

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

FEBRUARY 19, 2026; 5:33 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR JOY PETRO, ZACH BLOXHAM, MIKE
KOLENDRIANOS, CLINT MORRIS, BETTINA
SMITH EDMONDSON, AND DAVE THOMAS**

STAFF PRESENT:

**ALEX JENSEN, CLINT DRAKE, WESTON
APPLONIE, STEPHEN JACKSON, DAVID PRICE,
ALLEN SWANSON, RILEY RICHINS, CODY
BOWMAN, NICK HANSEN, SCOTT CLARKE, ED
FRAZIER, AND TORI CAMPBELL**

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

Mayor Petro opened the meeting. Mayor Petro excused Alex Jensen, City Manager, and Councilmember Kolendrianos and stated they would join at a later time after a prior meeting being held had ended.

Councilmember Kolendrianos arrived at 5:34 p.m.

Alex Jensen, City Manager, arrived at 5:35 p.m.

AGENDA:

MAYOR'S REPORT

Mayor Petro commented there were some interesting bills being proposed this legislative session and many entities were watching and following what was taking place. She mentioned the Davis Chamber of Commerce was actively responding to bills.

COUNCILMEMBER'S REPORTS

Councilmember Smith Edmondson reported she had attended a leadership training for CTC (Communities that Care) earlier today and mentioned representatives from other CTC's were very interested in Layton's CTC as a model specific to the coalition's success with Layton City and indicated she had the opportunity to share some of those insights. She stated the training presentation was shared by an individual who worked for the State of Utah and provided these training courses throughout the entire State. She mentioned Davis County coalitions had some great things happening and she oftentimes shared the various programming offered by these coalitions.

Councilmember Smith Edmondson reported there were many things happening at the Capitol and specifically mentioned House Bill 184 which addressed small lots and starter home amendments sponsored by Representative Ward. She reported many cities weren't on board and it failed to pass out of committee, which the City was in agreement.

Councilmember Bloxham shared an update highlighting 2025 Fiscal Year statistics specific to UIA (Utah Infrastructure Agency). He mentioned monthly recurring revenue increased 17%, subscribers increased by 10%, and operating revenue increased by 17%. He pointed out as the entire system continued to grow, it benefited Layton City. He added the Citywide take-rate continued to increase every month as a result of additional subscribers since the City was already built-out.

Councilmember Kolendrianos mentioned one item from the recent Planning Commission, North Davis Preparatory school expansion which several residents were opposed to. He indicated Brad McIlrath would

be clarifying an issue with the Engineering Department and inquired if that information would be shared with other City Staff.

Clint Drake, City Attorney, mentioned a weekly meeting took place during which other respective departments were updated on these issues.

Councilmember Morris provided a legislative update and specifically mentioned housing legislation. He mentioned suggested legislation could allow smaller homes on small lots, regardless of zoning, would automatically be approved if the City didn't approve it within 30 days. He expressed his opinion this would be another attempt to whittle away, little by little, the City's zoning authority. He inquired whether Mr. Drake had been following the water bill.

Mr. Drake provided an update of HB501 and indicated it no longer included a mandatory participation among the cities and any funds collected would remain with the local jurisdiction. He stated the bill was continuing to be closely monitored. Councilmember Morris continued to express concern about the portion of the bill which prohibited the City from accessing any of the funds, unless it implemented the significantly increased rate structure. Mr. Drake pointed out if the City assessed those fees and set those funds aside, it could outright fund infrastructure improvements.

Councilmember Smith Edmondson also expressed concern about the number of Property Tax bills proposed this legislative session. She reported legislators had indicated they were receiving pressure from the public about their tax bills; however, she pointed out municipalities received about 13% of collected revenue from Property Tax and suggested legislators needed to be more forthcoming about taxes, disguised as fees, and be more transparent about these proposed increases.

Councilmember Morris reported the RAMP (Recreation, Arts, Museum, and Parks) Commission was fully staffed and was vetting submitted grant fund applications.

WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT - UPDATE

Preston Lee, Director of Wasatch Integrated Waste Management District (WIWMD), stated he had met with Alex Jensen, City Manager, in July and indicated he would be doing things different than in the past in an attempt to be more transparent.

He provided an update on the EPA (Environmental Protection Agency) SWIFR (Solid Waste Infrastructure for Recycling) Grant of \$3.4 million dollars and identified the five main tasks of the Grant:

- Expansion of the compost pad
- Expansion of curbside organics collection in WIWMD cities
- Launch of a contamination detection pilot program – cameras on collection trucks
- Expansion of education and outreach efforts
- Establishment of baseline waste diversion rates

Mr. Lee stated he would like to learn what the elected officials of Layton City desire from the District. He believed there would be significant interaction between the District and Layton City in the future and looked forward to collaboration associated with infrastructure in 15-20 years when the landfill was closed.

He introduced Jesse Simonsen, Landfill Manager, and Collette West, Sustainability Specialist.

Councilmember Kolendrianos commented about the compost facility and inquired about the amount of the grant. Mr. Lee reiterated the amount of the grant was \$3.4 million and spoke to the operation of the compost facility. He indicated the District was being more aggressive with how its operations impacted the citizens regarding litter, odor, and noise and were really trying to be a good neighbor. He shared some examples of those efforts.

Councilmember Kolendrianos requested Mr. Lee speak about methane gas associated with the operations.

Mr. Lee stated they were in the process of moving to an RNG (Renewable Natural Gas) in which 50% of gases, primarily CO₂, other than methane gas, were stripped and injected through the Enbridge pipeline. He believed that process would come to fruition sometime in 2027.

Mr. Lee continued to discuss implementation of a green waste recycling curbside pickup program within Layton City. He stated it would be difficult to bring on Layton City at this time due to its number of residents and the amount of material the District could receive. He mentioned this program had been well received by residents within other entities because it was an 'opt-out' program.

He explained the Grant funding didn't allow the District to expand the program beyond its current participation and projects currently offered. He suggested the expansion of this program and inclusion of Layton City could be accommodated, at the earliest, in 2028.

Mayor Petro asked if individual residents had the opportunity to sign up for this program and Mr. Lee responded the volunteer recycling program, currently offered by the City, was what was available to City residents. He suggested Waste Management District might be willing to accommodate that type of service for the City.

Councilmember Bloxham inquired about the life expectancy of the current landfill and Mr. Lee responded he was hopeful it would last another 15 years; however, the rate structure for 'Out of District' users, established in 2025, had significantly decreased the amount of waste coming to the landfill. He provided statistics applicable to the results of the new rate structure. He reported new modeling based on these new statistics would determine the number of years that decision had added to the life of the landfill and suggested it could be as much as five more years, for a total of 20 years.

Mr. Lee reminded the Council, the District was planning for the installation of a new transfer station and shared examples of costs associated with the construction of other transfer stations within the State. He mentioned many commercial businesses were beginning to leave the District and taking their waste to other facilities. Mayor Petro requested clarification whether Layton City's household waste was being transferred and Mr. Lee confirmed Layton City's waste, not recycling, was being transferred.

Councilmember Kolendrianos inquired when the District began accepting waste from 'Out of District' customers and Mr. Lee stated that change occurred when the District lost flow control.

Councilmember Smith Edmondson requested clarification of what recycling looked like at the District.

Mr. Lee explained the District was trying to educate the public about its recycling. He explained the trash was dumped on a floor and was split into the various commodities, which were then sold to the highest bidder. The District was putting forth its best efforts to ensure the public that 95% of recycled material was recycled and not placed in the landfill. He informed the Council, the District was by far above industry standards when it came to recycling.

Mr. Lee expressed appreciation at the opportunity to address the City Council.

CRYPTOCURRENCY SCAMS – PRESENTATION

Allen Swanson, Police Chief, introduced Riley Richins, Lieutenant, Scott Clarke, Sergeant, Nick Hansen and Cody Bowman, Detectives, to the Mayor and Council. Chief Swanson announced Detective Hansen and Detective Bowman, the Police Department's crypto currency experts, would be sharing the presentation. He reported cryptocurrency crimes had been a large problem within the City for the past four years. He mentioned the purpose for the presentation was twofold: educate the Council on the types of cryptocurrency crimes reported to the Police Department and to request the Council provide direction to Staff for the drafting of an ordinance addressing cryptocurrency crimes.

Detective Bowman informed the Council, he and Detective Hansen, were responsible for working financial crimes within the City and they had recognized a significant increase in cryptocurrency cases. He stated their intent with the presentation would be to identify a solution in order to protect citizens. He identified the objectives of the presentation:

- Understanding cryptocurrency
- Cryptocurrency BTMs (Bitcoin Teller Machines)
- Fraud statistics
- Banning BTMs
- Cryptocurrency seizure

Detective Hansen identified and reviewed common terms associated with cryptocurrency scams.

Detective Bowman explained the definition of cryptocurrency.

Detective Hansen explained these cryptocurrency BTM's verified the transactions.

Detective Bowman explained a BTM was similar to an ATM (Automatic teller machine) except you can only put money in, you can't get cash back.

Detective Hansen shared a slide which reflected the 18 BTM machines currently operating in Layton City and identified where they were located. He also identified the two which were problematic. He reported these businesses were compensated monthly for hosting the BTM's and an unknown middle man could receive anywhere between 16% to 30% for a single transaction.

He identified reasons why businesses hosted these machines:

- Earn approximately \$200 per month from the company which owned the BTM
- Increased foot traffic
- Modernize the business

He pointed out the businesses were under contract with these companies and don't know how to get out of the contract. He mentioned if there was a law or City ordinance put in place, that could assist the businesses in getting out of the contract.

Detective Hansen stated that once the business learned about the fraud, it had taken a proactive approach to discourage use and store employees attempt to stop the people from putting money in the machines.

Detective Bowman created a flyer and had approval to hang them close to the BTM in an attempt to educate and inform users of the scam. He reported although there seemed to be a decrease, it still did not stop people from putting money in the machine.

Detective Bowman reviewed fraud case statistics from January 2021 to December 2025 gathered from cases involving victims of scams from the following categories and shared some examples:

- Email compromise
- Investment
- Jury duty/warrant
- Romance
- Sextortion
- Tech help
- Other
- Unknown

He provided the following statistics for Layton City specific to non-BTM cryptocurrency fraud cases from January 2021 to December 2025:

- 88 total cases
- Average age of victim was 48
- \$7.3 million total loss
- \$4.3 million loss for romance scams
- \$1.4 million loss for sextortion scams
- \$1.3 million loss for compromised email scams

The following statistics were specific to the use of Layton BTM cryptocurrency fraud cases from January 2021 to December 2025:

- 74 total cases
- Average age of victim was 56
- \$1.8 million total loss
- \$1.1 million for jury duty/warrant scam
- \$420,000 other financial scams
- \$106,000 tech help scam

He reviewed Layton City non-cryptocurrency fraud cases from January 2021 to December 2025:

- 373 total cases
- Average age of victim was 47
- \$3.4 million total loss

He concluded there were a total of 161 cryptocurrency associated fraud cases for a total loss of \$9.1 million and there were 355 non-cryptocurrency fraud cases for a total of \$3.3 million loss pointing out the difference of average loss per case. He also provided statistics from Davis County which included cities within the county, excluding Layton City, from that same time period, of 88 total cases. The statistics concluded Layton City had more dollar loss and number of cases compared to other Davis County cities.

Detective Bowman shared some stories of victims of the scam. He suggested cryptocurrency transactions from an app on a cell phone were usually safe, which was used by cryptocurrency investors.

He informed the Council no City within the State of Utah had documented they had banned BTMs; however, there had been cities around the country which had banned them. He shared an example of the Municipal Code from Spokane Washington, which had banned BTMs.

Detective Bowman believed BTMs were frequently used by criminals to manipulate, intimidate, and threaten victims into using these kiosks to send cash. Without stronger federal, state, or local regulations, there would be no way to stop criminals from using these kiosks to victimize members of the community. He didn't want this type of criminal activity to continue to take place in Layton City and would like to prohibit the allowance of BTMs.

Detective Hansen believed the money went out of the country to places like China, Africa, and British Virgin Islands and it would be impossible to arrest these criminals.

He spoke to cryptocurrency seizure and explained the best way law enforcement could combat cryptocurrency fraud was to make the victim whole again by taking back what was stolen. As cryptocurrency was recorded on a blockchain (public ledger) it could be traced, and in some cases seized. He shared the proposed procedure and process for seizure. He also shared the process in how they can trace and recover the funds

He explained proposed SB173 would be considered this legislative session regarding regulation of cryptocurrency machines and identified specifics with the Bill.

He concluded if Layton City could get the machines removed, it would provide protection from these scams to residents and Layton City Police Department would like to get rid of all of the cryptocurrency machines within its boundaries and believed other cities within the County would follow suit.

Chief Swanson would like to move forward on adoption of an ordinance as soon as possible.

A discussion followed with members of the Council expressing appreciation to Detective Bowman and Hansen for their presentation and for being proactive in protecting Layton City residents. Councilmember Bloxham stated people don't like sharing their story because of embarrassment. He indicated he had noticed one of these BTM's in one location.

Detective Hansen pointed out one particular store had placed signage on the BTM prohibiting its employees from using the machine.

Chief Swanson indicated some businesses had unplugged them in an effort to discourage use of the BTM.

Councilmember Kolendrianos requested clarification regarding the potential for fraud using a website or an app on your phone. Detective Hansen responded when using those methods it is simply an exchange, in which minimal fees are paid to host the user's wallet. There is never a need to obtain cash in order to obtain cryptocurrency. He believed these methods were very controlled.

Detective Bowman also pointed out with the BTM scam, the victims are on the phone with the scammer who is providing them with step-by-step instructions on how to deposit their money in the BTM and what buttons to push.

Mayor Petro complimented Detective Bowman's and Hansen's efforts and desire to protect Layton City's residents and the Council directed Staff to proceed with an ordinance.

Councilmember Kolendrianos announced he was an employee of Davis and Weber Counties Canal Company and inquired whether he should recuse himself during discussion of the next agenda item. Clint Drake, City Attorney, responded he wouldn't need to recuse himself as long as he believed it wouldn't be a conflict on his part to participate in the discussion and he could make a fair and impartial decision.

PRESSURIZED IRRIGATION SYSTEM TRANSFER AGREEMENT BETWEEN LAYTON CITY AND DAVIS AND WEBER COUNTIES CANAL COMPANY FOR THE TRANSFER OF THE PRESSURIZED SYSTEM FROM DAVIS AND WEBER COUNTIES CANAL COMPANY TO LAYTON CITY – RESOLUTION 26-09 – VARIOUS LOCATIONS THROUGHOUT THE CITY

Stephen Jackson, Public Works Director, reminded the Council of the history associated with secondary water throughout the City and pointed out the following:

- Entered into an operating agreement for Layton secondary irrigation system with Weber Basin Water Conservancy District (WBWCD) in 2018
- Finalized transfer agreement for pressurized irrigation system with Kays Creek Irrigation Company in 2022
- This proposed transfer agreement for pressurized irrigation system with Davis and Weber Counties Canal Company (DWCCC)

He explained these actions were a result from the 2017 update to Layton City's Water Master Plan which identified the City's desire to optimize pressurized secondary water use in an effort to eliminate demand from the City's culinary water system. Consolidation of operations and maintenance of pressurized secondary water systems in Layton City would achieve this goal.

He shared an illustration which identified service areas for each of the respective secondary water sources.

He also shared an illustration which identified proposed or needed secondary water improvements and explained those projects.

Mr. Jackson reviewed the terms of the proposed agreement with DWCCC:

- The system consisted of approximately 1,350 connections, 23 miles of pipes and appurtenances
- DWCCC would retain the canal, reservoirs, and transmission lines not associated with the system in Layton City
- Hybrid users would remain DWCCC shareholders
- West Layton Ditch flood irrigators would remain with DWCCC

He referenced the contracts currently in place:

- the bilateral contract from 2002, Amended in 2005, and 2007, would be terminated with the implementation of the Transfer Agreement
- the trilateral contract, between the City, DWCCC, and WBWCD from 2005 would be assigned the rights, obligations, and liabilities from DWCCC to Layton City
- 13 existing purchase contracts with WBWCD would be assigned to Layton City

He presented map illustrations reflecting the locations of the pressurized systems, known as the South Layton System and the West Layton System, which would come to Layton City and explained specifics for each area. He emphasized the hybrid users would maintain their respective shareholder rights and Davis and Weber would manage those respective fees. He added the City had agreed to provide that water to the hybrid users through the system at no charge to DWCCC or its users. Layton City would also pass the water through the system into the West Layton ditch area and would continue to be operated by DWCCC. He mentioned as development occurred, many of those systems would transfer and/or change.

He continued to clarify the following undertakings by Layton City:

- Disconnection from DWCCC South Layton Secondary Water System
- Deliver water through pressurized system to hybrid users and DWCCC for West Layton Ditch shareholders
- Pay its regular shareholder assessments to DWCCC on City Shares
- Metering of transferred connections
 - City received grant funding for 65% of metering costs. Deadline for installation of the meters would be October 2026 and believed that would be met.
- Own, operate, and maintain transferred system
- Billing for customers on pressurized system
- Coordinate future development and modifications to West Layton Ditch system with DWCCC

He also identified DWCCC undertakings:

- Provide system documentation for transferred system
 - Operation policies and procedures
 - Mapping and billing information
- Assist City with identifying and understanding the transferred system
- Assign rights-of-way and easements for the transferred system to the City
- Hybrid users and other shareholders remain with DWCCC
- Coordinate future development and modification to West Layton Ditch system with Layton City

He reviewed the timeline associated with the transfer agreement, if approved, pointing out the following:

- The disconnection from DWCCC South Layton System would need to take place prior to April 15, 2026
- Notification to customers regarding the transfer of the system prior to the 2026 water season
- Coordinate the delivery of water to hybrid and West Layton Ditch users
- Begin monthly billing for 2026 water year
- Continue installation of meters through system for completion by October 2026

He asked if there were any questions.

Councilmember Morris inquired about the water source for the DWCCC water. Rick Smith, General Manager DWCCC, responded the water originated at Echo and East Canyon Reservoirs.

APPROVE THE LAND SALE AND EXCHANGE AGREEMENT BETWEEN LAYTON CITY AND THE STANFORD J. LAYTON FAMILY TRUST, DATED OCTOBER 1, 2007 – RESOLUTION 26-13 – APPROXIMATELY 3200 WEST AND WEST HILL FIELD ROAD

Mr. Drake reviewed the land exchange agreement between Layton City and Stan Layton. He shared an illustration which identified the parcels and mentioned Mr. Layton was pleased with the proposed agreement and indicated he would not be able to attend tonight's meeting. He shared an illustration which identified the property needed by the City to complete the proposed project and indicated Mr. Layton would deed those parcels to expand the right-of-way, to include curb, gutter, and sidewalk, to ensure the safety of school-aged children walking to and from school.

Mr. Drake shared another illustration which identified property to the east owned by the City which was adjacent to property already owned by Layton City. He stated Mr. Layton had suggested the property trade which would be beneficial to both parties. He mentioned the parcels were not quite the same size; the property proposed to be deeded to the City was a little larger in size. He continued to explain Mr. Layton's acquisition of the City property would square off his property, which would be beneficial to not only farming but also for development in the future. The proposed agreement reflected the trade of property, square foot to square foot, with the City paying for the excess property, based upon an appraisal, acquired from Mr. Layton.

Mr. Drake mentioned the gated pipe used for irrigation purposes and the City had provided compensation to Mr. Layton for either replacement or relocation of the pipe. He indicated this was a special condition identified in the proposed agreement.

He asked if there were any questions.

Councilmember Smith Edmonson asked if there was a time constraint. Mr. Drake responded in the affirmative and mentioned it was respective prior to the watering season. He indicated Mr. Layton was aware of this deadline and believed it would be completed prior to April 15, 2026, before the secondary water system began receiving water.

Councilmember Kolendrianos inquired about coordination with the City's contractor. Mr. Drake indicated Mr. Layton intended to begin his project during the next dry opportunity.

The meeting adjourned at 6:57 p.m.

The work meeting reconvened at 8:06 p.m.

Mayor Petro requested the Councilmembers identify items for discussion in future meetings and indicated she was aware of the following:

- Modifying the City's PRUD (Planned Residential Unit Development) Ordinance
- Regulation of E-bikes, golf carts, and potential inclusion of additional bike lanes
- Photos of the elected officials in the lobby of City Hall
- Communications
- RAMP Ordinance and/or Bylaws

Councilmember Kolendrianos would like to include the following topics:

- Landscape ordinance
- Water usage

- Outdated City Codes

Mr. Drake said his department would be willing to do this within certain time constraints.

Councilmember Kolendrianos suggested maybe few municipal codes each year.

Mr. Drake agreed and mentioned that his department focused on training and reactionary items which couldn't be controlled but they could review codes when time allowed.

Councilmember Bloxham suggested considering only items which needed to be modernized.

Mr. Jensen mentioned prioritization and direction from the Council would be helpful specific to those Codes Staff should focus on updating and suggested providing a prioritized schedule with issues which the Council believed were of concern within the community.

Mr. Drake also informed the Council, Staff had spent a great deal of time updating and modernizing forms used within the City; as well as improving processes including some agreements, Business License applications, and processes.

Councilmember Morris inquired if those updates were compliant with the State's data privacy and Mr. Drake responded those had been updated when needed.

Councilmember Smith Edmondson spoke in regard to youth and mentioned Kratom and paraphernalia were available in a lot of places within the City. She stated CTC (Communities That Care) was trying to identify the business locations where this product was legally sold. She added CTC was also trying to educate parents about the danger of this readily available substance. She reported proposed legislation would ban the product; however, that wasn't approved. She had discussed her concerns with Chief Swanson and he indicated he would discuss her concerns with Police Department Staff and a discussion followed. Mr. Drake believed the regulations regarding that product should be the State's responsibility but would explore options to the City. The discussion continued.

Councilmember Thomas would like the City to proceed with creating an ordinance to ban the cryptocurrency machines.

There was a discussion regarding gambling machines within the City and Mr. Drake stated the gambling machines disappeared after three or four years.

The consensus was to discuss the Council's priorities on Thursday, March 5, 2026.

Councilmember Bloxham stated he would like to discuss Wasatch Integrated Waste Management and a discussion followed.

The meeting adjourned at 8:36 p.m.

Kimberly S Read, City Recorder