

**MINUTES OF LAYTON CITY  
COUNCIL WORK MEETING**

**SEPTEMBER 15, 2016; 5:37 P.M.**

**MAYOR AND COUNCILMEMBERS  
PRESENT:**

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

**STAFF PRESENT:**

**ALEX JENSEN, GARY CRANE, TRACY  
PROBERT, SCOTT CARTER, ED FRAZIER,  
JOELLEN GRANDY, KENT ANDERSEN, STEVE  
GARSIDE, STEVE JACKSON, TERRY COBURN,  
JAMES "WOODY" WOODRUFF, BILL WRIGHT,  
DAVID PRICE AND THIEDA WELLMAN**

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

Mayor Stevenson opened the meeting and turned the time over to Staff.

**AGENDA:**

Bill Wright, Community and Economic Development Director, introduced the new City Planner; Tim Watkins.

Tim gave a brief personal history. He thanked everyone for the opportunity to be working for the City.

**UPDATE – POOL STUDY/DISCUSSION – PUBLIC ART**

Alex Jensen, City Manager, said this was meant to be an update of where Staff was with the pool study. He said unless the Council wanted otherwise, Staff would not go through the complete analysis.

JoEllen Grandy, Parks Planner, gave a brief update of where Staff was with the study. She reminded Council of the information that was reviewed in the June 15th meeting. JoEllen reviewed a timeline for completion of the comprehensive pool study, which would include a formal survey and stakeholder interviews.

JoEllen gave a historical sketch of swimming pools in Layton; the first pool was built in 1958 at a cost of \$35,000 and Surf n' Swim was constructed in 1985 at a cost of \$895,000. She mentioned major improvements that had been made since 1986.

JoEllen indicated that the study would include information from other communities in the area relative to pool facilities and the types of services they were providing. She indicated that they would conduct surveys and interviews with stakeholder groups, including the schools, pool users and the general public.

Alex said Staff had been working with Stan Guy from the Utah State University Extension. He said JoEllen would be interviewing the Mayor and Council as well. Alex said Stan Guy would be analyzing the survey information.

Councilmember Brown asked about doing an online survey.

JoEllen said they hadn't planned on doing something like Survey Monkey, but they could if the Council wanted.

Alex said Staff also wanted to talk about public art. Staff had been talking about ways of bringing excitement to the City. He said some cities had public art; some of it was a wow factor to make people smile. Alex said the City would continue to do chalk art. He showed some examples of art; the idea was to not do it consistently so that it became passé, but to move it around. Alex said something could maybe be done on the Kays Creek Trail or near the splash pad. One idea was to put some public art in the Commons Park area, such as bronze type ducks or something similar in strategic areas of the City. He said it would take some money. The idea was to incorporate activities and to engage citizens.

Mayor Stevenson mentioned some flower pots that were displayed in Fort Collins, Colorado.

Alex mentioned that thousands of daffodils had been purchased for the I-15 interchanges to have an explosion of color in the spring.

Councilmember Petro mentioned St. George and how they tied bronze art back to the history of the area.

Councilmember Brown mentioned some of the features she has seen in other cities as she had traveled.

Alex said this could be done over time as money was available. He asked if the Council felt good about the direction Staff was heading. Alex said fiberglass ducks would be about \$20,000 and would last about 20 years.

Councilmember Davis asked how the cost compared to a new playground.

Alex said the new playground at Ellison Park was \$135,000.

Council and Staff discussed having a contest for sidewalk art.

Consensus was to move forward with the idea.

Councilmember Freitag mentioned that some of the monument welcome signs were being blocked by foliage.

### **DISCUSSION – CEMETERY**

Mayor Stevenson indicated that Craig McMillan was supposed to be here, but something must have come up.

Scott Carter, Special Projects Manager, said in 1987 the Council tasked Staff to look at building a City cemetery. He indicated that there were a lot of upfront costs and special bonding was required by the State for ongoing maintenance; the commitment was forever. Scott indicated that Lindquist had agreed to provide a cemetery in the City.

Scott said Mr. McMillan was going to talk about costs of running a cemetery. Scott said he didn't have those numbers. He said they didn't make money on the cemetery; their main revenue came from other services they provided. Scott said Staff would not recommend doing a City cemetery. He said there were possibly some things that could be done, teaming with Lindquist, to make citizens feel that it was a City cemetery.

Mayor Stevenson said in years past the Kaysville Cemetery was known as the Layton/Kaysville Cemetery. Kaysville decided that there were too many people. He said it was much more expensive for a Layton resident to be buried in the Kaysville Cemetery than a Kaysville resident.

Councilmember Brown said it was a lot more expensive to buy a plot and bury someone in the Lindquist cemetery than other City cemeteries.

Mayor Stevenson said Mr. McMillan had indicated that it was very expensive to run a cemetery; they would almost prefer to not own the cemetery.

Councilmember Freitag said he mentioned this nine years ago when a family was willing to donate land that was located in the APZ. He said the question was if it enhanced a community to have a community cemetery.

Councilmember Davis asked for some comparative data from other communities; he was intrigued by a public/private partnership.

Discussion of ideas followed.

### **UPDATE – WATER MASTER PLAN**

Alex said there were several master plan studies underway in the City. He said Staff wanted to give the Council an update on the water study. Alex introduced Keith Larsen with Bowen Collins and Associates, the engineering firm helping the City with the study. He turned the time over to Woody Woodruff, City Engineer.

Woody recognized representatives from the Davis Weber Canal Company, Rick Smith and Andy Thompson, and Scott Green with Kays Creek Irrigation Company. He said they would be sharing a few things that were pertinent as the City moved forward with the Master Plan.

Woody said in April the consensus from the Council was to move forward with a hybrid system. He said the consultant had been moving forward in that direction.

Mr. Keith Larsen said he understood the decision was to go with a hybrid system that would include culinary and secondary water. He said the reasons for doing that was because of the great wealth of water resources in Layton and to minimize cost to residents. Mr. Larsen said he wanted to focus on the next step or decision relative to secondary water; did the City want to run the secondary system or work with outside entities.

Mr. Larsen displayed a map of the City and identified where secondary water was being supplied and where it was available. He indicated that Weber Basin Water Conservancy District was in the process of working with the City for the City to take over maintenance and operation of their secondary water system. Mr. Larsen identified an area in the southwestern portion of the City that would be important to supply secondary water to as it developed from agriculture to residential.

Woody said Rick Smith with Davis Weber Canal Company wanted to share some information about the Canal Company.

Mr. Rick Smith said as of six months ago, he was the General Manager of Davis Weber Canal Company. Mr. Smith said the Canal Company was considering having Kays Creek Irrigation take over or buy out their service area in that southwest section of the City; they were currently in discussions with Kays Creek Irrigation. He said that area was served from their Kaysville system. Mr. Smith said they had to determine if they wanted to expand in this area or reduce their service area in Layton and concentrate the resources in Kaysville where they had been providing services for over 30 years.

Mayor Stevenson asked where the boundary would be located that they could supply water.

Mr. Smith said almost all that area was now being flood irrigated by the Canal Company. He said going back about 30 years, one plan had been for the Canal Company to supply secondary water to everything west of the interstate. Mr. Smith said since then, smaller areas were what they were serving. He said they were trying to find a balance with their capital investments. Mr. Smith said they were still working on it.

He mentioned a ditch company in the area.

Councilmember Petro asked if negotiations with Kays Creek only involved the lower portion of the area.

Mr. Smith said at this time it was, but they were open to negotiations.

Councilmember Petro asked what the plans were going forward as the area changed from agriculture to residential development.

Mr. Smith said that was probably part of their discussion going forward. He said at one point they had a reservoir site in that area that had been sold. Mr. Smith said they would have to invest in a reservoir storage facility to supply the west area. He said currently the area was being supplied directly off of the canal; there was no storage.

Woody asked Mr. Smith to share why the Canal Company was considering this at this time.

Mr. Smith said they were trying to determine if the capital costs were something they should do in order to help reduce some of the demand off of their system so that there was capacity to provide services in Kaysville.

Councilmember Petro said in remembering the information that was provided in previous meetings, it seemed that the Canal Company was in a better financial position for development than Kays Creek Irrigation. How could Kays Creek expand if the Canal Company didn't have the capital to expand?

Mr. Smith said he couldn't speak for Kays Creek, but in the next few months the Canal Company would be spending hundreds of thousands of dollars on debt service. He said the Kaysville system was put in 30 years ago and they were still paying on that debt.

Mayor Stevenson asked if water had been too cheap for too many years; there wasn't enough capital to expand.

Mr. Smith said in the last few years water assessments had gone up quite a bit. He said the Canal Company was interested in keeping the water in the area as a wholesaler instead of a retailer.

Mr. Scott Green with Kays Creek Irrigation said their goal was to connect Hobbs Pond and Andy Adams pond. They wanted to expand Hobbs Pond and raise it by 10 feet to allow for more capacity. He said combining the two reservoirs would allow them to supply more people with water. Mr. Green said they didn't want to extend so far that they didn't have water capacity. He said they felt they could supply about 2,500 more people with water, or maybe a little more if the two ponds were tied together. Mr. Green said they only had one loan, which was to run a line down Layton Parkway and under the tracks. He said the future of Kays Creek Irrigation was to help Layton City's culinary system. If they didn't provide more pressurized water, the City would have to expand their lines to handle more capacity. He understood that the cost would be 9 to 10 million dollars for the City to expand their lines. Mr. Green said he felt it would cost less than one million dollars to build Kays Creek Irrigation out; currently they were west to 2200 West.

Mayor Stevenson asked if they had the money to do that now.

Mr. Green said yes; connection fees had been set aside to pay for that. He said they wouldn't have a lot of money left. Mr. Green said they had done great things with the City including fishing ponds. He said they needed to utilize the three reservoirs in Layton; there wasn't another city in the area that had those types of resources.

Mayor Stevenson asked about Kays Creek being a wholesaler and the City running the system.

Mr. Green said that would work for Kays Creek Irrigation as well.

Mr. Larsen said they looked at several issues they thought would be important for the Council to consider relative to how to make this happen, knowing that the goal was to make sure there was pressurized irrigation water available for residents. He indicated that the criteria they considered included financial viability, customer service, relative cost, the impact on Layton City culinary revenue, local control, and rate uniformity.

Mr. Larsen said relative to separate entities, he didn't think that was a sustainable solution for the City. He said when the information came forward that Davis Weber Canal Company was interested in doing the exchange with Kays Creek Irrigation, it made it a little bit easier to understand that the piecemeal thing was not working as well as maybe it could. Mr. Larsen said the question came up about Layton City operating both the culinary and secondary systems versus a consolidated entity, which would be some type of new service district. He said potentially partnering with Kays Creek could be a possibility.

Woody asked Mr. Larsen to talk about these two options, and from his perspective, what he would recommend Layton City look at. He said from there, the City could have internal discussions about that.

Mr. Larsen reviewed the pros and cons of the City taking over secondary water or forming a separate service district. He said the advantage would be for the City to take over control as opposed to forming a separate service district.

Mayor Stevenson asked if the irrigation companies disagreed with this.

Mr. Green mentioned shareholders; they needed to have input. People were scared of government having control. He said shareholders would want representatives on the board. It would be important to explain the benefits of having the City involved.

Mr. Smith said as a wholesaler, he didn't think it would change much for the Canal Company.

Mr. Green said the City would have to explain the advantages of the City being involved.

Mayor Stevenson asked Councilmember Day, from his experience, what he thought.

Councilmember Day said it was far more complicated than what was presented here. He said there needed to be a lot more in depth discussion. Councilmember Day said from his perspective, it would be best if they could all work together for the benefit of the citizens of Layton.

Mr. Green said he thought that was where they were at now. He was interested in working with the City to help each other; they weren't looking to only take care of themselves. They wanted to do what was best for the community.

Councilmember Day said from the City's point of view, the City needed to be very cautious and thoroughly investigate all of the options. He said there were other things involved.

Mayor Stevenson asked if either of the boards knew about these ideas and if there was much pushback.

Mr. Green said his board was aware and there wasn't any pushback.

Councilmember Day said either way the City went, the City needed to be aware of the cost to the City. There would be significant cost to the City.

Mr. Larsen said they had a master plan that outlined the facilities that were needed, but they didn't have a plan on how to implement that. That was where they needed direction from the Council.

Mayor Stevenson asked if the City would control the rates if it took over the secondary water.

Steve Jackson, Staff Engineer, said yes; if the City controlled the system.

Woody said they were talking about how to deliver secondary water within Layton City long term, and what resources the City wanted to utilize. Did the City want to be involved in that? If the individual entities tried to grow at their rate, the City would probably not be able to utilize those resources as a whole in Layton City. Similar to Weber Basin Water where the City would be the operator of the system, the City could do the same with these other systems. He said the goal was to maximize and utilize the resources, and how to do that.

**The meeting suspended at 7:00 p.m.**

**The meeting reconvened at 7:43 p.m.**

### **DISCUSSION – MARKETING COMMUNICATIONS/NEWSLETTER**

Alex said based on earlier discussions, Staff had been exploring ideas for getting the City's message out to residents. He handed out samples of the City's current newsletter. Alex said the City didn't have a lot of success with people subscribing to the online newsletter or requesting mailed copies. Alex said the Mayor had given him a copy of a newsletter that the Homebuilder's Association put out, but Lynn Arave felt that this style was less readable. He handed out a sample of the City's newsletter in that format.

Alex said based on previous discussion relative to social media; the intention was to draw people to the City, drive people to the City's website, and to share critical information. He said Staff had developed the idea of a community calendar as a tool to drive people to the City's website. Once they were on the website, they could easily find City and community events. Everyone would have access to the calendar.

Alex said Staff had been pretty excited about this. He explained research Staff had done in developing the calendar. Alex said Staff would like to show the Council some examples of a community calendar. He said this may be a good way to push information out to the public that would normally be in a newsletter.

Ed Frazier, IT Manager, showed some examples of a community calendar and ideas for the City's community calendar. He explained how citizens could submit events to be included on the calendar.

Alex explained how events would be limited to appropriate events that were in Layton or sponsored by the City.

Council and Staff discussed the types of things that could be put on the calendar and how to manage those submissions. They discussed being able to search items on the calendar and the advantages of drawing people to the website.

Alex said Staff would like to get the calendar up and running and make adjustments as needed. Before launching, it could be brought back to the Council for approval.

Discussion suggested launching the calendar without an additional review.

Council and Staff discussed putting videos on the website.

**The meeting adjourned at 8:46 p.m.**

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Thieda Wellman, City Recorder