

**MINUTES OF LAYTON CITY  
COUNCIL WORK MEETING**

**MARCH 19, 2015; 5:30 P.M.**

**MAYOR AND COUNCILMEMBERS  
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,  
TOM DAY, JORY FRANCIS AND JOY PETRO**

**ABSENT:**

**SCOTT FREITAG**

**STAFF PRESENT:**

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,  
PETER MATSON, DAVID PRICE, WOODY  
WOODRUFF, TRACY PROBERT AND THIEDA  
WELLMAN**

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

Mayor Pro Tem Brown opened the meeting and indicated that Mayor Stevenson would be a little late. She turned the time over to Staff.

**AGENDA:**

**REFUNDING 2006 SALES TAX REVENUE BONDS**

Alex Jensen, City Manager, said a couple of months ago Staff talked with Council about refunding some of the existing bonds the City had in order to take advantage of the good interest rates and save some money. He introduced Marc Edminster with Lewis Young Robertson and Burningham.

Mr. Edminster said he worked with Laura Lewis, who was a financial advisor for the City. He said there had been discussion about refinancing the City's outstanding sales tax bonds, which had an interest rate of 4%. Mr. Edminster said they thought that in today's market they could restructure the bonds and get the City a 2% interest rate. He said this would save the City \$153,000. He said that would be a net present value savings of 5.2%; the rule of thumb was that if it was over 3% it was generally considered a good refunding to pursue.

Mr. Edminster said the old bonds were not callable until 2016. He said the City would have to escrow the money from the new bonds until 2016 when the old bonds could be paid. Mr. Edminster said at the point of issuance of the new bonds, the old bonds were no longer considered outstanding debt of the City.

Mr. Edminster said the process would start with a parameters resolution adopted by the Council, which would set out parameters for the bonds, such as limiting the amount of the bonds and the interest rate. He said once the parameters resolution was adopted, the City would publish a notice of intent to issue bonds. Mr. Edminster said that notice triggered a 30 day public contestability period; after that period ended, the bonds could be closed and issued. He said adopting a parameters resolution allowed the process to move forward, but it did not obligate the City to issue bonds. If something changed over the next few weeks, the City was not committed.

Councilmember Brown asked how quickly this could happen. She said she heard that the feds were considering raising rates in June.

Mr. Edminster said with the 30 day public contestability period, the bonds could close on May 7th.

Tracy Probert, Finance Director, said Staff would bring the parameters resolution to the next Council meeting. He said the public notice would be for a refunding of the bonds; the City wouldn't be issuing

additional bonds, it would be refinancing existing debt.

Mr. Edminster said because there would be no new debt, the City wasn't required to hold a public hearing. He said he hadn't seen one of these ever protested, because it would be saving taxpayer dollars.

There was some discussion about the anticipated interest rate of the new bonds.

#### **MISCELLANEOUS:**

Alex indicated that there might be someone at the regular meeting to speak to the development on the Adams property near the hollow on Antelope Drive. He said Staff would urge Council to listen to what was being said, but not to engage in back and forth discussion because a public hearing on this issue was scheduled for a future meeting. Alex said the developer would not be here this evening and all parties wouldn't be represented.

Alex said during the budget meeting, there had been discussion about some personnel positions. He said one of those was to move a part-time secretary to a full time position in the Legal Department to accommodate changes in State law. Alex said the Legal Department was in a position where there was a transition that had occurred naturally, and rather than hiring a part-time person for a couple of months, and then hiring a full time person in July, Staff would request approval to hire the full time person now. He said there was money in the existing budget to accommodate a full time position.

Consensus was to move forward with hiring a full time position now.

Councilmember Brown said Mayor Stevenson wanted her to mention a request for a proclamation from the City regarding CGH, which was a birth defect that was often confused with spina bifida. She said this type of proclamation hadn't been done in the past.

Discussion suggested not doing a proclamation.

#### **AGENDA: (continued)**

#### **NOTIFICATION TO THE DAVIS COUNTY COMMISSION OF LAYTON CITY'S INTENT TO SUBMIT AN OPINION QUESTION TO LAYTON CITY RESIDENTS REGARDING A RAMP TAX – RESOLUTION 15-17**

David Price, Parks and Recreation Director, said Resolution 15-17 would authorize the Mayor to notify the County that the City intended to put an opinion question to the residents of Layton City regarding a RAMP tax. David said the funds would be used to fund recreation, arts, museums and park facilities. He said the tax would be .1%, or 1/10 of a penny on each dollar. He said this resolution was simply to inform the County of the City's intent. David said the County would have 60 days to respond back to the City and let the City know if they had any desire in doing a countywide tax.

Councilmember Day asked why this was an opinion question when they wouldn't allow an opinion question on UTOPIA.

Gary Crane, City Attorney, said this was specifically listed in State statute. He said the argument that the Lt. Governor made was that if it wasn't specifically in State statute then you couldn't do it.

Councilmember Day asked if there were other ones that were specifically listed.

Gary said yes there were other types of taxes that would allow for opinion questions.

Councilmember Francis asked if in the past there had been other opinion questions allowed that were not specifically listed in statute.

Gary said yes. He said the Lt. Governor had indicated that if the City moved forward with an opinion question without the Lt. Governor's office having to render an opinion, the City would probably get away with it as long as the County would put it on the ballot. Gary gave some examples in the State where opinion questions were put on the ballot.

Gary said there were other areas of State Code that would allow for opinion questions such as UTOPIA relative to allowing the retail sale of it, but an extensive feasibility study was required with almost unreachable results.

### **AMEND TITLE 20, SECTIONS 20.01.020, 20.04.120 (2) AND 20.05.030 – ORDINANCE 15-12**

Bill Wright, Community and Economic Development Director, said Ordinance 15-12 was a proposed amendment to Title 20 of the Municipal Code, which governed regulations for signage within the City. He said there were special provisions for detached signs, allowing for signage located in the downtown corridor area. Bill said the term downtown corridor did not adequately describe areas in proximity to the freeway. He said to reflect recent infrastructure improvements and City gateways, a freeway sign corridor map was being proposed for adoption that would include the expanded areas. Bill said the map was last updated in 2009.

Bill said the proposed amendments would rename the downtown corridor to freeway sign corridor and update the freeway sign corridor map to include additional areas adjacent to the freeway. He said the amendments would promote business and encourage future development.

Bill displayed a map that identified the previous downtown corridor and the proposed freeway sign corridor area. He said the ordinance allowed various sign heights based on the zoning. Bill said most of the areas allowed for 35 feet signs, but there were some that were 25 feet and some that were 20 feet. He said the ordinance allowed for signs to be 45 feet high in the downtown corridor, which would now be the freeway sign corridor.

Bill indicated that there were three areas being proposed to add to the freeway sign corridor; one area north of Antelope Drive on the east side of the interchange; an area near Kohl's; and an area on Layton Parkway along the I-15 corridor.

Bill displayed drawings of conceptual signs for the WinCo site. He indicated that the WinCo sign on Gentile Street would be five feet taller than the existing Fort Lane sign. Bill displayed examples of other signs in the City and discussed their heights.

Councilmember Brown said the amendments would basically change the name of the corridor and add the three additional locations to the corridor.

Bill said that was correct.

Council and Staff discussed signage in other areas of the City.

### **2015-2016 ANNUAL CITY BUDGET DISCUSSION**

Tracy Probert, Finance Director, indicated that he would be reviewing budget information for the enterprise funds for the 2015-2016 fund year. He said in the water fund some net assets had been used to complete water projects. Tracy said with the proposed 2016 projects, \$746,000 of net assets would be used leaving approximately \$1,000,000 in net assets. He said some of the net assets were depleted with the purchase of water contracts over the past two years. Tracy said with \$1,000,000 left in the account, it

might cause the City to not do as many projects in the future.

Tracy said in the storm sewer fund the revenue fluctuated based on the amount of impact fees collected. He said the capital projects being proposed totaled \$2,693,000 and the fund balance would go down to \$2,200,000.

Tracy said in the sewer fund, revenues would go up \$1,100,000 because of the \$3.00 increase in fees from the North Davis Sewer District, but that money would go to the Sewer District.

Tracy reviewed information about utility rates including the increase in sewer fees and the increase in garbage disposal with the new contract with Waste Management. He said garbage rates would be going up \$.35 for first cans and \$.25 for second cans. Tracy said the minimum bill for a two month period would be \$107.90. He said the Sewer District would be increasing their rates by \$3.00 a year for the next three years.

Tracy said in the refuse fund, Staff anticipated that with the rate increase, revenues would go up in the initial year or two of the new contract, but those funds would be used to cover increased fees in the latter years of the contract.

Tracy reviewed budget information in the street lighting fund. He indicated that \$87,000 would be transferred from the general fund to the street lighting fund to accomplish the projects being proposed. Tracy said in the current year, \$405,000 was being transferred from the general fund to the street lighting fund.

Councilmember Francis asked if an agreement had been reached with Rocky Mountain Power for taking over the street lights.

Alex said no. He said he thought that whenever the City was ready to move on that, Rocky Mountain Power would be willing to sell. Alex said for the last couple of years money that was available in the street lighting fund had been put toward projects that improved the lighting on UDOT projects, which the City was happy for. He mentioned some of the areas that were slated for improvement this year.

Tracy said revenues in the pool fund were fairly consistent. He said \$385,000 would be transferred from the general fund to help cover net operating loss.

Tracy said projected revenues in the emergency medical fund may change slightly depending on legislative funding changes. He said there were proposed changes to Medicaid funding that would impact fees. Tracy said the Fire Chief felt that the changes would be very positive for the City's medical operation. He said \$200,000 was being proposed to purchase a new medical engine; there was already \$150,000 set aside in the capital projects fund to add to this \$200,000, but it would still take another budget year to accumulate enough money to purchase the engine. Tracy said that would leave \$514,000 in fund balance.

Tracy said the main point in the UIA telecom fund was the \$221,000 being transferred from the general fund to cover the operational assessments. He said it was anticipated that those could be substantially less than that.

Tracy provided information about the proposed enterprise fund projects. He said in the street lighting fund, it was proposed to expend \$166,000 on residential street lighting projects and \$250,000 on the Antelope Drive and 1000 West street lighting project.

Councilmember Brown asked if there was a list available of the specific residential street lighting projects.

Alex said yes; Staff could provide that list for the Council's review. He said the Council could add to or

delete from the list as they chose.

Tracy said he would bring that information to the Council as part of the CIP budget review.

Tracy said one of the main projects in the water fund was the purchase of new registers for the meters. He said \$700,000 was budgeted in the 2015-2016 fund year for that project, and the same amount would be budgeted in the next two years to cover the cost of replacing all of the meter registers. Tracy said the registers had a 10 year warranty and they were now in year 14.

Tracy listed the other proposed projects in the water fund.

Councilmember Brown asked where Davis Drive was located.

Discussion suggested that it was by Marilyn Drive.

Tracy said there was \$900,000 budgeted in the sewer fund for proposed projects.

Councilmember Petro asked about the project in the Hill Villa Subdivision.

James “Woody” Woodruff, City Engineer, said when the City considered doing a project, they looked at all utilities in the area so that the road would only be torn up once. He said this sewer project would be done in conjunction with a water project in the area.

Woody said the water fill station project in the water fund was to allow for a construction type filling station on the west side of the City. He said currently the only filling station was at the Public Works Shop; this would be a great addition for construction trucks and City trucks to be able to fill their tanks on the west side of the City.

Councilmember Day asked about the Layton Parkway/Evergreen Farms sewer connection.

Woody said Evergreen Farms was installing oversized lines; the City would be reimbursing them the cost of the oversized lines.

Tracy explained impact fees collected relative to the storm sewer fund. He listed the proposed projects in the storm sewer fund.

Woody said the Talbot storm drain project was tied to a water and sewer replacement project. He said the storm drain project would be done at the same time.

Tracy said in the EMS fund, the partial funding for replacement of the engine that was discussed earlier was budgeted for \$200,000.

Alex said the Bamberger storm drain project would be done in conjunction with UDOT. He said as part of the complete rework of the Hill Field Road interchange, there was an existing problem with storm water capacity at that intersection. Alex said often during bigger storms, manhole covers would blow out and water would be coming out of the manholes. He said there wasn't enough capacity in the area. Alex said as part of the design of the new intersection, they would be adding to that capacity. He said the idea was to build a new line that would pull water out of that area and bring it south along the Bamberger Trail and dump it into Kays Creek. Alex said it was a very expensive line, but UDOT would be funding at least 50% of the cost. He said it would benefit the City and UDOT; the City was grateful for the partnership.

Tracy reviewed budget information relative to the special revenue funds, including the victims service fund, alcohol enforcement fund, E911 fund, metro strike force fund, CDBG fund and the RDA fund.

**Mayor Stevenson arrived at 6:23 p.m.**

Tracy reviewed information about the EDA fund, impact fee fund, Class C road fund, debt service fund and capital projects fund.

Alex said the intention would be to meet on the 26<sup>th</sup> to finish up the budget discussions, which was typically a Strategic Planning meeting.

Councilmember Francis indicated that he would be out of town, but he could call in.

Discussion suggested holding the next meeting on the March 26th.

**The meeting adjourned at 6:28 p.m.**

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Thieda Wellman, City Recorder