

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

JANUARY 2, 2025; 5:33 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, LON CROWELL, 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

No report was shared

COUNCILMEMBER'S REPORTS

No reports were shared.

INTERLOCAL PARTICIPATION AGREEMENT FOR THE HIGHWAY 89 GORDON AVENUE TRANSPORTATION REINVESTMENT ZONE BETWEEN LAYTON CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) – RESOLUTION 25-01

Lon Crowell, Community and Economic Development Deputy Director, informed the Council this same agenda item would come before the Council in a Public Hearing during the meeting immediately following the Work Meeting. He mentioned the proposed Interlocal Agreement with UDOT (Utah Department of Transportation) creating a Transportation Reinvestment Zone (TRZ) would be the first of its kind within the State. He shared a presentation providing a brief history associated with the designation of the TRZ within the City and also its history with UDOT related to the 'property'. He shared an illustration which identified the area proposed for the TRZ designation and continued to review the Highway 89/Gordon Small Area Master Plan timeline and subsequent Town Center Master Plan. He continued to review the timeline associated with the TRZ Interlocal Agreement with UDOT. He shared highlights specific to the Agreement and a discussion followed:

- Legislation allowed for the collection of tax increment to fund transportation projects
- Tax increment would be deposited into a TRZ Fund
- TRZ Board would approve all projects and project funding
- All proposed projects required funding to be in place prior to construction which would be reimbursed by the TRZ Fund
- All transportation projects had to comply with all adopted planning documents including the adopted Master Plan

Alex Jensen, City Manager, stated the amount of funding generated from the TRZ wouldn't be significant; however, he emphasized the value of the TRZ would be in the ability to expect compliance with the Master Plan. He reminded the Council UDOT's plan would sell the parcel to a developer with designated entitlements already in place prior to development. He clarified the developer would be restricted from selling off parcels for development. He further clarified this would establish funding sources for the construction of needed semaphores or traffic signaled intersections in the future, when it

was demanded by the construction and development. He commented about the positive partnership and great relationship with UDOT in recognizing the value associated with this Agreement.

A discussion followed specific to the tax increment and the implementation of the TRZ. Mr. Jensen pointed out the Agreement allowed a built-in funding mechanism for the transportation component which would contribute to the success of the town center development. He pointed out UDOT's commitment to the partnership with the City and the combined vested interest and the discussion continued. Mr. Jensen mentioned the structure of the TRZ Board and its governing bylaws would need to be determined at a later date and expressed his opinion on how the City would identify its representative(s) to the Board. He continued to explain how the transportation projects associated with the town center area would be identified and prioritized and the discussion continued. Mr. Crowell pointed out this Agreement called for separate agreements for each proposed future traffic project.

Mr. Jensen reviewed the processes moving forward associated with the development of the town center following adoption of the TRZ Agreement.

DISCUSSION REGARDING "MY HOMETOWN" INITIATIVE

Mayor Petro reported the 'My Hometown' initiative had been presented to both her and Councilmember Morris during a meeting held in December. She expressed her confidence with the initiative and believed it was important enough to involve the Council to determine if it was something to embrace at Layton City. The program was directly related to housing and improvements in blighted areas of the City. The concept of the program had been designed to allow the City's citizens to take ownership to contribute and 'pay it forward'. In order to get the program off the ground, it required support of the City, as well as support from the interfaith community; however, it had been organized and led by The Church of Jesus Christ of Latter-day Saints. She added this was based off a program which began and had been successful in West Valley City, and recently implemented in Ogden City. Although The Church of Jesus Christ of Latter-day Saints had committed to take the lead in being a funding source, it involved contribution and members from all faiths. She added it would be structured similar to the CERT (Community Emergency Response Team) program with designated areas and organized block captains and shared some examples of how it could benefit Layton. She indicated it would be similar to the 'Day of Service' which took place every September, but on a larger scale and more often. She emphasized in order for the Program to be successful, it required a commitment from the City.

Alex Jensen, City Manager, shared details, statistics, information, and commitment provided by the Volunteer Manager/Director of Ogden City's program:

- Four designated days of service per year
- Projects had consisted of cleaning up and repairing single family residences
- City had provided at least 15 dumpsters, free landfill passes, three backhoes and three City employees
- Meetings with City Staff and My Hometown volunteers every two weeks
- Representatives from all departments were required to attend and participate in the meetings, including Legal, Code Enforcement, Police, Fire, and Community Development
- City provided Worker's Compensation Insurance for possible volunteer accidents and reviewed some of the past injuries
- Provide a free lunch and safety equipment to all volunteers
- Community resource centers

Councilmember Morris further explained the commitment and involvement associated with The Church of Jesus Christ of Latter-day Saints and Mayor Petro continued to review the services offered at the resource centers which included representation from other services and/or entities. She believed the long-term commitment would be the resource centers. She also mentioned Mountain View Baptist Church already had a contingency of volunteers and expressed her opinion this was an opportunity for further participation with the City's Interfaith Council providing an opportunity for the citizens to bond and create a sense of pride as citizens of Layton City.

Councilmember Morris highlighted the programs offered at the community resource centers and pointed out Ogden City had recognized a significant benefit to Code Enforcement issues within the City. Mayor Petro mentioned this was also an opportunity for local businesses within the community to contribute and pointed out the potential connection with Communities That Care. A discussion followed.

The Council requested Staff invite representatives from the organization to share a formal presentation during a future work meeting.

CLOSED MEETING:

MOTION: Councilmember Bloxham moved to adjourn the meeting and convene in a closed meeting at 6:44 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 Roberts moved to open the meeting at 7:02 p.m. Councilmember Bloxham seconded the motion, which passed unanimously.

The meeting adjourned at 7:02 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 January, 2025**, 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 February, 2025.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder