

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MARCH 2, 2023; 5:30 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR JOY PETRO, ZACH BLOXHAM, CLINT
MORRIS, TYSON ROBERTS, AND DAVE
THOMAS**

PARTICIPATING ELECTRONICALLY: BETTINA SMITH EDMONDSON

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, TERRY COBURN,
STEPHEN JACKSON, CHAD WILKINSON, ED
FRAZIER, DAVID PRICE, JOELLEN GRANDY,
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 Morris informed the Council the RAMP (Recreation, Arts, Museum, and Parks) Commission had met on Monday evening, February 27, 2023, and was prepared to make recommendations to the Council for the grant funding. He expressed confidence with the Commission's vetting process and complimented David Price, Parks and Recreation Director, for guiding the process with new members on the Commission.

Councilmember Smith Edmondson provided an update from the CTC (Communities That Care) Annual Meeting which took place on Friday, February 24, 2023. She announced a Prevention Coordinator had been hired, Amelia Williams, and would serve as a Director of the other coordinators. She stated Alysa Stuart would report directly to Amelia. She reminded the Council the Layton CTC supported South Weber because high school students from that city attended Northridge High School. She reported three other cities: Kaysville, Farmington, and Fruit Heights were beginning to participate with CTC and Davis Behavioral Health had created a Central Davis CTC to not only include South Weber, but include the other three entities around November. She expressed confidence with the transition and believed CTC would continue to benefit Layton City youth. She also mentioned there would be some leadership changes in the short term, until the next election and pointed out this would provide additional support for the Committees and the Program. As part of those changes, she would be serving as the interim chair through October when an election would take place. Mayor Petro expressed appreciation to Councilmember Smith Edmondson for her leadership with CTC. She also mentioned she had some fleece jackets for the Council.

Mayor Petro expressed appreciation to Councilmembers Bloxham, Morris, and Roberts for their efforts during the legislative process. Gary Crane, City Attorney, expressed his opinion the land use issues had come out favorable to cities and believed cities still had control and shared some examples. He reviewed some of the legislation actions and expressed appreciation for the emails submitted by the Council on some of the proposed legislation and believed those had influenced the end result. A discussion regarding specific legislation for tax revenue from sand and gravel operations took place. Mr. Crane continued to highlight other legislation regarding water and the Great Salt Lake.

COOPERATIVE AGREEMENT BETWEEN LAYTON CITY AND UTAH DEPARTMENT OF TRANSPORTATION FOR THE PARTICIPATION IN THE COST FOR A PEDESTRIAN SAFETY PROJECT – RESOLUTION 23-13 – ALONG RAINBOW DRIVE BETWEEN APPROXIMATELY 826 NORTH FORT LANE AND 925 NORTH RAINBOW DRIVE

Stephen Jackson, City Engineer, explained the cooperative agreement was associated with UDOT's (Utah Department of Transportation) Safe Routes to School grant funding program. He identified the location for the proposed sidewalk and roadway improvements along Rainbow Drive and announced UDOT would be issuing grant funding of \$90,000 toward the project. The City estimated the total cost of the improvements to be \$194,000. He explained the intersection would be reconfigured in an effort to improve safety and the City would bear costs associated with those street improvements costs. He pointed out UDOT's contribution would be the sidewalk portion of the project.

COOPERATIVE AGREEMENT BETWEEN LAYTON CITY AND UTAH DEPARTMENT OF TRANSPORTATION FOR THE PARTICIPATION IN THE COST FOR A PEDESTRIAN SAFETY PROJECT – RESOLUTION 23-14 – ALONG 3200 WEST BETWEEN APPROXIMATELY 650 NORTH AND WEST HILL FIELD ROAD

Mr. Jackson identified the location for the proposed sidewalk along 3200 West and reminded the Council the City had previously received funding from Davis County COG (Council of Government) to complete improvements in this area. He reported UDOT had agreed to participate with \$85,000 of the \$166,200 estimated costs for the project, leaving the City with approximately \$81,200. He believed this would provide a safe sidewalk for the students walking to and from school. The Council expressed appreciation to Staff for the information provided in the packet and agreed this project was greatly needed. Mr. Jackson informed the Council of future grant applications for projects in this particular area of the City.

ACCEPT BID AWARD – MERRILL SHERIFF CONSTRUCTION INC. FOR ADAMS CANYON TRAILHEAD IMPROVEMENTS, PROJECT 22-1 – RESOLUTION 23-15 – 450 NORTH EASTSIDE DRIVE

David Price, Parks and Recreation Director, informed the Council the City had received two bids for the Adams Canyon Trailhead project with Merrill Sheriff Construction submitting the lowest responsible bid in the amount of \$418,284.08. He explained the project included the installation of restrooms, a kiosk, and other amenities associated with a trailhead.

ACCEPT BID AWARD – MERRILL SHERIFF CONSTRUCTION INC. FOR CHAPEL PARK IMPROVEMENTS, PROJECT 21-05 – RESOLUTION 23-16 – 152 SOUTH CHAPEL STREET

Mr. Price announced the City received four bids for the Chapel Park improvements which included the demolition of a pavilion, installation of a new pavilion, playground, concrete pathways, benches, landscaping, and irrigation. He reported the bid submitted by Merrill Sheriff Construction in the amount of \$415,027.23 had been identified as the lowest responsive responsible bid. He informed the Council Landscape Specialties had submitted a significantly lower bid, however, it was determined to be non-responsive; therefore, that bid had been eliminated.

Mr. Price briefly reviewed the bid submitted by Landscape Specialties for the Gordon Avenue Landscape Improvements in the amount of \$174,164.00. He explained the scope of the work which included: earthwork, landscape, irrigation, and other associated elements.

Councilmember Bloxham inquired whether the City should continue installing restroom facilities due to vandalism and Mr. Price explained the City's plan moving forward with making the restrooms available to the public and the security features to be implemented controlling access and also monitoring by the Police Department to discourage vandalism.

LICENSE AGREEMENT BETWEEN LAYTON CITY AND DISCOVERY DEVELOPMENT, LLC – RESOLUTION 23-03 – APPROXIMATELY 1750 WEST 1000 NORTH

Mr. Price shared a visual illustration and identified property owned by Jordan Valley Water Conservation District respective to the Trailside Development and UTA's (Utah Transit Authority) property. He stated Resolution 23-03 would authorize an agreement between the City and Discovery Development LLC allowing for the license use of the Jordan Valley Water Conservation property, the UTA property, and connections to the Rail Trail. He mentioned it also identified the reimbursement amount Discovery Development would reimburse the City for fees paid to the Jordan Valley Water Conservation. He added it also allowed, in perpetuity, the public use of the trail and defined the Jordan Valley Water Conservation maintenance and responsibilities. He clarified once the contractor constructed the three trail connections for Discovery Development, the City would be responsible for future maintenance.

Mr. Price explained approval of Resolution 23-01 would authorize the agreement with Jordan Valley Water Conservation District which was the access easement providing access through its property for the three trail access points and outlined the maintenance responsibilities passed onto Discovery Development.

Mr. Price explained Resolution 23-02 would amend the City's existing agreement with UTA for the Rail Trail allowing construction connections for the three trail access points. He pointed out all construction conditions within the agreement would be passed onto Discovery Development.

Mr. Price indicated Resolution 23-04 would accept the Quit-Claim Deed from Jordan Valley Water Conservancy District for the small portion of property allowing the City to construct a full right-of-way of Layton Crossing Parkway.

He asked if there were any questions and Councilmember Roberts inquired whether an HOA (Homeowner's Association) would take over ownership of Discovery Development. Mr. Price believed there would be more than one HOA associated with the housing development. Chad Wilkinson, Community and Economic Development Director, believed a Master HOA would eventually accept responsibility and a discussion followed.

MAYOR'S REPORT

Mayor Petro asked the Councilmembers to let her know which of them would like to be invited and participate with the Davis Education Foundation Gala in June and the Council expressed agreement to continue sponsoring the event.

Alex Jensen, City Manager, reminded the Council of previous issues and discussions with non-functioning HOA's along the Layton Parkway. He informed the Council, City Staff had sent letters to affected residents and expressed his desire to move forward with enforcement of the assessment via the utility bill for those residents refusing to participate with the HOA. He requested direction from the Council, and following a discussion, it expressed agreement for Staff to proceed. Mr. Jensen suggested the Council be prepared to be contacted by the affected residents.

CLOSED MEETING TO DISCUSS PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF A WATER RIGHT OR WATER SHARES

CLOSED MEETING:

MOTION: Councilmember Thomas moved to adjourn the meeting and convene in a closed meeting at 6:23 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares. Councilmember Roberts seconded the motion, which passed unanimously.

MOTION: Councilmember Thomas moved to open the meeting at 6:58 p.m. Councilmember Roberts seconded the motion, which passed unanimously.

The meeting adjourned at 6:58 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 **2nd day of March, 2023**, was to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares.

Dated this 6th day of April, 2023.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder