

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MAY 6, 2021; 5:32 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR JOY PETRO, ZACH BLOXHAM, TOM
DAY, DAWN FITZPATRICK, CLINT MORRIS,
AND DAVE THOMAS**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, STEPHEN
JACKSON, TRACY PROBERT, CHAD
WILKINSON, ED FRAZIER, DAVID PRICE, AND
KIM READ**

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

Mayor Petro opened the meeting.

AGENDA:

COUNCIL MEMBER REPORT

Councilmember Fitzpatrick informed the Council the Youth Council would be participating in a service project on Friday, May 14, 2021, in conjunction with Young Auto Group to assemble pantry packs for schools within the community. She added America First Credit Union had donated products and/or funds for the project. She also reported on the Chamber's Legislative Meeting was already working to identify 2021-2022 priorities. She informed the Council, the Chamber would be drafting a letter to Governor Cox expressing support for not accepting the additional \$300 a week for unemployment benefits. She explained many businesses couldn't get employees because the unemployment benefit was so significant.

Councilmember Day believed this had affected several businesses such as landscaping or other laborers and a discussion took place.

MAYOR'S REPORT

Mayor Petro announced the new Healthcare Coalition consisting of health industry employees to evaluate the needs and priorities within the Northern Utah Chamber and explained those services which would fall under its scope of responsibilities. She also mentioned the amount of commercial carriers using the landfill and informed the Council, the Board of Wasatch Integrated just approved an increase during its meeting last night from \$32 to \$38 a ton. She clarified this fee increase wouldn't be implemented to current participating entities with Wasatch Integrated. She also announced a new \$10 fee would be implemented for mattresses taken to the landfill.

PRESENTATION – WATER CONSERVATION

Stephen Jackson, City Engineer, shared a visual presentation regarding the Water Conservation Plan and announced the State required the City to create a plan and reported the City's most recent plan was completed in 2016. He presented the three main goals identified in the plan:

- Reduce the City's per capita water use an additional 1% to 2% per year over the next five years
- Evaluate water pricing system and its effectiveness
- Continue to educate the public and promote "water-wise" practices where possible

He explained the importance of understanding the per capita reduction and reviewed the conservation data with the Council. He announced the City had recognized a 20% reduction since 2000 and approximately a

1% reduction per year since 2012.

He reviewed current conservation efforts with the Council which included the following:

- Account notifications for 24-hour continued use
- Leak detection and repair
- Water loss
- Construction water metering
- Participate in Weber Basin's Conservation Program
- Public education
 - Weber Basin's water conservation program resources
 - Localscapes brochures
 - Water Quality Report
- New meter installation/change-out
- Telemetry and level sensors for water system
- Fire hydrant policy
- Water billing – effective November 1, 2018
 - Changed to monthly billing
 - Tier system

He explained Utah's Regional Municipal and Industrial Water Conservation Goals and informed the Council this plan had identified a conservation goal of 200 gallons, per capita, per day by the year 2030, and reported the City's baseline from 2015 was 250 gallons.

Mr. Jackson reviewed the City's future goals

- Evaluate regulations for landscaping, indoor plumbing, and secondary water requirements
- Develop water conservation ordinance
- Replace older water meters
- Evaluate tiered rate structure – set to promote conservation and drought planning
- Provide users with calculated outdoor watering “need”
- Long term – real-time water usage data for customers

He shared the current water situation provided by Weber Basin Water Conservancy District from March 2021 which reflected the state was experiencing significant drought conditions.

David Price, Parks and Recreation Director, shared a presentation regarding practices used in the City's parks. He emphasized water conservation was applicable to all aspects of the Parks Division beginning with proper planning and design ending with proper maintenance. He indicated every park or City property was analyzed to identify the proper landscaping application and shared some examples.

He explained the importance of keeping the grass healthy in areas of City parks where athletic events take place to ensure safety to the participants and reviewed the different turf and irrigation products implemented at different facilities. He reviewed the non-irrigation water saving tools which contributed to healthy sod in City facilities.

He informed the Council there were 14 well trained irrigation managers in the Parks Division committed to wise water practices at the different irrigation sites within the City. He reviewed the small things such as adjusting sprinklers/irrigation systems in anticipation of rainfall and briefly reviewed how the smart irrigation control systems worked pointing out data was determined daily. He explained the WeatherTrak control system and identified how it assisted Staff in efficiently watering areas within the City. He also mentioned the water window management system also used by Staff and the benefits associated with stand-alone controllers.

He identified the most common concerns expressed by citizens to City Staff and reviewed appropriate responses. He announced the City's Parks Division was committed to improvements to continue water

conservation and reviewed those items which would be implemented with the new neighborhood park. He pointed out Staff was always re-evaluating efficient use of water at existing City parks.

Councilmember Morris asked if the Parks Division had identified how to use less water from year to year and Mr. Price believed the identified practices and techniques contributed to water conservation or using less water. He pointed out this particular issue would also be weather dependent and assured the Council, Staff was committed to reducing water consumption. A discussion took place regarding the appropriate amount of water needed at City facilities. Mr. Price stated Staff had implemented best management practices to keep a healthy and safe turf. He indicated the Parks Division planned to allow the turf at parks, not used for athletic events, to become 'conservation brown' while emphasizing the need to provide turf for athletic fields such as those at Ellison Park. Alex Jensen, City Manager, pointed out the City's obligation to provide a safe playing field and stated the City was committed to providing a good balance between the two. He announced the water representative from the state had informed the City that it was a leader regarding water use and conservation.

Councilmember Morris suggested the City should publicly identify implemented practices resulting in a decrease of water usage since it was requesting that of residents.

Mr. Price requested the Council provide clear direction to Staff on what it wanted the City's parks to look like. Mayor Petro believed as the water shortage continued, Staff would also need to inform the Council of different measures which could be implemented and the discussion continued.

ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2021-2022 – RESOLUTION 21-23

Tracy Probert, Finance Director, reminded the Council adoption of the Tentative Budget would take place by Resolution during the regular Council Meeting. He reviewed those figures and subsequent tax rate pertaining to the discontinuation of the paramedic program by Davis County. He pointed out those proposed figures hadn't been included in this Tentative Budget. He reminded the Council this would result in the City completing a Truth In Taxation process which would include a public hearing. He reviewed the timeline proposed with adoption of the 2021/2022 Budget with the Council and asked if there were any questions.

Councilmember Morris requested clarification whether the City should identify funding for the paramedic program as a line item and asked for further clarification with how the City had been receiving those funds in the past. Mr. Probert responded the City received funds via contract with Davis County and pointed out those funds were more than what was generated by Layton City residents. He added if the City only adopted the tax rate which the county was eliminating, the City would ultimately recognize a decrease in revenue; however, Staff believed the EMS Fund could accommodate for that decrease. He emphasized that revenue was recognized in the EMS Fund as opposed to the General Fund. He explained the county had been allowed, by state law, to implement a paramedic levy and clarified that law wasn't applicable to the City; therefore, the City would need to include that in its general Property Tax levy. He continued to explain how the City would establish a transfer between the General Fund and the Paramedic Fund once the tax rate was established by the county. He added the county had agreed to continue to pay the City the contracted amount for the first year or two.

Mr. Jensen explained the levy collected by the county didn't come close to covering the costs associated with the City's paramedic program.

Councilmember Day asked if the City should consider maintaining the Certified Tax Rate. Mr. Probert believed a previous discussion concluded the Council determined this wasn't the year to begin implementation of maintaining the rate due to avoid confusion amongst the public associated with the mil levy.

AMEND THE ADOPTED BUDGET FOR LAYTON CITY FOR FISCAL YEAR 2020-2021 – ORDINANCE 21-10

Mr. Probert reviewed the proposed budget amendments: for the current fiscal year pointing out the following:

- Transportation Impact Fee funding associated with the Layton Parkway/2700 West. He indicated the City anticipated receiving funding from the county, but until then an appropriation was needed until reimbursement was recognized.
- Transfer to the Athletic Fund to cover prior year's shortfall due to COVID 19 cancellation of programming/refunds.
- Transfer to the 9-1-1 Fund to cover that deficit.

Councilmember Fitzpatrick requested further clarification regarding the 9-1-1 shortfall and Mr. Probert explained the revenue had decreased due to the levy specific to the number of residents' phone lines and increases personnel costs. Councilmember Fitzpatrick asked if some of the stimulus funds could be used to help offset the deficit and Mr. Probert responded that was an option to the City; however, he pointed out that would be appropriating one time funding for ongoing operation costs.

- Transfer from RAMP Fund for completion of Andy Adams tennis court improvement project.
- He also pointed out the appropriation of other Impact Fee Funding for the Layton Parkway/2700 West project.

There were no other questions from the Council.

ANNEXATION AGREEMENT, ANNEXATION REQUEST, REZONE REQUEST – STEVENSON/CAPITAL REEF MANAGEMENT LLC – A (AGRICULTURE) AND R-S (RESIDENTIAL SUBURBAN) TO R-1-10 (SINGLE FAMILY RESIDENTIAL) – APPROXIMATELY 950 SOUTH 1700 WEST – RESOLUTION 21-21. ORDINANCE 21-08 AND ORDINANCE 21-09

Chad Wilkinson, Community and Economic Development Director, shared a visual presentation which identified the location of the parcel. He explained this agenda item would be to approve an Annexation Agreement and Rezone. He mentioned the difference in the size of the property proposed for annexation and what was proposed for the rezone because a small parcel was already included within City limits. He reported the request was reviewed by the Planning Commission which recommended approval subject to approval of a Development Agreement. He explained the need for construction of a roadway, conditions related to the recently constructed 1700 West relative to the City's 'no-cut policy'. He pointed out the odd size of the parcel and indicated due to several factors, it wouldn't be conducive to a PRUD anytime in the future; therefore, the City was restricting any possible rezoning in the future.

Councilmember Fitzpatrick asked how much longer the City could restrict or prohibit a road cut. Mr. Jackson believed there were approximately 18 months left on that restriction.

Councilmember Thomas asked if any plans had been submitted and Mr. Wilkinson responded Staff had seen some preliminary layouts which consisted of regular R-1-10 subdivision elements. Councilmember Thomas pointed out the dirt road in the area and inquired if it would be considered for a future road and Mr. Wilkinson responded in the negative and identified the intended road locations for the proposed subdivision.

COUNCIL TRAINING

No Council Training was presented.

CLOSED DOOR:

MOTION: Councilmember Thomas moved to close the meeting at 6:46 p.m. to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares. Councilmember Fitzpatrick seconded the motion, which passed with the following vote: **Voting AYE – Councilmembers Bloxham, Day, Fitzpatrick, Morris, and Thomas. Voting NO – None.**

MOTION: Councilmember Fitzpatrick moved to open the meeting at 6:57 p.m. Councilmember Thomas seconded the motion, which passed with the following vote: **Voting AYE – Councilmembers Bloxham, Day, Fitzpatrick, Morris, and Thomas. Voting NO – None.**

The meeting adjourned at 6:57 p.m.

Kimberly S Read, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **6th day of May, 2021**, was to discuss the Purchase, Exchange, or Lease of Real Property, Including any Form of a Water Right or Water Shares.

Dated this 5th day of August, 2021.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder