

**MINUTES OF LAYTON CITY
COUNCIL BUDGET WORK MEETING MAY 2, 2016; 6:05 P.M.**

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
BRUCE DAVIS, TOM DAY, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

ALEX JENSEN AND THIEDA WELLMAN

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

Mayor Stevenson opened the meeting and welcomed everyone.

AGENDA:

BUDGET DISCUSSION

Mayor Stevenson said this was a follow up of budgetary items that he and the Council had questions about. He said he would like to see an open discussion. Mayor Stevenson said the School District would be building the new junior high school and expecting City participation, which would be 2.1 or 2.2 million dollars. There needed to be discussion about funding options.

Councilmember Freitag said Legacy Jr. High did have a track in their gymnasium, but it wasn't available during school; it wasn't utilized.

Alex Jensen, City Manager, explained the history of the City participating with the School District in gymnasiums. The District paid for the basic gym; anything the City wanted to see that was extra, the City paid for. He said Staff anticipated that it would be the same for this facility. The design wasn't set yet, but Staff thought it would be similar to Legacy. Alex said the City would have two budget years to set funds aside to pay for the improvements. He explained that the City used the facilities on weekends, evenings and during the summer.

Mayor Stevenson asked if the track could be available early in the morning before school.

Alex said he could check on that. He said the City would need to have Staff there to manage that.

Councilmember Brown said this junior high would have students from Kaysville and Layton; was there any thought of having Kaysville share in the cost.

Alex said there hadn't been those discussions; Kaysville could share the cost but they would also have to share the facility. He said there was huge demand for facilities for youth sports.

Mayor Stevenson said he would stress that the City was interested in an adult use, such as pickle ball courts.

Councilmember Brown asked if bonds could be issued for this, a fire station and a police station; could the City finance all of them. She asked if RAMP funds could be used for the gym.

Mayor Stevenson asked what the strategy would be to come up with the money.

Alex said looking at the budgets, the Council would have to prioritize that and make sure there was funding set aside.

Councilmember Brown asked when the bonds were finished on Ellison Park.

Alex said 5 to 6 years; ½ of the park impact fees went to that bond debt.

Council and Staff discussed the possibility of making payments to the School District over a longer period of time. They discussed various bonding options.

Mayor Stevenson asked Alex if it was a good idea to use RAMP tax to fund this.

Alex said he felt that it was a reasonable option; he wouldn't recommend using RAMP funding for all of it. There were park impact fees that could be used and general fund monies.

Councilmember Davis asked how the operation & maintenance costs were covered.

Alex said it was a shared cost on maintenance; the School District was very fair to the City on costs.

Councilmember Day asked if there were agreements for the outside fields.

Alex said yes; the City used the fields after hours for games. The School District maintained those fields, but they didn't maintain their fields to the same level as the City.

Councilmember Freitag said some of the fields were downright dangerous; they needed to meet a certain standard to be used for actual games.

Mayor Stevenson said he heard everyone say that they supported the gym, but the City needed to find a way to finance it.

Councilmember Davis said he really liked the idea; it made a lot of sense for both parties, and it had worked well in the past.

Councilmember Freitag said the ideas discussed in an earlier meeting relative to a green room, sound, and an exterior entrance were good items to include.

Alex said once the design phase started, the School District could bring their ideas to the Council for discussion.

Mayor Stevenson said he would like to talk about the pool.

Alex said he didn't have all the cost analysis information, but Staff was working on it.

Councilmember Brown said David Price had indicated that he hoped to have that information to the Council by the first of June; Staff was looking at different options. She suggested moving forward as it was and make a decision after they had time to review the information.

Councilmember Brown mentioned the uproar in Salt Lake about the County closing a horse arena; there would be an uproar from the public if the decision was to close the pool. She said it would be important to have public input.

Mayor Stevenson said the question was whether or not the City wanted to be in the pool business. If the City did want to be in the pool business, the City needed a pool that could be used for a lot of different uses. He said the City could do a general revenue bond for a pool; the Council had to look at all of the options. Mayor Stevenson said he wasn't concerned with being open about the fact that the City was at a crossroad with the pool.

Councilmember Brown said she felt that the decision needed to involve the public; a lot of people in the City were going to other cities to use a pool.

Mayor Stevenson said they also needed to understand the cost of providing that. Right now the City was spending \$500,000 a year to keep the pool open.

Councilmember Brown said you couldn't always look at the pool as a money pit; it was a service to the citizens just like the parks were. Each park cost a lot to run and maintain; the pool was just like a park, it was a service.

Councilmember Freitag said there were two questions; should the City be in or out of the pool business. If the decision was to be in, then something needed to be done to improve the facility. He suggested that the same \$500,000 could be used to pay for a new facility. Councilmember Freitag said he would like to know what other cities were paying to build and maintain their facilities. What could you buy for ½ million dollars a year?

Councilmember Davis said he would need to see study information. He said the City needed a consultant to look at surrounding facilities; do a survey and look at costs. Councilmember Davis said times and consumer tastes had changed since the pool was built.

Councilmember Brown said with the public survey that was done a couple of years ago, one main thing was that people wanted a pool. She said she agreed that there needed to be a study done so that an informed decision could be made.

Councilmember Freitag asked if the School District would be interested in participating in a new pool for swim teams.

Alex said they hadn't been interested in doing that in the past.

Councilmember Day said the first decision would be if the City should be in the pool business or not. He thought the City should be in the pool business. The next decision was what to do with the existing pool. He didn't think there was a need to go through time consuming studies; the Parks and Recreation Staff could provide that information. Councilmember Day said it needed to be something that would attract teenage kids; things like slides and diving boards. He said he supported the idea of a pool, but didn't know if it was necessary to have a year round pool.

Mayor Stevenson asked if it should be summer use only.

Councilmember Brown said she felt that it should be year round; it was used enough in the winter for swim lessons, senior citizens, lap swimming and the high school swim teams, that it was worth having it open all year.

Councilmember Davis said it would be good to have data from other facilities. He said the Clearfield facility received heavy winter use; it was very popular in the evenings and on weekends.

Councilmember Freitag said those facilities were recreational facilities; there were other things to do besides using the pool. He said the City didn't have experience in running a recreation center; he would like to see a study.

Councilmember Day said with swim teams using it in the winter, should the City revisit support from the School District.

Councilmember Davis said if the Council didn't want to use an outside consultant, he would be willing to help with Weber State students and complete a study. He said there were probably industry organizations that could help with collecting data.

Councilmember Day said the first step was to decide if we want to be in the pool business.

Mayor Stevenson said it appeared that everyone wanted to be in the pool business, but study what that would mean. He said if the decision was a new facility, the City would have to bond for that. Mayor Stevenson questioned whether or not the public would support bonding for a pool facility.

Councilmember Brown said that could be part of a study; how did the other cities pay for their facilities. She said some entities had used RAMP money.

Councilmember Freitag said Farmington bonded 6 million dollars for their facility. He said he wasn't interested in a single use facility; he would want a multi-use facility; and he wasn't interested in keeping the current facility.

Mayor Stevenson asked if the Council wanted to pay for a study.

Discussion suggested that Councilmember Davis could provide the necessary information.

Councilmember Freitag said they could look at a recreation center with a community center for use by senior citizens.

Councilmember Brown suggested approaching the YMCA to see if they were interested in doing a facility in the area; the City would have to supplement that.

Council discussed a need for seniors and veterans.

Councilmember Day said that was a different discussion than a pool.

Mayor Stevenson said he felt that if the City was going to be in the pool business, they needed to be in the pool business. He wasn't interested in paying for the current dead horse.

Alex said Staff would bring information to the Council about the pool; when it was profitable; etc. He said pools or recreation centers didn't make money; any facility would have to be supported with general funds.

Councilmember Freitag said the City needed to take into consideration the value of the dollar being spent. Was the value of a new facility more valuable because more citizens would be using it?

Consensus was to gather the information and revisit the decision.

Alex said Staff's analysis of what was happening now could be brought back relatively soon.

Councilmember Davis said with student assistance, he could have an analysis available in August. He said this would be a good project for an MBA student.

Mayor Stevenson said he would like to discuss a community center.

Councilmember Petro said she would like to see the Catholic Seminary used as a community center that different organizations could use. She said this had been up in the air because of everything that had been discussed for use of the Catholic Seminary building, such as evidence space for the Police Department.

Mayor Stevenson said the Police Department evidence area was full. He asked if they could get by with using their current area for another year.

Alex said yes, but in a year they would be in crisis mode. He said the evidence was very technical;

sensitive items were stored.

Councilmember Brown said if the Police Department used the Seminary building, could the Davis Arts Council building be used as a community center.

Council discussed using the Fort Lane Fire Station as a community center.

Mayor Stevenson said once the fire operation at Fort Lane was moved, would it require a station on the east side of the City.

Councilmember Freitag said yes.

Mayor Stevenson asked if the fire station could be used by the Police Department for evidence.

Alex said yes; Staff would need to look at the cost. It wouldn't be as inexpensive as the Seminary building.

Mayor Stevenson said if the courts left their building, could that area be used as a public safety building.

Alex said if the building became available, he felt that the City should buy it because of the location. He said it wasn't designed as a public safety building. Alex said it could probably be used for a while, but it wasn't an ideal use.

Mayor Stevenson asked if the City could lease space upstairs from the courts for evidence.

Councilmember Petro suggested moving the Davis Arts Council to the court building and using the Arts Council building for evidence.

Council discussed the changes being made at the amphitheater.

Councilmember Brown asked what part of this building was still not being used.

Alex said a little less than half of the lower level on the east side.

Councilmember Brown suggested moving the Arts Council downstairs and using that building for evidence.

Alex said there needed to be compromise; nobody wanted to be downstairs.

Councilmember Brown said the Arts Council didn't pay rent; they couldn't be too picky.

Mayor Stevenson said the Arts Council provided a great service to the City. He said all of these decisions tied together.

Councilmember Freitag said looking at it from the public safety side, a new building would be 25 to 30 million dollars. He said with the IHC facility coming, he would be willing to bond for a new fire station. Councilmember Freitag said the City needed to be more assertive and aggressive with other cities in providing services to them.

Council discussed the cost of a new fire station, locations of stations, and with being able to service all areas of the City.

Councilmember Freitag said 90 seconds time was big when providing emergency services.

Alex said decisions needed to be made and projects needed to be prioritized. He said if the Council pulled

the trigger on a 10 million dollar recreation center, the City wouldn't be able to bond for a 40 million dollar public safety building down the road in a few years. Alex said the Council needed to determine what the priorities were; was it a public safety building, a fire station, a recreation center, or a community center. He said those decisions needed to be made.

Council discussed the importance of making some of those decisions.

Alex said relative to a senior citizen center, the County collected taxes for those things. The City hadn't historically provided those types of facilities. Alex said the City ought to put more pressure on the County to provide those services in Layton.

Councilmember Brown said it would be important for all of the Council to put pressure on the County. She suggested letting the Police Department have the Seminary building now to get them out of their predicament.

Mayor Stevenson suggested having County Commissioner Smith come to a work meeting for a discussion.

Council discussed possibilities for providing an area for the seniors to meet. They discussed the possibility of turning the Fort Lane Fire Station into a Police Department evidence area or utilizing the Seminary building for evidence. They discussed shared use of the Davis Arts Council building.

Councilmembers Brown and Davis said they would suggest using the Seminary building as evidence.

Councilmember Day said he thought the money should stay in the budget and see where everything else fell out.

Councilmember Petro said she wanted to finish discussion on all of the budget items before making that decision.

Councilmember Freitag said \$250,000 wasn't a lot of money to retrofit the Seminary building for a Police evidence area, if it bought the Police Department 15 years of relief.

Mayor Stevenson asked Alex if he thought it was important to do it this year.

Alex said he felt that it was important that it be done in this fiscal year. He said they would need to have some other option in place before next year.

Councilmember Freitag said the City was spending \$160,000 on a play area for Ellison Park; \$250,000 wasn't a lot of money for something as important as this.

Mayor Stevenson said he would like to have Staff come up with a 5 year plan to make these things happen. He listed the pool, 2 fire stations, and determining what the old fire station would be utilized for. Mayor Stevenson suggested leaving the \$250,000 in the budget and give Staff direction to move forward in the next few months.

Mayor Stevenson said he wanted to talk about the Prop 1 money. He said the City anticipated receiving 1.1 million dollars this next year. He mentioned the list put together by Staff of proposed uses for the money. Mayor Stevenson said it would be important to show citizens where the money was being used. He mentioned that UTA, over time, would be using most of their money for services and not infrastructure. He discussed the importance of developing new trails.

Council discussed various things that the money could be used for. They discussed items on the proposed list for Prop 1 money. They discussed Adams Canyon as being one of those things. They also discussed having money set aside to be used for matching funds to do joint projects with the County.

Alex explained property issues with Adams Canyon and ideas of a joint use facility with UTA. Adams Canyon was a priority for Staff, but they didn't know if it was ripe at this time.

Council discussed the many projects UDOT would be doing in the area over the next few years. They discussed the importance of signage letting citizens know what projects were funded with Prop 1 money.

Mayor Stevenson said he and Alex had a conversation with Bill Francis; Mr. Francis was proposing that he become a contract employee for the City to run the City's social media, including Facebook and filming of events.

Alex said the Mayor made it clear that the City wouldn't want to hire him as a regular full time employee, but he would probably work full time contractually to get this to happen.

Mayor Stevenson explained some of things Mr. Francis could provide.

Alex said Mr. Francis represented that his commitment with Ogden was shrinking and Comcast had taken away the services he had been providing to them.

Council discussed some of the things Mr. Francis could do. They discussed money that was in the budget for social media.

Discussion suggested contracting with Mr. Francis for 6 months.

Mayor Stevenson said he would contact Ogden City to see what he had been doing for them.

Mayor Stevenson said Councilmember Petro wanted to have a discussion about the Arts Council.

Councilmember Petro said with the passing of the RAMP tax, the Davis Arts Council would be receiving some of those funds. She said the Arts Council Board felt that it might be an appropriate time to do some type of guarantee or contract with the Arts Council. Councilmember Petro said they felt that they were at the point that there had been enough growth, and they wanted to know if the City would consider entering into a contract.

Mayor Stevenson asked what type of contract they were looking for. He said what type of guarantee were they looking for; was it a more formalized arrangement. Mayor Stevenson said the City would always be behind the Arts Council.

Councilmember Davis asked if an MOU would be sufficient.

Councilmember Petro said she thought anything would help; they were a little nervous about their future.

Mayor Stevenson asked why Kirt Bateman hadn't come to him and Alex to discuss this.

Councilmember Petro said this was coming from the Board.

Alex said they needed to be very clear about what they were asking; the City was getting mixed messages. He said he didn't know why they were insecure; they had a great long relationship with the City.

Mayor Stevenson said he and Alex had met with Kirt and Dawn, and suggested that they should get together every other month. He suggested having them come to a work meeting and make a presentation; there was no reason to be insecure. Mayor Stevenson said the City provided a lot of support to the Arts Council.

Councilmember Brown said she didn't think the Board understood everything the City provided to the Arts Council, particularly the in kind things the City provided.

Council discussed an MOU that would outline each party's responsibilities and formalize the relationship.

Mayor Stevenson suggested a meeting with Kirt, Dawn, Alex and himself.

Councilmember Davis suggested running the numbers again on the City's in kind contributions.

Mayor Stevenson expressed appreciation to everyone for their input; it was important for the Council to discuss ways to reach goals. He said Staff did an excellent job; Layton had the best Staff in the State. Mayor Stevenson said these discussions were good to have; it helped move the City along. He said great things were happening in the City.

Council discussed proposed salary increases.

Councilmember Davis thanked Alex for the salary information; the City's salary system was very good. He said he had looked at a lot of salary structures and the City's was very well managed. A very sound approach was being used.

Councilmember Brown said those at the top of the range were senior employees that were close to retiring, and had earned the position. She said she felt that the proposed increase for this year was good.

Mayor Stevenson said relative to new positions, was there a possibility of hiring two part time positions instead of a full time position.

Alex said that was a possibility if that was what the Council directed.

Councilmember Brown said she would like to see some of that left up to the department directors. Often it was better to have one person in a position to provide consistency. If department directors were requesting a full time position, she would like to see that decision left up to them.

Mayor Stevenson said he wanted to discuss funding for the Master Police program.

Councilmember Brown said she understood that the program had already started. She said sometimes you were better off keeping those that were already trained. This program demanded very high standards. Councilmember Brown said it would cost the City more to always be training new officers.

Councilmember Davis said it was an incentive for officers to stay; it was something for them to aim for into the future.

Councilmember Brown said this still wouldn't bring the senior officers to the level of what they could get in Salt Lake City. She said the program had saved 7 officers from leaving the City to take higher paying jobs in other departments. Councilmember Brown said she liked the program that the Police Department had put in place.

Mayor Stevenson asked what was budgeted for the program.

Alex said if all 17 officers qualified, it would be \$138,000. Realistically, he thought that it would be about \$83,000.

Councilmember Petro said the cost of training new employees was one of the biggest costs to a company. She said she was in favor of the program.

Councilmember Day said as discussed in the last meeting, he felt that it was the Council's job to allocate

the money and let Staff manage how that money should be spent.

Council discussed budgeted amounts for merit increase, the Master Police program, and new employees. They discussed the importance of retaining seasoned, trained employees.

There was discussion about various merit increases. Consensus was to fund a 3% merit increase, inclusive of the Master Police program, and fund the requested new positions.

Mayor Stevenson mentioned a proposed property tax decrease. He mentioned picking up of green waste from the recent storm. He said he wanted to create good will with the citizens with everything they had approved this past year, including Prop 1 and the RAMP tax.

Council discussed the pros and cons of a property tax decrease, and of public perception.

The meeting adjourned at 10:07 p.m.

Thieda Wellman, City Recorder