

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

APRIL 7, 2022; 5:32 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

MAYOR JOY PETRO, ZACH BLOXHAM, CLINT MORRIS, TYSON ROBERTS, BETTINA SMITH EDMONDSON, AND DAVE THOMAS

STAFF PRESENT:

ALEX JENSEN, GARY CRANE, CHAD WILKINSON, PAUL APPLONIE, TRACY PROBERT, ED FRAZIER, DAVID PRICE, JOELLEN GRANDY, MICHELLE MCMILAN, LAYNE JENKINS, AND KIM READ

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

Mayor Petro opened the meeting.

AGENDA:

COUNCILMEMBER REPORT

Councilmember Smith Edmondson informed the Council, Communities That Care held a community meeting on Tuesday, March 29, 2022, which was very well attended by a variety of entities: parents, school administrators, different vendors, businesses from the community, resources, etc. She stated it was announced the SeaQuest Event was scheduled for Monday, April 11, 2022.

BUDGET DISCUSSION

Alex Jensen, City Manager, reminded the Council significant resources had been used to construct Harmony Park and Staff would be seeking direction specific to landscaping. He mentioned following that discussion, Staff would be sharing information from the Pool Study, previously requested by the Council. He mentioned Staff was also prepared to provide an update regarding ARPA (American Rescue Plan Act) funding, as well as what a Truth-In-Taxation process would entail, if the Council desired that would be necessary in conjunction with the budget process.

Harmony Park Discussion

JoEllen Grandy, Parks Planner, shared an illustration of Harmony Park reflecting the current conditions and informed the Council landscaping had been delayed last fall due to the drought conditions at that time. She shared the park plan overview/design concept for the park which reflected water conservation best practices and reviewed those with the Council:

- Smart irrigation system
- High-efficiency sprinkler heads
- Drip irrigation, plantings in park strips, and around the tennis court
- Passive perimeter –water wise grass
- Active spaces – Kentucky blue grass drought tolerant blend

She shared the installation costs and establishment period for the proposed seed or sod grass areas. David Price, Parks and Recreation Director, explained the original decision to seed the park was determined as responsible budgeting; however, the current water wise environment had now influenced a different recommendation. Mayor Petro inquired if consideration had been given to artificial turf and Mr. Price responded those costs would also be significant. Ms. Grandy also pointed out artificial turf still required

the use of water for cleaning and cooling purposes and a discussion followed regarding different grass options. Ms. Grandy emphasized the proposed blend was drought tolerant.

Ms. Grandy shared the new recommendations for turf grass installation and reviewed the following considerations:

- Soils, slopes, temperatures, and wind all contribute to best practice management for water use
- Sod grown in the area, already had an established root system; would be quicker to establish than beginning with seed
- After the establishment of the seeding period was completed, the sod would need to be watered at least twice a week for the first growing season

The Council discussed the landscaping options with suggestions and concerns being expressed by members of the Council. Mr. Jensen reminded the Council of the investment in developing the facility and pointed out Weber Basin Water Conservancy District had provided direction specific to new landscaping. He emphasized the City would be implementing and following 'best practices' associated with the new landscaping. He also pointed out Staff had delayed the landscaping from last year and contractors expected completion and payment for the project.

Mayor Petro clarified Staff was confident it could be compliant with Weber Basin's recommendations and Mr. Price responded, Parks Staff had identified a plan specific to the use of water for all City parks and indicated the City would be more conservative with its water use with a focus on the athletic fields to ensure function and safety for participants. He also informed the Council what it could expect the grass at some of the different parks would resemble.

He emphasized the proposal was to protect the initial investment for Harmony Park, as well as the dust, weeds, and other maintenance issues associated with the dirt and a discussion followed regarding the following points:

- Types of grass
- Sod verses seeding
- Challenges associated with implementing rock products or mulch within the landscaping

Mr. Jensen clarified the grass at Harmony Park would follow water restrictions just as it would at other parks once the sod grass had been established and the discussion continued. Ms. Grandy pointed out once the grass/turf was established it would be as resilient as any other City park. Mayor Petro inquired if Staff was only requesting direction for grass sod or whether tree planting was also included and Mr. Price responded trees had been purchased for planting. Mr. Jensen pointed out the trees would be watered via drip system as opposed to sprinklers. He expressed agreement these decisions were difficult and identified the costs associated with extending the contract with the contractor for another year. He suggested Staff could do some additional work considering the options discussed during the meeting for further discussion on Thursday, April 14, 2022. The Council directed Staff to proceed with installing sod for the interior of the park and identified the perimeter areas it desired to be excluded right now until after further discussion on April 14, 2022.

Pool Study

Mr. Price announced the Study consisted of approximately 146 pages and indicated it would be available for the Council to review in electronic format. He introduced Layne Jenkins, Pool Manager, to the Council.

Ms. Grandy reviewed the study completed in 2017 which included the following highlights:

- Previous pool facilities and costs for each
- Financials associated with previous City pool facilities
- Revenues compared with surrounding pool facilities
- Expenditures
- Inventory of existing pool services

- Case Studies

She explained how the Needs Assessment and Analysis was conducted and reviewed results with the Council:

- The majority of responses rated Surf'n Swim either good, very good, or excellent
- 61% indicated they attended Surf'n Swim at least once every summer
- Swimming lessons was the highest rated pool program offered at Surf'n Swim
- 33% of responses indicated more information would be needed to determine whether they would be in favor to fund a new facility with bonding

Ms. Grandy reported the Study considered a number of aquatic facility options, including sizes, functions, and costs, and reviewed those with the Council. She also pointed out the pros and cons with each of the options. She informed the next step was the CIP (Capital Improvement Project) request to determine a pool condition assessment, including the hiring of consultant services to assess the structural, mechanical, electrical, plumbing, and building. She identified the Council could expect the following deliverables:

- Objective report of the condition of the pool facilities
- Anticipated life expectancy of the same identified elements
- Cost estimates to continue operating the current facilities

She anticipated the costs associated with hiring the consultant was approximately \$45,000 and Mr. Price mentioned this figure had been included in next year's budget request.

The Work Meeting adjourned at 6:56 p.m.

The Work Meeting reconvened at 7:58 p.m.

Budget Discussion

Tracy Probert, Finance Director, reminded the Council the funding sources for the General Fund and explained the structure relative to the State Property Tax and emphasized the City was only to budget the same property tax revenue it budgeted the prior year, plus an adjustment for new growth; not through increase in valuations. He also reviewed the Truth-In-Taxation process and explained the City's responsibilities if it desired to proceed with Truth-In-Taxation:

- Additional public hearings
- Public education
- Extended budget process

He reminded the Council of previous reasons the City had moved forward with the Truth-In-Taxation process. He also shared some philosophies and reasons for decisions of other entities proceeding through the process. He shared an illustration reflecting Property Tax Revenue verses CPI growth and shared different revenue scenarios for past years which illustrated potentially lost revenue over the years. He also identified the Property Tax rates for the different Davis County entities pointing out the amount of revenue received by the City from a Layton City homeowner. He also shared a Property Tax Rate comparison for Davis County cities which reflected there was only one city with a lower rate than Layton and a discussion followed. Mr. Probert shared an illustration which identified possible annual increases of different tax rates and how those increases would effect a homeowner of property valued at \$500,000 and how that revenue would affect the City. He also compared those proposed increases to potential wage and benefit increases for employees. The Council discussed and asked questions specific to Mr. Probert's presentation and requested he project the effects of a consistent two percent Property Tax Rate increase.

Mr. Jensen pointed out the Council needed to consider how it would like to address Juneteenth, the newest legal holiday designated by the State of Utah and Federal Government. He informed the Council how other cities were accommodating for the holiday and Mayor Petro led a discussion with the Council regarding options. The Council directed Staff to move forward with including this as an additional paid holiday for City employees.

Mr. Jensen reminded the Council of previous discussions regarding compensation for the Mayor and City Council and distributed the requested information. He explained the comparison was made with the same cities used to compare the wages for City Employees. He mentioned funding was also available for memberships and travel/training for the Council. Mr. Jensen continued to review the budget calendar with the Council and explained how any increase for the elected officials would be included.

MAYOR'S REPORT

Mayor Petro informed the Council, the Circles Program/Open Doors would be providing activities for children at the Layton Hills Mall, Saturday, April 23, 2022, 12:00 noon. She stated basketball hoops would be set up for different contests.

A basketball game between youth and police officers would take place on Thursday, April 28, 2022 at Shoreline Junior High gymnasium at 6:00 p.m. She requested the Council attend these events if at all possible.

She also wanted to identify some time to tour the youth center in St. George on Monday, April 18, 2022, in conjunction with the Council attending the Utah League of Cities and Towns Conference.

The meeting adjourned at 8:39 p.m.

Kimberly S Read, City Recorder