

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

OCTOBER 6, 2016; 5:30 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, TERRY COBURN,
SCOTT CARTER, BILL WRIGHT, TIM WATKINS,
ALLEN SWANSON, JOELLEN GRANDY, DOUG
BITTON, RYAN PICKUP, 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:

DISCUSSION - CEMETERY

Mayor Stevenson welcomed Mr. Craig McMillan and asked him to give the Council a history of cemeteries in the City.

Craig McMillan, General Manager of Lindquist Mortuary, gave a brief personal history. He said the cemetery was built in 1986; prior to that the City shared a cemetery with Kaysville. Kaysville put pressure on Layton City to get its own cemetery. It was cost prohibitive for the City to develop a cemetery. Mr. McMillan provided information about the cost of a Layton resident purchasing a plot in Kaysville and how those costs had risen.

Mr. McMillan said some cities had cemeteries, but most cities regretted it; they were not profitable. Any city could provide information about how they lost money on cemeteries.

Mr. McMillan explained how costs were rising.

Councilmember Day asked how the costs in a private cemetery compared.

Mr. McMillan said they charged \$2,300 for a plot including opening and closing the grave. Kaysville charged \$1,800 to open and close a grave; only Kaysville residents could purchase a plot at \$500.

Mayor Stevenson asked if Lindquist and the City could partner to promote the cemetery.

Mr. McMillan said they would love to do that.

They discussed some of the things that were done on Memorial Day.

Councilmember Petro asked if there was any discussion about a discount for Layton residents.

Mr. McMillan said no, but they were always open for discussion. He said they didn't receive any tax deductions from Layton to justify the discount.

Councilmember Day asked what the life span of the cemetery was.

Mr. McMillan said 100 to 115 years, based on history and trends. He said in their 30 years of operation they had used about 1/6 of the property.

Mr. McMillan explained why the costs to keep a cemetery were so high and why they were not cost effective; cemeteries were not profitable.

They discussed ongoing costs to maintain the cemetery into the future. Mr. McMillan said Lindquist had more in their endowment fund than all the other private cemeteries in the State combined.

Councilmember Davis asked about State regulations.

Mr. McMillan said the Heath Department had some involvement; he mentioned other agencies that were involved.

Councilmember Davis asked about the abandoned cemetery on Hill Field Road.

Mr. McMillan said 100 graves were moved to their Layton location; there were 8 or 9 that were not moved. Some did not want their family member moved. They could not locate some family members on others, particularly babies.

Councilmember Freitag asked about their relationship with Clearfield.

Mr. McMillan said Lindquist owned the mortuary that was on Clearfield City's cemetery property, which went back many years.

They discussed how cities had to subsidize cemeteries and how they were maintained by tax dollars.

Mayor Stevenson asked what percentage of those buried in Layton were Layton residents.

Mr. McMillan said about 50%; a lot of the people that were dying already had plots in other cemeteries, particularly in the Kaysville cemetery. People wanted to be buried where their family members were buried.

Mayor Stevenson thanked Mr. McMillan for his time.

OPTION AGREEMENT WITH WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT – APPROXIMATELY 3900 NORTH FAIRFIELD ROAD – RESOLUTION 16-66

Gary Crane, City Attorney, said this was an agreement that allowed the City the opportunity to purchase 25 acres of property from Wasatch Integrated for the same price that was paid for the Morishita property that was purchased several years ago, which was a very good deal for the City. This was 25 acres of property that would have to be purchased at one time; if Wasatch Integrated received another offer on the property, they would give the City 30 days to purchase the property. He said the City could purchase the property at any time. This was a tremendous opportunity for the City. The property was located north of the Janicki property, which was located in a critical portion of the East Gate Business Park, and a great opportunity for economic development. Gary said the option was for a 10 year period.

UPDATE – GREYHAWK PARK TOWER

Mayor Stevenson asked Gary to update the Council on the cell tower located on the Greyhawk Park property.

Gary said there was another occupant on the tower other than the lessee. The original lessee stopped locating on the tower several years ago, but the second company never had any communication with

Wasatch Integrated until they discovered that the tower property was getting ready to be sold. He said there had been a commitment made by the Wasatch Integrated Board to the residents that the tower would be taken down. Gary said prior to the tower being taken down, the City had tried to work with the sub-lessee to try and see whether or not by taking the big cones down if that would allow for the tower to look better and be left in place. In the end, even though the big cones were removed, the tower didn't look much better. Gary said the Wasatch Integrated Board wanted the tower removed or they would keep the property and remove the tower. He said the City wanted the property and the tower had to be removed.

Gary said Staff had met with the sub-lessee and there were other possible locations where they could locate their cell equipment. He said Staff had agreed to give them a reasonable amount of time to relocate their equipment. Gary said the City had made a commitment to Wasatch Integrated to take the tower down.

Councilmember Freitag asked if that meant the City was responsible for taking the tower down.

Gary said yes. He said he felt that it would be a small cost to the City.

PRELIMINARY PLAT – SUNRIVER DEVELOPMENT PRUD – 2181 NORTH HILL FIELD ROAD

Bill Wright, Community and Economic Development Director, mentioned that at the annual Utah APA Conference, they recognized Layton City with an award of merit for the Envision Layton project.

Bill said this was preliminary plat approval for a PRUD located at 2181 North Hill Field Road. He said in July the Council rezoned the property to R-M1 PRUD; a concept plan was submitted at that time. The property contained 6.06 acres and the proposal was to develop 87 units, which was a density of 14.36 units per acre. Bill said these would be attached townhomes.

Bill said there would be access from Hill Field Road with some private roads and drives. A second required access would be off of 2225 North and would cross City owned property. He said a transaction for that property would come back to the Council for approval at a later date.

Bill said there had been a fair amount of work with the Davis Weber Canal Company regarding a canal that went across the property. He said the goal was to have a trail along the canal easement; the trail would be open to the public.

Councilmember Day asked for clarification of the location of the trail.

Bill explained the easement and trail location on a map.

John Sheppard, Developer, explained an agreement with the Canal Company they were working on relative to the easement and trail location particularly to the east of the development. He said the agreement should be completed next week.

Bill identified property owned by the City to the north along 2225 North that housed a detention basin. The developer desired to consolidate the water to a detention pond to the south of this property. The Parks Department wanted to use the property for a trail head; another option was being explored. He said they were trying to get a pedestrian crossing over Hill Field Road to the east to connect the trail to the east. He said it appeared that there was feasibility in pursuing that, but it would impact development of 4 units on the southern portion of the development. Bill said Staff and the developer were exploring an option for a trade to allow the 4 or 5 units to be moved to the City's property to the north and allow for the pedestrian crossing over Hill Field Road. He said Staff felt that it was worth exploring. Bill said any agreement would be finalized before final approval of the development.

Councilmember Brown asked about parking near the cross over.

Bill said there probably wouldn't be enough space for parking at that location, but across the street there was sufficient space for additional parking. He said the bridge probably wouldn't be in place for 3 to 5 years. Bill said Staff felt that it was reasonable to pursue the opportunity for a land trade and preserve an opportunity for a future land bridge.

UPDATE – WEST DAVIS CORRIDOR

Bill said Randy Jeffries asked about a regional trail in conjunction with the West Davis Corridor a couple of weeks ago. He displayed a map of the Corridor alignment and identified the interchange location. In the EIS there was a provision for a trail along the north side of the Corridor. UDOT had been working on more details on that trail. Other cities along the Corridor had expressed an interest in a trail. Bill said there was a greater desire to have the trail on the south side of the Corridor. He said the City wanted to make sure residents had easy access to the trail if it was on the opposite side of the Corridor. He said UDOT was planning for a trail crossing at the end of Weaver Lane; Staff felt that that was a positive thing. There would also be an access to the trail at 3200 West.

Council and Staff discussed the type of crossing there would be; possibly a crossing under the Corridor but most likely it would be an overpass similar to the one on the Legacy Parkway in West Bountiful.

David Price, Parks and Recreation Director, said Staff was very happy with UDOT's efforts to work with the City on the trail. He said the south side would be great.

UPDATE – NEW JUNIOR HIGH GYMNASIUM

David Price said they were in the very early stages of planning the new junior high school and gymnasium. He said Staff was working with Davis School District to reach a mutually agreeable design.

David displayed drawings of gymnasium layouts, including Legacy Jr. High. He explained that the courts at Legacy were too short with seating too close to the courts. David said the target for the new junior high was 27,000 square feet; costs would be shared 50/50 with the District. He said they were looking at not having a track in the gymnasium because of costs.

Councilmember Petro asked what that decision was based on.

David said cost; the track would add about \$1,000,000 to the project. Opening the track to the public would require staffing the facility while it was open. He said there were other options for residents.

Council and Staff discussed costs of staffing a track. David indicated that Staff could bring more detailed information back to the Council.

David indicated that the City's share of the cost of the gymnasium would be approximately 3.2 million dollars; the gymnasium at Legacy Jr. High was 2.25 million dollars. This facility would be larger and costs had gone up substantially.

Councilmember Freitag asked about the lobby size difference between the new gym and the one at Legacy.

David said the width was wider; there was a bottleneck at Legacy. He said the bathrooms were also laid out differently.

Councilmember Freitag said he still felt that the lobby was too small. The lobbies were too congested when people were coming and going from a game, and there was no room inside by the courts.

David explained a walkway down the center of the gym and an open and clear walkway before getting to

the curtains. He explained the seating configuration.

Mayor Stevenson mentioned discussions in the past to allow for older residents to use the facility. How would this design accommodate that?

David said there would be 8 indoor pickle ball courts accommodated.

Councilmember Petro asked about staging that was discussed earlier.

David said the School District was putting additional money into a sound system; they would not do a stage or lighting.

Councilmember Petro asked about a room for the performers.

David said the School District felt that the large restroom and shower areas would be sufficient.

Councilmember Freitag said as it pertained to outdoors, what would be going on outside with a partnership with the District.

David said they were increasing the size of their baseball fields to accommodate more uses. He said across the street the City had 16 acres for additional use.

David said the total cost of the gymnasium was \$7,299,000; with the burden of the track on the School District, the City's portion would be \$3,266,000. He explained how RAMP funds and City funds would be set aside over the next three years to cover the costs.

Alex Jensen, City Manager, said Staff also wanted to talk about possible updates to the amphitheater.

JoEllen Grandy, Parks Planner, said there were three phases of a proposed improvement plan. The first phase was to install two additional rows of seating to the rear of the existing seating, and update the existing seating. Staff was hoping to do that this fiscal year. Phase 2 was a plan to expand the plaza area with new fencing, a gateway entrance, and a new pavilion with ticketing and concessions. Phase 3 would be to eventually install a permanent overhead structure on the amphitheater.

JoEllen displayed an aerial of the proposed new seating and updated existing seats. She said Staff felt that it was important to maintain the open grass seating. The cost estimate was \$119,000 including 214 new seats, and replacements for the existing chairs. She said they could start this fall and finish up in the spring.

JoEllen displayed conceptual plans for Phase 2, the expansion of the plaza area. She explained some of the components and displayed conceptual drawings of the components.

Councilmember Petro mentioned making an update to the museum entrance.

There was discussion about enhancements to the museum area.

Councilmember Brown asked about updating the restrooms.

JoEllen said there had been some discussion about moving the restrooms to the concessions building, but that would make the structure too large, which would overpower the area and cause too much of a bottleneck in the area. She said in the future they could explore maybe moving the restrooms to the park side of the amphitheater.

Councilmember Freitag asked about bringing in some portable restrooms on busy nights.

Councilmember Brown suggested signs directing people to the existing restrooms in the park.

Alex said there had been discussion about trying to direct people to use both facilities. That could be done with lighting and directional signs. He said these were just concepts; the Council would ultimately make the final decisions. Alex said the City Park was a great amenity; Staff didn't want to move away from the traditional setting of the Park. He said the City would want to incorporate a similar design and feel into the updated pavilion area and the future roof structure over the amphitheater.

JoEllen said the cost estimate for Phase 2 was \$425,000, which included a new pavilion, gateway and fencing, furnishings and construction. She indicated that a \$200,000 RAMP Tax grant request had been submitted to help with funding this phase.

JoEllen said Phase 3 would be a permanent roof over the amphitheater stage.

Alex said this would be an expensive structure; having it done by 2020 was fairly aggressive.

CLOSED DOOR:

MOTION: Councilmember Davis moved to close the meeting at 6:54 p.m. to discuss pending or reasonable eminent litigation. Councilmember Day seconded the motion, which passed unanimously.

MOTION: Councilmember Davis moved to open the meeting at 7:09 p.m. Councilmember Petro seconded the motion, which passed unanimously.

The meeting suspended at 7:09 p.m.

The meeting reconvened at 7:38 p.m.

UPDATE – STORM IMPACT

Alex said Staff wanted to give the Council an update on the recent storm. He said Staff had done a good job responding to calls as they came in.

Doug Bitton, Fire Marshal, said there had been 52 reported incidents, which included normal medical calls. He said the normal Staff was on duty and there were an additional 17 called back; more tried to come back but traffic impacts were an issue. Doug said Salt Lake City Fire helped with 2 engines and 4 people; South Davis Fire responded; and Kaysville and Farmington helped with medical calls. He said there was a lot of traffic congestion with the power outage. Doug said about 37,000 residents were without power; some into the next day. He said Station 51 had a light pole fall over and there were a few trees at the training center that went down. Doug said they managed it well with the swell of incidents. He said neighborhoods came together to mitigate tree damage across the City. Some lost roofs off of business buildings.

Councilmember Davis asked about the loss of traffic signals with the power outage.

Doug said most east/west arterial roads were blocked.

Councilmember Day mentioned an incident at a home owned by his brother. He asked about coordination between the City and Rocky Mountain Power relative to downed power lines.

Doug said if they responded on a 911 call they let Rocky Mountain Power know about it.

Allen Swanson, Police Chief, said there was some confusion with Rocky Mountain Power relative to downed lines.

Doug said they used social media to warn people to stay away from downed power lines.

Alex said Staff should do a debriefing with Rocky Mountain Power. He said the City thought that once it was turned over to Rocky Mountain Power, it was their responsibility.

Alex said Steve Rush called him that evening reaching out to the City to find out where the bad areas were located. He said Steve was pretty frustrated with the situation.

Councilmember Freitag said relative to wind, Rocky Mountain Power never had a handle on the issues. In some instances they stopped taking calls from the 911 center; they wanted the addresses faxed. They didn't respond well in an emergency with downed lines.

Council and Staff discussed issues with downed power lines and working with Rocky Mountain Power.

Doug mentioned the great cooperation among the various departments of the City.

Councilmember Petro said Rocky Mountain Power had two trucks on the downed line on Gentile Street by 4:30 p.m. along with a Salt Lake City Fire truck, but then they left.

Alex said Rocky Mountain Power had scaled back employees and had gone to using sub-contractors; that was why they couldn't respond as quickly.

Allen said Dispatch received 116 E-911 calls from 3:45 p.m. to 6:00 p.m., plus the regular calls. He said there were 30 downed power line calls; traffic accidents; and trees falling on houses. Allen said Gentile Street and Gordon Avenue were cut off on the west side due to downed trees.

Councilmember Day said he had received complaints from residents relative to how officers were routing traffic.

Allen said he had received one complaint; they put information out on social media as soon as possible.

Mayor Stevenson asked if there were agreements with the Base to use security personnel to help with traffic.

Allen said not with police, but they did for fire.

Doug said Hill Field also had a lot of damage.

Councilmember Freitag asked if the City had any incidents with the clowns.

Allen said there had been one incident on the Facebook page; they felt that they knew who it was and would address it appropriately. He said they had additional security at Layton High.

Terry Coburn, Public Works Director, said they had 28 employees out during the storm. He said there were a lot of issues around the mall with trees down. Swan Lakes Golf Course took a beating; the west Gentile Street and 2200 West area was bad. Terry said crews removed trees blocking streets and assisted Rocky Mountain Power, but they weren't allowed to handle power lines. He said heavy rains washed a significant amount of debris into the storm drain system and traffic control devices were fixed as soon as possible. Terry said they continued to deal with tree removal through the week. He said the owners of Swan Lakes Golf Course were very grateful to the City. Terry said he didn't allow City trucks onto private property to do tree work.

David Price said they helped the Fire Department with 18 guys and 6 chain saws. He said there was some damage to some of the parks facilities; Ellison Park lost a light and Vae View Park had a large baseball light come down. He said this would be about \$10,000. David said they lost 54 of the 56 new Midtown

banners, and they lost 8 end poles. He said it would be about \$4,800 to replace banners. David said they lost 3 FEST banners. The total cost would be about \$17,400 to replace everything that was lost. He said they would submit an insurance claim as the City had a \$10,000 deductible. David said crews were working on additional cleanup in the parks.

Councilmember Freitag suggested a larger air flap on the banners.

Councilmember Freitag said he had seen some intersection lights that had a secondary solar source that allowed for the lights to go to flashing with a power outage.

Terry said he would check on that.

Councilmember Freitag said about 350 people came out on Saturday to help with cleanup in the Gentile Street area near his home. He said on Sunday 500 people showed up. Councilmember Freitag mentioned the free event at the burn plant.

Mayor Stevenson said the current cost to the City for the burn plant was \$11,000. That would probably go up a little in the next few days.

Councilmember Davis expressed appreciation to Staff for stepping up and doing a great job.

Councilmember Petro said going forward, at what point did they involve City officials in a disaster.

Doug said it was based on severity. The last two events came close to activating the EOC.

Councilmember Freitag suggested getting the Council involved in a tabletop exercise.

Alex said Staff could facilitate that.

Councilmember Brown said they would be happy to help in any way.

Mayor Stevenson said the most important thing was for the Council to be updated so that they could answer questions.

The meeting adjourned at 8:34 p.m.

Thieda Wellman, 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 **6th day of October, 2016**, was to discuss pending or reasonably eminent litigation.

Dated this 17th day of November, 2016.

ATTEST:

ROBERT J STEVENSON, Mayor

THIEDA WELLMAN, City Recorder