for the tax increase and stated growth should pay for what the City needed.

Laura Sprankle, 2875 North 400 West, announced she lived in a manufactured mobile home park and stated she was also in disagreement with the proposed tax increase and suggested these added costs would not only affect her but her neighbors living within the manufactured mobile home park.

Brent Barney, 2219 North 75 East, informed the Council he had lived in Layton for 19 years and reported the taxes on his home were currently 2½ times more than when he first moved to the City. He expressed appreciation for Mr. Probert's presentation and questioned the need to increase the tax base compared to the service base. He inquired if the City was still moving forward with UTOPIA. Mayor Freitag responded UTOPIA was nearly built out within the entire City. Mr. Barney expressed his opinion the City's investment in UTOPIA was wasteful. He stated he was in favor of a new fire station; however, he believed the proposed costs associated with it seemed excessive.

Paul Roberts, 1059 North 3500 West, understood the issue was a difficult decision. He appreciated the need for the proposed fire station and suggested supporting the station was important. He expressed his support for the proposed tax increase for this purpose. He expressed appreciation for the setting aside of funds for this purpose and understood the collected Impact Fees needed to spent with the identified parameters.

Nate Worthen, 265 North 3300 West, shared Layton City's history of becoming a City due to a property tax dispute with Kaysville City, which advanced to the Supreme Court and suggested the City was repeating some of the same mistakes. He believed the revenue received from the proposed tax increase was more than the proposed operating expenses for the fire station and asked why? He urged the Council to vote for 20%, at the most, which would pay for operating expenses. He believed the proposed tax increase would negatively affect businesses, non-profits and charter schools within the City, and suggested fees/costs would be passed along to residents of the community. He believed the City had chosen to not increase taxes over the years to keep up with inflation. He shared his proposal of bonding to construct the fire station and approve a modest tax increase.

Charles Cope, 1835 North 1400 West, announced he had been a Layton resident since 1966 and shared some of the changes he had witnessed while living here. He expressed concern the City didn't follow the rules when it came to watering City parks. He reported the City had a lot of assets. He believed the City's roads were the worst of any City within the County. He believed the City had a good tax base consisting of many restaurants and businesses within the industrial park and indicated the City had many fine assets. He suggested there was significant waste within the City: UTOPIA, Surf'n Swim, and other amenities which weren't being utilized. He shared with the Council those things which he had implemented in his daily life to conserve and save and suggested the City could do better with its revenue. He understood the need for an additional fire station.

Mathew Slade, 701 South Austrian Pine Drive, stated many residents had addressed the Council regarding the proposed tax increase, and believed the majority supported the fire station; the disagreement was specific with how it would be paid for. He indicated growth brought in revenue and suggested a property tax increase would ultimately decrease sales tax. He suggested the City should work to increase sales tax.

James Bencina, 2481 West 650 North, informed the Council he had been involved in business for approximately 40 years and every year he had to complete a budget cut when he worked for the government. He had examined the payroll of Layton City and compared it to other cities and suggested City employees were compensated very well and shared statistics he had been able to identify. He suggested cutting personnel cost increases and look in the budget to identify other cuts which could be used to help staff the fire station.

Shiloh Kestel, 1165 Laytona Drive, read from the information pamphlet and requested clarification if the proposed tax increase was for construction of the fire station or ongoing operational costs. Mayor Freitag responded Mr. Probert had identified that during his presentation. Mr. Kestel indicated he had just recently arrived at the meeting. Mayor Freitag stated the tax increase would cover construction costs and ongoing expenses once it's operational. Mr. Kestel suggested the tax rate should decrease once the construction of the fire station building was completed. He continued the City's revenue has more than doubled since construction of the last fire station in 1998; however, the City's population hadn't come close to doubling and suggested the City was currently receiving substantially more revenue than what it received in 1998.

Bretton Morgan, 540 Dixie Street, stated he had lived in Layton for 14 years. He commented the majority of the people addressing the Council during the Public Hearing didn't want a property tax increase; however, most agreed with the need for the fire station. He presented the philosophy the City was transferring risk and suggested shifting the cost onto insurance companies since the new fire station would potentially save them money.

Keith Cisney, 2511 East 2550 North, expressed appreciation to the Council in allowing residents an opportunity to speak regarding the proposed increase for the certified tax rate. He announced he was in total support of public safety and the construction of the proposed fire station. He expressed his opinion the proposed increase of 25% was too much. He shared a personal experience from his time serving as Mayor of Clinton City several years ago and stated he understood the concept that new growth didn't pay for services. He suggested the City Staff re-examine the budget and implement some cuts. He requested the City consider its residents and increases they would experience in the form of tariffs for consumables on a national level.

Tyson Plastow, 2678 West 1475 North, expressed appreciation to the Council and Staff for serving and efforts specific to the Open House on Wednesday, July 31, 2019. He indicated one of the things he learned from the Open House was the Fire Department's transition from part-time to full-time Staff. He asked if this would be revenue neutral or more expensive, and if so what were the projected costs. He shared a personal example of how $60 a month would have impacted him a few years ago and believed it had the potential to negatively impact a significant number of residents. He implored the Council to consider all expenditures and identify ways to cut any spending and consider a smaller tax increase.

Mike Eddy, 675 East Clearwater Drive, stated he was in full support of the proposed fire station. He announced he worked in the commercial real estate for a living and property taxes was always a concern from businesses considering to locate to a certain area. He suggested this had the potential to affect future Economic Development to the City.

Barbara Briggs, 1064 West 1060 North, asked how property taxes from businesses that leave the City and leave the property vacant were calculated and/or collected. Mayor Freitag responded as long as the property was owned, a property tax would be assessed and collected. Ms. Briggs pointed out the City was still losing out on Sales Tax Revenue from those business no longer operating within the City.

Preston Davis, 2088 Ridge Road, expressed appreciation for the opportunity to address the Council and announced he was grateful for the service rendered by Staff and Council. He stated he wanted to make a distinction between "service" and "volunteering" and suggested fiscal responsibility began when each respective councilmember began their service to the City as an elected official. He requested each one of them consider whether their respective decisions had been fiscally responsible. He didn't believe there were any residents that disagreed with the need for the new fire station; rather, if the revenue wasn't available for this purpose due to lack of fiscal responsibility over the years, he suggested its funding not be placed on the backs of the residents. He suggested the Council review and re-allocate funds appropriately within the budget for this purpose.

Mayor Freitag announced the action taken by the Council tonight was to close the public hearing and adjourn the meeting. He indicated the decision on the budget and certified tax rate would occur on Thursday, August 22, 2019, at 7:00 p.m. He expressed appreciation to those for attending the meeting and to those who had addressed comments to the Council. He called for a motion.

Dave Thomas, 48 North 2200 West, indicated several questions had been asked during the meeting and asked if additional questions expressed from the public would be addressed by Staff.

Mayor Freitag responded many of the public comments were made in the form of a question and indicated many of the questions couldn't be answered. He clarified the amount of funds proposed to construct the fire station and costs for ongoing maintenance had been identified in the presentation and in the materials. He mentioned the expenditure specific to the revenue associated with the proposed 25% increase in property tax had also been identified. He pointed out any excessive revenue would go to the General Fund to be appropriated by the Council and stated the final rate would be identified when the budget was proposed for approval.

Councilmember Petro suggested Staff address the need and costs associated with the Fire Department's conversion from part-time to full-time.

Councilmember Brown also requested Staff address why multi-family residential housing couldn't be assessed a higher rate for property taxes.

Scott Maughan, Battalion Chief, stated the department was currently staffed by a combination of full-time and paid on-call Staff. He stated the paid on-call system wasn't currently working as intended as the part-time Staff had a full-time position at another agency; therefore, Layton City wasn't a top priority to them. He reported the department had less than 20 part-time Staff. He announced the amount of funds appropriated for the conversion was $843,000 and reported it would cost the City a little more to hire 15 full-time employees. He pointed out the benefits of having a full-time staffed department and stated the City needed a full-time department to cover emergencies.

Mr. Probert responded a tax was required to be uniform and equal and based on assessed value. He explained the City has to consider a mix of all housing types to contribute to sustainability. He added multi-family housing is based on the entire unit based on its value and explained how it was valued significantly higher than a single family home.

Mr. Probert also explained that Impact Fees were established by a process designated by the State of Utah, to ensure that communities weren't overcharging developers. He reviewed the different analysis' which was considered when designating the Fees and reported Layton City was currently charging the maximum allowed by State Law. He stated the law also identified how those collected Fees could be expended by the City, in this case the new fire station.

Angela Barber, 2283 North 125 West, asked when the City last completed an Impact Fee Analysis. Mr. Probert responded his best guess would be around 10 years. Ms. Barber asked how often it was recommended for this to be completed and Mr. Probert indicated that would be up to the Council to determine. He added the Legislature could limit how often a City could complete an Impact Fee Analysis and used the recent Storm Water System Analysis as an example and indicated those fees experienced a decrease. He pointed out the City might experience a similar result if a new analysis was completed. Ms. Barber mentioned comments had been expressed regarding the costs associated with Surf'n Swim. Mr. Probert responded if the City desired to operate a swimming pool it had to be comfortable with its operating costs. He mentioned Parks and Recreation had completed studies to identify reasonable admission costs for its programs and explained how swimming lessons were offered to Layton City residents prior to the general public.

Helen Watts, 2585 East 2750 North, explained the school district received federal funds for students residing on Hill Air Force Base because those residents aren't assessed property taxes. She inquired if the City received any similar type of funding to compensate for that lost revenue. Mayor Freitage responded no.

Keith Cisney, emphasized an Impact Fee was a one-time fee and suggested the City should not include those fees during the budget process and believed they shouldn't be identified as revenue. Mr. Probert expressed agreement in that the City only used the fees for one-time expenditures, not ongoing expenditures.

Brett Morgan, 540 Dixie Street, inquired if it was possible to accept donations for the proposed fire station and suggested the City solicit donations from insurance companies.

Written comments were received from the following individuals:
LaMar Crawley, 3157 West Gentile; Gary D. Barlow, 2581 North 2700 East; Linda Melaney, 376 West Gentile Street; Heidi Cook, 761 South 275 West; Carel Hicks, 280 South Sunburst Drive; Janet & Kelly Wright, 1607 East 575 North.

The following residents submitted questions online from the City's web feedback and received responses from Staff via respective email addresses:
Robert Schaefermeyer, Scott Williams, Mike Elliott, Leland Kim Florence, Gabe Chino, Katie Maudsley, Celeste Delrio, Terry Kendrick, Kurtis Taylor, Brandon Gillespie,

MOTION: Councilmember Davis moved to close the public hearing at 9:17 p.m. Councilmember Brown seconded the motion, which passed unanimously.

The meeting adjourned at 9:17 p.m.

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Kimberly S Read, City Recorder