

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

NOVEMBER 16, 2023; 5:35 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, CLINT DRAKE, CHAD WILKINSON, TRACY PROBERT, DAVID PRICE, JOELLEN GRANDY, KARL KUEHN, 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:

COUNCILMEMBER REPORT

Councilmember Morris reported three reappointments had been made to the RAMP (Recreation, Arts, Museum, and Parks) Commission during its meeting on Monday, November 13, 2023. He indicated the Commission was working on completion reports from last year. He mentioned Staff had reviewed the larger projects and reported on their respective process. He stated it had been a good meeting. David Price, Parks and Recreation Director, added some of the larger projects were planned to be completed within two or three years were working toward completion within this next year.

Councilmember Smith Edmondson mentioned the Davis Arts Council was also holding a Board Meeting this evening. She reported it had moved into its temporary location in the LSI building along Layton Hills Parkway. She mentioned LSI had been very gracious to the Arts Council and specifically mentioned the space for ticket pick-up. She mentioned Tessa Vaschel, Executive Director, had returned from her leave and reported the Board would be traveling to the conference in New York to book acts/performances for this summer's line-up.

Councilmember Smith Edmondson provided an update of the CTC (Communities That Care) meeting. She informed the Council of the restructuring of the Board for the purpose of maintaining leadership moving forward and specifically mentioned the City Council representative's role on the Board. Mayor Petro expressed appreciation to Councilmember Smith Edmondson for her service on the Committee.

She stated she would like the City to consider accommodating OPPA's (On Pitch Performing Arts) request for use of the amphitheater for its summer show and requested it be discussed by the Council before the end of the calendar year.

Councilmember Thomas commented on the Veterans Day events. He mentioned he had attended a good number of Veterans Day events hosted by the City and expressed his opinion that this year's was exceptional. He stated he was impressed by the speech given by General Bell. He complimented Staff on a great event.

Councilmember Smith Edmondson reported she had received an email from an individual that worked in the General's office on Hill Air Force Base (HAFB) complimenting the manner in which the City had treated the Veterans during the parade and honor ceremony.

Mr. Price thanked the Council for the compliments and expressed appreciation to the Councilmembers for their participation which contributed to a successful event.

Mayor Petro complimented Staff for working with the Veterans Committee for a successful parade and events.

Councilmember Bloxham shared an update and provided information from the ULCT (Utah League of Cities and Towns) regarding land use and entitled building permits which he believed illustrated the issue wasn't with local governments/municipal authority. A discussion took place regarding the available homes for sale, rentals, etc. and the misinformation being put forth. Mr. Wilkinson reported Layton City had 2,000 entitled building permits which weren't under construction.

ACCEPT A PROPOSAL FOR AN INTERLOCAL AGREEMENT BETWEEN LAYTON CITY AND CLEARFIELD CITY FOR THE PROVISION OF A 9-1-1 CALL PROCESSING AND DISPATCH SERVICES – RESOLUTION 23-49

ACCEPT A PROPOSAL FOR AN INTERLOCAL AGREEMENT BETWEEN LAYTON CITY AND THE NORTH DAVIS FIRE DISTRICT FOR THE PROVISION OF 9-1-1 CALL PROCESSING AND DISPATCH SERVICES – RESOLUTION 23-50

Karl Keuhn, Communications/Dispatch Manager, shared an update regarding the virtual consolidation within Davis County. He stated Layton and Clearfield Cities went live on Tuesday, November 14, 2023 and reported it had been a tremendous success. Everything was working as anticipated with all agencies sharing information and communicating well. He reminded the Council, Layton had taken the lead on this project.

He explained the two resolutions coming before the Council were for the provision of providing dispatch services for Clearfield City and North Davis Fire District, prior to completion of the new communications center for the northern area of the County. He mentioned the agreements mirrored one another with the exception that Clearfield's agreement included additional language which pertained to transitioning its employees joining Layton City Staff, which involved the conversion of vacation and sick benefits. A discussion took place regarding the transition of employees and the training process for those new employees.

Mr. Kuehn shared an updated regarding the construction of the new facility and stated it was anticipated to be completed late 2025. The discussion continued regarding the service entities and the new employees. Mayor Petro requested Mr. Kuehn provide an explanation during the regular City Council Meeting that Layton wouldn't be assuming any burden associated with the transition of Clearfield City's employees.

AMEND THE BUDGET FOR FISCAL YEAR 2023-2024 – ORDINANCE 23-25

Tracy Probert, Finance Director, explained some situations had arisen which required an amendment to the budget mid-year. He reviewed the following proposed amendments:

- The use of \$2.6 million from the General Fund to exercise the option to purchase 25 acres from Wasatch Integrated Waste Management District. He mentioned the City was in a healthy position for this expenditure.
- The use of \$1,936,170 from the Capital Projects Fund for the Parks Shops Project, which included structures at both Ellison and Commons Parks. This would increase the budget needed to complete both projects.

Councilmember Morris requested clarification whether the property was included in the East Gate Business Park and Chad Wilkinson, Community and Economic Development Director, responded it was currently outside the City limits. He also inquired if this would be enough to complete both facilities included in the project and Mr. Jensen responded in the affirmative.

Mr. Jensen further clarified the City was in a position to purchase the property and reviewed details with the Council. He pointed out the City would transition the property into the RDA, which would then be sold to a developer and indicated this would be a positive move on behalf of the City. Mr. Wilkinson added the property would need to be annexed into the City at some point.

Councilmember Bloxham requested further clarification about the parks facility. Mr. Jensen reported this would be the final step in completing the project in both Ellison and Commons Parks. He explained Staff had worked closely with the consultant and architect regarding the estimated costs for the project. He assured the Council, questions had been asked by Staff throughout the entire process as expenses were being tracked compared to the estimated costs, and whether the figures were factual due to inflationary and supply issues. He informed the Council of discussions which had taken place with the firm when it was discovered by the estimator of significant cost changes. He informed the Council the principals of the firm had acknowledged the lack of performance on its Staff and stated it had waived some of its fees in recognition of the impact to the City. He reported everyone involved had expressed agreement the figures were now accurate and that the project could be completed with the proposed expenditure. He assured the Council this was an atypical experience; he concluded the project needed to be completed and reported Staff had also made budget adjustments in order to recognize funds in an attempt to accommodate some of the shortfall. He expressed his opinion the firm's actions regarding the discrepancy demonstrated integrity on its behalf. He indicated City Staff had consulted with references provided by the firm and learned these weren't normal circumstances. A discussion followed about other items which had been delayed and Mr. Jensen reviewed how Staff prioritized projects proposed to the Council. He assured the Council the project would be completed for the agreed upon maximum cost and the firm had agreed not to exceed that amount.

A discussion took place whether alternative funding sources were available such as the RAMP fund as opposed to the General Fund. David Price, Parks and Recreation Director, explained this project would be considered an operation and maintenance expenditure which wouldn't meet the criteria for use of those funds and the discussion continued. Mr. Jensen explained how the RAMP fund could be used for future projects instead of bringing forth this project to the RAMP Commission at this late date and the discussion continued.

MAYORS REPORT

Mr. Jensen requested Chad Wilkinson, Community and Economic Development Director, share an update regarding the proposed Gordon Avenue Town Center discussed during the Planning Commission's Meeting of Tuesday, November 14, 2023, and a discussion followed.

The Work Meeting adjourned at 7:00 p.m.

The Work Meeting reconvened at 7:31 p.m.

The Council continued to discuss the Gordon Avenue Town Center.

The work meeting adjourned at 8:12 p.m.

CLOSED MEETING:

MOTION: Councilmember Thomas moved to adjourn the meeting and convene in a Closed Meeting at 8:12 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 adjourn the Closed Meeting at 8:35 p.m. Councilmember Bloxham seconded the motion, which passed unanimously.

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 November, 2023**, was to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares.

Dated this 7th day of December, 2023.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder