MINUTES OF LAYTON CITY COUNCIL WORK MEETING — **MARCH 17, 2022; 5:32 P.M.**

MAYOR AND COUNCILMEMBERS PRESENT: **MAYOR JOY PETRO, ZACH BLOXHAM, CLINT MORRIS, BETTINA SMITH EDMONDSON, AND DAVE THOMAS**

PARTICIPATING ELECTRONICALLY **TYSON ROBERTS**

STAFF PRESENT: **ALEX JENSEN, STEVE GARSIDE, CHAD WILKINSON, TERRY COBURN, STEPHEN JACKSON, DAVID PRICE, SCOTT ADAMS, BRAD WILKES, ED FRAZIER, AND KIM READ**

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

Mayor Petro opened the meeting.

AGENDA:

<u>COUNCIL MEMBER REPORT</u>

Councilmember Smith Edmondson mentioned the Davis Arts Council (DAC) would soon be announcing its Summer Nights with the Stars concerts. She reminded the Council it was invited to an event hosted by DAC scheduled for Tuesday April 5, 2022, at Oakridge County Club in Farmington.

Councilmember Roberts informed the Council of the Family Recreation Activity at the Davis County Central Branch Library scheduled for Friday, March 18, 2022, which included fun activities celebrating Dr. Seuss. He also mentioned the Surf'n Swim Wear Green was also scheduled for Friday, March 18, 2022, and patrons wearing green would receive half off admission from 6:45 to 8:45 that evening.

Councilmember Thomas announced the Youth Council was participating in events at Utah State University in Logan, Utah.

<u>ACCEPT A PROPOSAL FOR AN AGREEMENT BETWEEN LAYTON CITY AND DESIGN WEST ARCHITECTS FOR PROFESSIONAL ARCHITECTURAL DESIGN SERVICES FOR TWO PARK SHOP FACILITIES – 700 NORTH 2200 WEST AND 465 NORTH WASATCH DRIVE – RESOLUTION 22-22</u>

David Price, Parks and Recreation Director, shared a visual illustration regarding Phase I and Phase II specific to the Parks Shop facilities and informed the Council Resolution 22-22 would come before them for approval during the Regular Meeting. He stated approval of the resolution would award a contract with Design West Architecture to complete the design work and construction documents for Phase I and Phase II of the Parks Shop facilities. He referred to the illustration and reviewed the phases and scope of the project including the amenities at each location: Commons Park and Ellison Park. He stated Phase I would be completed by existing funds and when, or if, Phase II was appropriated funding during the budget process, a new shop building would be completed at Ellison Park. He asked if the Council had any questions and a discussion took place regarding the proposed shop facility at Ellison Park, during which Mr. Price reviewed the proposed amenities.

He identified the location designated for Christmas decoration storage which included an open area for Christmas light bulb replacement. He mentioned the pickleball facilities should be operational this spring and mentioned landscaping could be delayed due to water restrictions.

He reminded the Council the architectural contract was divided into two phases: Phase I would be funded from this year's existing budget and Phase II would be conditional. He stated the Project was known as a CMGC (Construction Manager/General Contractor) Project and explained the benefit of monitoring costs through the design process. He reported an RFP (Request for Proposal) had been completed and Design West had submitted an appropriate proposal and reviewed its submission. He expressed confidence with Design West's proposal and asked if there were any questions.

Councilmember Thomas requested clarification regarding the trees reflected in the illustration and Mr. Price responded the conceptual drawings were generally close to what the final product would resemble. He believed the City would lose some existing trees reflected in the green area on the illustration at Commons Park. He also identified where the sidewalk would be extended and connected at Ellison Park.

BID AWARD – CUSTOM LIGHTING SERVICES, LLC DBA BLACK AND MCDONALD – STREET LIGHT INSTALLATION AND MAINTENANCE, PROJECT 21-61 – RESOLUTION 22-21 – VARIOUS LOCATIONS THROUGHOUT THE CITY

Stephen Jackson, City Engineer, informed the Council, Custom Lighting Services, doing business as Black and McDonald, had been identified as the vendor submitting the lowest responsible bid for the City's street light contractor, and explained the challenges associated with the previous contract with Hunt Electric. He mentioned there were multiple schedules associated with the contract with the first being the residential street light installation project. He identified the locations for the street lighting projects and reviewed the scope of each project. He also referenced the additional bid schedules reflecting unit pricing related to new development, City projects, and any maintenance, should the Council appropriate additional funding in the future. He pointed out Black and McDonald was the former installation contractor for Rocky Mountain Power and Terry Coburn, Public Works Director, added it also had authority to access the power company's lighting infrastructure which would be a direct benefit to the City.

UPDATE – SECONDARY WATER PARTNERSHIPS

Mr. Jackson reminded the Council, the City managed the Weber Basin secondary water system and believed this had been beneficial to both entities. He reminded the Council, the City recently finalized an agreement with Kays Creek Irrigation and reported Staff was diligently working with those shareholders and announced the City anticipated to begin operating that system this summer. He mentioned additional positions had been requested in the budget to assist with operating the system and expressed confidence with the current Staff until positions were filled.

Mr. Coburn briefly reviewed some of the challenges associated with taking over the management of the system and Mr. Jackson mentioned the City was working with Weber Basin, and others associated with secondary water metering, and reviewed the cost challenges. Mr. Coburn also explained how reading the meters could potentially take place and also identified challenges regarding the portion of the City's water infrastructure which originated with East Layton. Alex Jensen, City Manager, briefly reviewed the history associated with that infrastructure and expressed his opinion the benefit of having access to that water outweighed the challenges. Mr. Jackson informed the Council of funding requests included in this year's budget as Capital Improvement Project to begin connecting the reservoirs.

A discussion took place specific to the type of meters the City had identified for installation and Mr. Coburn expressed his opinion the product selected by the City had a history of good service and a positive warranty history. Mayor Petro pointed out Staff was already familiar with these types of meters which she believed was beneficial. Mr. Jackson added the different water entities were considering whether it would be beneficial to apply for grant funding for the water meters as one large group.

Mayor Petro asked about the open ditch users and Mr. Jackson clarified meters were only required for the pressurized system and not the open ditch system.

UPDATE – FIRE STATION 54 STATUS

Mr. Jensen introduced Brad Wilkes, Battalion Chief, and explained due to his construction knowledge and experience, he had been asked to assist with oversight for the construction of Fire Station 54. Mr. Wilkes distributed a handout and reviewed the construction activities which had taken place thus far. He highlighted the following and identified any unanticipated costs as well as cost savings associated with each:

- Exclusions in the contract (additional fill dirt and permit costs)
- Site improvement and excavation costs
- Relocation of utilities
- Sewer Impact Fee
- Completion of utility and conduit infrastructure during the construction process of Valley View Drive and Highway 89
- Sewer and water connections
- Remaining dirt from Valley View water tank was appropriate for fill

He reminded the Council the contract was a guaranteed maximum price for the building and identified where the construction process was currently. He shared some photos illustrating what had taken place at the construction site. He also identified those companies, in addition to City Staff, which had collaborated with one another contributing toward the success of the project.

He reviewed the current status of the construction project and reported the contractor had forward bought almost all needed construction materials. He announced the station was anticipated to be completed sometime in September 2022. He mentioned any cost savings, as well as unanticipated costs, would be addressed upon completion.

Councilmember Morris expressed concern with possible supply chain issues and inquired how City Staff was preparing for apparatus and other equipment needed to operate out of that station upon completion. Mr. Wilkes responded City Staff had been preparing for some time and assured the Council the station would be prepared to open at completion.

Mayor Petro and the Council expressed appreciation to Mr. Wilkes for his knowledge and expertise in overseeing the project.

APPROVE A PROFESSIONAL SERVICES AGREEMENT BETWEEN LAYTON CITY AND SUSTAINABLE REAL ESTATE SOLUTIONS, INC (SRS) FOR THE PURPOSE OF ACCEPTING THE UTAH COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE) PROGRAM TO BE ELIGIBLE IN LAYTON AND IMPLEMENTING THE C-PACE PROGRAM – RESOLUTION 22-18

Chad Wilkinson, Community and Economic Development Director, explained the Commercial Property Assessed Clean Energy (C-PACE) program would allow commercial property owners to apply for alternative financing methods for energy saving improvements or infrastructure such as solar power. He indicated a local commercial property owner had approached the City expressing interest with the Program. He announced the contractor, selected by the State of Utah, had requested the City adopt the resolution so the local business owner could access the Program. He reviewed the features of the voluntary program pointing out the benefits to the participant/business owner:

- Assessment-based form of financing
- Long term – up to 30 years in Utah
- Low energy costs

He shared a visual illustration reflecting comparisons between the C-PACE program and other available funding options with the Council. He then reviewed the eligible types of properties and examples of improvements eligible for the financing. He reviewed the City's responsibility associated with the C-

PACE program pointing out the property owner and the capital provider would negotiate the financing prior to requesting the City create the Energy Assessment Area. The City/Davis County would then levy the assessment and concurrently the assessment would be assigned to the third party lender. He clarified at that time the City would have no further responsibility associated with the administration of the Program or financing. He explained State Statute required the Council adopt the parameters resolution delegating authority for the designation of an energy assessment area; levy the required lien, and approve and execute all required documentation. A discussion followed regarding the City's involvement and Mr. Wilkinson responded the State of Utah determined the City had the authority to create the assessment district for the property and the discussion continued.

Mr. Wilkinson indicated SRS (Sustainable Real Estate Solutions, Inc.) was the company, selected by the State, designated to administer the Program and Mr. Jensen clarified there were strict parameters which had to be met during the application process with SRS. The Council continued to discuss the Program, the obligation and responsibility to the City, and the benefits to the business owner. Mr. Jensen emphasized the City would be relying on SRS to provide the appropriate documentation and there would be no recourse back to the City. The discussion regarding the Program continued.

Mr. Jensen suggested this was a financing tool which would be applicable to very few businesses, and which could ultimately contribute to economic development within the City. He clarified the City could opt out at any time if it so desired. Mr. Wilkinson reiterated the request was for the Council to adopt the parameters resolution which would then allow the designated authority to execute the energy assessment resolution.

He asked if there were any questions and there were none.

MAYOR'S REPORT

Mayor Petro informed the Council of the Davis Education Foundation's invitation for its event scheduled for Wednesday, June 8, 2022. She stated it would take place at the Centerville Megaplex Theater and announced it would benefit the Youth Resource Center proposed to be located in Layton City.

The meeting adjourned at 6:49 p.m.

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Kimberly S Read, City Recorder