

**MINUTES OF LAYTON CITY
COUNCIL STRATEGIC PLANNING
WORK MEETING**

MAY 16, 2022; 12:00 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, TRACY PROBERT, TERRY COBURN, STEPHEN JACKSON PAUL APPLONIE, ALLEN SWANSON, MARK CHATELAIN, AND KIM READ

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

Mayor Petro opened the meeting and turned the time over to Staff.

DISCUSSION – WATER RESOURCE MANAGEMENT AND CONSERVATION

Tracy Probert, Finance Director, shared a visual presentation and announced he was prepared to provide additional information as requested by the Council. He reviewed the financial projections identified by the Water Master Plan and Rate Study completed in 2017. He also reviewed the recommended water projects, both culinary and secondary, and stated the analysis also included recommendations for water rate increases and reminded the Council it decided to forego implementation of the last 10% rate increase last year. He explained the tiered system which included conservation based rates as required by State Statute. He reviewed residential water usage for those accounts which didn't have access to secondary water, and provided a comparison from August 2020 and 2021 and concluded the rates accomplished the desired effect in regard to conservation. He also pointed out the City's rates were toward the bottom of a list when compared to cities and other water systems within the state of similar size. He also explained the challenges with comparing the City's rate structure with those of adjacent municipalities.

Mr. Probert shared information specific to consumption and its effect on revenue. He also reviewed water consumption for commercial entities from April through October which reflected usage in 2020 compared to 2021. He shared an illustration which identified how conservation had affected revenue for 2021 and informed the Council of the anticipated revenue deficit projected for this next budget year.

He reviewed examples of revenue projections with different scenarios and the Council discussed each as they pertained to water operations and projects:

- No rate increase and no drought recovery
- 10% rate increase and no drought recovery
- 10% rate increase and 10% drought recovery increase
- 10% rate increase and 10% drought recovery and Capital Project realignment

Alex Jensen, City Manager, pointed out the drought recovery wasn't a cost; rather as more water became available to residents they would revert to old habits and an increase in consumption would follow, thus affecting water revenue. A discussion took place specific to water project costs associated with providing more residents with secondary water and also meter installation for secondary water users. Mr. Probert clarified those anticipated costs had been built into the projected model/figures.

Mr. Probert recommended the reserve ending balance be somewhere around \$3 million and the discussion continued. He recommended the last identified proposal and reviewed the proposed rate increase, including excess consumption rates with the Council. He reviewed the history of utility rate increases

since 2002 and also shared an example of a current minimum utility bill compared to the proposed 10% rate increase, a \$2.10 increase for water for a minimum utility bill. He reiterated Staff believed the proposed increase would allow the City to continue operating and maintaining the current system, and accomplish needed projects associated with future growth. Steve Jackson, City Engineer, clarified his recommendation identified some culinary water projects which could be completed using ARPA (American Rescue Plan Act) funding; however, these projects had already been planned for using the current revenue stream, with the proposed increase built into that plan. Mr. Jensen mentioned although some of the identified projects would have qualified for ARPA funding, a one-time funding source, those needs could be funded through the current revenue stream of water rates.

A discussion took place regarding the Weber Basin contract and Mr. Jensen pointed out the conservation rates had already affected water users and believed the City's designated allotment of water by Weber Basin was achievable. He emphasized the City was in a good position and suggested the proposed rate increase was responsible and believed the City's rates would continue to be one of the lowest. A discussion took place followed by the Council directing Staff to provide the rate comparison to water users for the rate increase justification. A discussion followed specific to commercial consumption and whether rate tiers should be implemented for those accounts.

Mr. Probert explained his perspective in calculating Conservation vs. Revenue for projected FY 2023. Mr. Jensen reminded the Council of the City's advantage with its deep water wells which provided a buffer in not going over Weber Basin's allotment. A discussion also took place specific to enforcement/penalties for excessive water users and Mr. Jensen responded the City preferred to implement an educational campaign and explained the City's approach with educating the user.

Mayor Petro requested the Council provide Staff direction and the discussion specific to a proposed rate increase took place. Following that discussion, the Council directed Staff to implement a 15% water rate increase in the 2022-2023 budget and re-assess the rate during next year's budget process. The Council also requested a letter be sent to the top 4% of users in each tier informing them of the proposed rate increase.

The City Council took a break at 1:44 p.m.
The meeting resumed at 1:48 p.m.

DISCUSSION – AMERICAN RESCUE PLAN ACT (ARPA)

Mr. Jensen announced Staff was proposing the construction of a new emergency communications center using ARPA funding.

Allen Swanson, Police Chief, shared a visual illustration and identified the location of the four emergency communication centers within Davis County. He informed the Council county leaders had agreed to pursue a 2-step process to improve the quality of service and provide that service more efficiently; virtual and physical consolidation.

He explained all 9-1-1 centers in Utah used the same statewide call handling system which was managed by UCA (Utah Communications Authority). He mentioned the system would be replaced with a similar statewide system in 2023 and reviewed those things previously put in place leading up to Part I of the consolidation.

The physical consolidation – Part II would decrease the centers from 4 to 2 within the county; one center in the North and one in the South and reviewed the following benefits to the consolidation:

- Increased efficiencies, officer safety, and citizen safety
- Better skilled 9-1-1 call operators and dispatchers
- Job specialization

Mr. Jensen informed the Council of discussions associated with the proposed consolidation and the City's

position. He pointed out the benefits and needs for two separate consolidated centers as opposed to one and reviewed some of the challenges specific to having just one consolidated center. He believed a natural migration of entities within the county would take place to either the north or south facility. He emphasized the City's proposed consolidation wouldn't take place in the formation of a special district; rather, it would be Layton City's dispatch center and indicated other entities would prefer this option. He also mentioned the benefit of a consolidated center to the City's Fire Department.

He identified the challenges of the current 9-1-1 communications center located at the police building:

- At capacity – no room for growth. Limited ability to remodel
- Training room size
- Not up to today's earthquake standards
- Most office-bound employees have no natural light
- Server room is small and over capacity
- Not a Purpose-Built facility

He reviewed the highlights of a Purpose-Built facility:

- Emergency Communications Center large enough to support Northern Davis County
- Records division
- Large training room/Emergency Operations Center
- Modern server room
- Public lobby
- Interview rooms
- Basement storage – evidence and records
- Built to current earthquake standards

Chief Swanson shared possible illustrations of what a facility could resemble and informed the Council the City had already initiated a Needs Analysis with Galloway, Architectural/Engineering firm which had significant 9-1-1 center experience, and shared an illustration of two of its completed facilities. He also identified the estimated costs for the project.

He identified the proposed location for the facility:

- Replace the existing Davis Arts Building with a two-story, plus a basement structure
- Approximately 8,000 square foot per floor
- Site could accommodate up to 9,800 square feet.

He reviewed the current 9-1-1 facility compared to what was projected at completion and shared an illustration of what the EOC/Training Room would resemble. He reviewed additional benefits of the new facility with the Council.

Mr. Jensen mentioned this was something the City had desired for a number of years and reported the City had previously appropriated funds to be used for acquiring property for this purpose. He stated Staff's recommendation was to move quickly with the construction process for the building and pointed out the need to relocate the Davis Arts Council. He mentioned the Arts Council had already been made aware of this possibility.

A discussion took place and the Council expressed its support for the project and the use of ARPA funding. Mr. Jensen expressed appreciation to the Council for its support.

CLOSED MEETING:

MOTION: Councilmember Thomas moved to adjourn the meeting and convene in a closed meeting at 2:18 p.m. to discuss the Character, Professional Competence, or Physical or Mental Health of an Individual. Councilmember Roberts seconded the motion, which passed unanimously.

MOTION: Councilmember Thomas moved to open the meeting at 3:36 p.m. Councilmember Roberts seconded the motion, which passed unanimously.

The meeting adjourned at 3:36 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 **16th day of May, 2022**, was to discuss the Character, Professional Competence, or Physical or Mental Health of an Individual

Dated this 6th day of October, 2022.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder