MINUTES OF LAYTON CITY COUNCIL WORK MEETING **JUNE 20, 2024; 5:38 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, LON CROWELL, TRACY PROBERT, MORGAN CLOWARD, SCOTT MAUGHAN, JOELLEN GRANDY, 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:

MAYOR'S REPORT

Mayor Petro announced North Davis Sewer District (NDSD) would be having an open house/ribbon cutting in August for its new large pipeline extending to Gilbert Bay. She would provide further information as it became available. She also reported NDSD would be providing tours of the facility to elementary school children and explained the benefits of the public tours.

She reported the Homeless Task Force was still trying to identify locations appropriate for a 'warming center' during 'Code Blue' designated days/nights and indicated she hadn't provided any suggested locations for Layton City to Davis County. Councilmember Morris suggested the library and Mayor Petro stated the requirements associated with the 'warming center'. Councilmember Smith Edmondson suggested reaching out to the Interfaith Council for possibly using church buildings and Mayor Petro mentioned she had reached out to Faith Baptist Church. She pointed out the Davis Conference Center and the Golf Course could also be considered. Councilmember Thomas also suggested the Armory. Councilmember Morris requested Mayor Petro describe how using buses to transport the homeless to a designated 'warming center' would look like and a discussion followed. Mayor Petro mentioned she would make the Council aware of the Teen Center's grand opening upon its completion.

COUNCILMEMBER'S REPORT

Councilmember Smith Edmondson stated she had attended the Utah Prevention Coalition Association Summit in Bryce Canyon and reported there were a number of representatives working with various 'prevention effort' platforms and provided a brief summary on what she had learned.

She announced CTC (Communities that Care) Key Leader meeting was scheduled for next Friday, June 28, 2024, at 1:00 p.m. and mentioned the Council should have received an email.

Councilmember Roberts mentioned he was looking forward to the City's 4th of July events.

Councilmember Thomas reminded the Council the Voices of Liberty concert was scheduled for Sunday, June 30, 2024, in the Kenley Amphitheater. Mayor Petro also mentioned the Hometown Heroes would be recognized at the concert.

AMEND TITLE 3, CHAPTER 15 OF THE LAYTON MUNICIPAL CODE – CONSOLIDATED FEE SCHEDULE – ORDINANCE 24-18

Tracy Probert, Finance Director, reviewed and discussed the following proposed changes to the Consolidated Fee Schedule:

- Police security
- Rental costs associated with the new pavilion in Commons Park
- Meter costs
- Increases specific to the Sanitary Sewer
- Street lighting fixture fees
- Review fees based on square footage for the Fire Department

He asked if there were questions and there were none.

AMEND THE BUDGET FOR FISCAL YEAR 2023-2024 – ORDINANCE 24-16

Mr. Probert directed the Council to the FY 2023-2024 Budget Amendment Summary and inquired whether there were any questions; and there were none. He then reviewed amendments specific to the General Fund identified on the summary with the Council and there were no questions. He reviewed amendments to other funds identified on the summary. Councilmember Morris asked about the privatization of janitorial services for City facilities and Mr. Probert indicated it had been positive. Councilmember Bloxham requested clarification how the Council should track the different amendments when they were all included in one line item on the summary. Mr. Probert directed the Council to the different line items specific to each fund and shared an illustration.

ADOPT THE BUDGET, PROPERTY TAX RATE, AND COMPENSATION SCHEDULE FOR ELECTED, STATUTORY, AND APPOINTED OFFICERS FOR FISCAL YEAR 2024-2025 – ORDINANCE 24-17

Mr. Probert shared the FY 2025 Proposed Budget and briefly reviewed the following highlights:

- General Fund budget $46,072,966
- Total City-Wide budget $138,482,106
- Market and Cost of Living Adjustment (COLA) for the Mayor, Officers, and employees. Merit adjustment for employees
- $2,439,000 in capital equipment
- $30,860,000 in capital projects (Utilities, Streets, Parks, Dispatch, etc.)
- New Positions: 4 full-time and 3 part-time

Major projects include:

- Emergency Communications Dispatch Center – Intergovernmental funding
- West Hill Field Road: 2700 West to 3200 West
- Public Works shop expansion – land purchase
- Sugar Street realignment – land purchase
- Utility projects

He also shared an illustration which identified the following proposed changes to the Tentative Budget since being adopted during the Council Meeting on Thursday, May 2, 2024:

- ($500,000) Use of General Fund balance for the EOC/Dispatch Building
- $500,000 Use of EMS funding for the EOC/Dispatch Building
- $ 32,800 Tier II employee retirement stipend
- $129,477 Emergency manager position in EMS fund
- $ 8,548 An additional crossing guard at Angel and Weaver
- $915,735 Sewer rate increase – 8.2% increase

He asked if there were any questions and recommended approval.

Councilmember Bloxham inquired when Staff could recognize whether the proposed Sanitary Sewer increase this year would have the desired results in order for the Council to consider whether the next suggested increase would be necessary next fiscal year. Mr. Probert responded he frequently monitored that account and could provide a report to the Council. Councilmember Bloxham requested an update be provided prior to the all-day budget meeting in March.

ANNEXATION AND REZONE REQUEST – LAYTON CITY ANNEXATION AND REZONE – A (AGRICULTURE) TO M-1 (LIGHT MANUFACTURING/INDUSTRIAL) – ORDINANCE 24-21 AND ORDINANCE 24-22 – APPROXIMATELY 3925 NORTH AND 3945 NORTH FAIRFIELD ROAD

Chad Wilkinson, Community and Economic Development Director, shared an illustration which identified the location of the parcel. He reminded the Council the City had purchased the property several months ago from Wasatch Integrated Waste Management District (WIWMD) pointing out the purchase allowed the City to further its objective with the East Gate Development Area and would also facilitate the extension of Fairfield Road. He explained the reason for the zone change. He identified the existing and adjacent structures within the East Gate Development and identified the EDA (Economic Development Area) boundary. Staff recommended approval and asked if there were any questions. There were no questions from the Council.

INTERLOCAL COOPERATION AGREEMENT BETWEEN DAVIS COUNTY, LAYTON CITY, AND CLEARFIELD CITY FOR THE HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), FISCAL YEARS 2025-2026 – RESOLUTION 24-22

Mr. Wilkinson introduced representatives from Davis County, Dakota Wurth and Chanel Flores.

Mr. Wilkinson introduced the agenda item and requested Morgan Cloward, CDBG (Community Development Block Grant) Coordinator, provide a background regarding HUD's (Housing and Urban Development) HOME Investment Partnerships Program which was similar to the CDBG program.

Mr. Cloward explained the City had been approached by Davis County regarding a new grant opportunity, outside the normal CDBG funding, which could accomplish many of the same housing activities and provide additional resources to accomplish new housing opportunities within the City. He announced the federal grant funding from HUD was specific to affordable housing activities and pointed out the City wouldn't be able to qualify for the funding on its own; therefore, Davis County requested Layton and Clearfield Cities form a consortium to sign an agreement to work together in order to receive the funding. He mentioned the rental assistance component appealed to City Staff which compelled the City to join the consortium; rental assistance was a top priority to the City. He shared an illustration identifying the priorities included in the Interlocal Agreement:

Mr. Wilkinson explained the concerns City Staff had addressed within the agreement:

- Equal representation of voting members on the Committee
- Potential non-voting members to provide advisement to Committee members
- Guidelines or guardrails associated with the administering of funds by Davis County
- County had requested the City take a more global view for projects
- Unanimous consent from the consortium would be required for any changes to the priorities
- County Commission couldn't vary from identified priorities when making funding recommendations without unanimous consent from the consortium members

He reported City Staff had worked closely with County Staff in developing the agreement with Davis County and Clearfield City and Staff recommended approval. A discussion followed.

Mr. Wilkinson clarified the Davis County Commission would have a final vote as it was the lead jurisdiction; however, that vote would be based on the Consortium/Committee's recommendation based on the identified priorities. He further explained the benefits associated with the County being the lead agency and the discussion continued. Mr. Wilkinson added the City would be obligated to participate in the consortium for a minimum of two years.

Councilmember Bloxham inquired about the dollar amount of the available funding and Mr. Wilkinson responded Davis County estimated approximately $545,000.

Mr. Wurth and Ms. Flores, Davis County, explained how the consortium would be representing all 15 cities within Davis County and would be considering large low-income housing projects for all communities, not just Clearfield and Layton Cities. Mr. Wilkinson emphasized this wouldn't affect the City's CDBG funding it received as an entitlement City and the discussion continued regarding who would benefit from this specific funding. Mr. Wilkinson referenced numbers 6-8 of the Interlocal Agreement Priorities which were directly related to housing affordability. Councilmember Smith Edmondson requested clarification whether Davis County had already expressed agreement to the Agreement Priorities and Mr. Wilkinson responded in the affirmative.

Ms. Flores and Mr. Wurth continued to share examples/scenarios which illustrated how the funding could be distributed to benefit the community and the discussion continued.

Councilmember Smith Edmondson requested clarification whether the funding could be designated toward a homeless shelter and Ms. Flores responded the funding couldn't be used for the homeless. Councilmember Bloxham stated that was also one of his questions regarding this funding source and read a statement he was able to locate regarding the partnership program from HUD. He continued to express concern the invitation extended to Layton City might not benefit Layton City; rather, Davis County needed Layton City's buy-in and signature in order for the program to exist. Mr. Wilkinson responded nothing in the program had led City Staff to believe the funding would be used toward a homeless shelter.

Councilmember Morris expressed concern regarding unintended consequences with entering into the Agreement, as well as the abrupt timing associated with the program. Mr. Wurth clarified if Layton didn't participate in the consortium neither the County or any other city would receive any of this funding based on the formula designated by HUD. He clarified the HUD deadline was June 30, 2024, which accounted for the short notice regarding approval. Ms. Flores emphasized there would be no risk to Layton City by entering into the Agreement. The discussion continued.

Councilmember Morris asked if there were any other consortiums within the State of Utah. Morgan Cloward, CDBG Coordinator, responded he wasn't aware of any. Ms. Flores responded both Salt Lake and Provo City had participated with the HOME Program. Mr. Wurth clarified this Agreement had been loosely based on Provo City's framework.

The meeting adjourned at 7:00 p.m.

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Kimberly S Read, City Recorder