

**MINUTES OF LAYTON CITY
COUNCIL BUDGET WORK MEETING**

MARCH 17, 2026; 8:00 A.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, SCOTT
MAUGHAN, DAVID PRICE, JAMIE SENNINGER,
ALLEN SWANSON, STEPHEN JACKSON,
WESTON APPLONIE, TRACY PROBERT, AND
KIM READ**

The meeting was held at Fire Station 51, 530 North 2200 West, Layton, Utah.

Mayor Petro opened the meeting. She expressed appreciation to and complimented Staff for everything it did to ensure the City operated efficiently and served the public. She turned time over to Staff.

AGENDA:

Alex Jensen, City Manager, echoed Mayor Petro's comments about the excellent Staff employed by the City and believed the same was applicable to the elected officials. He stated the political leadership and stability of the elected officials contributed to the success of the City and believed that had historically been provided by previous officials. He reviewed the agenda for the day and mentioned a lot of data would be presented. He informed the Council budget requests this year had exceeded available revenue and explained some of the economic factors resulting in proposed significant cuts in the proposed budget and shared some examples. He expressed his opinion the City was in a good financial situation and believed wise and responsible decisions had and would continue to benefit the City.

BUDGET REVIEW – FISCAL YEAR 2026-2027

Tracy Probert, Finance Director, shared a visual presentation regarding the proposed budget. He reviewed the agenda for the meeting and also identified the 2026-2027 budget calendar pointing out the different deadlines should the Council consider proceeding through the Truth In Taxation process applicable to a property tax increase.

Mr. Probert reviewed historical facts specific to income earned from interest which had assisted in bridging the gap from other revenue sources. He explained how inflation increases had impacted the budget. He reviewed historical Sales Tax revenue, pointing out the first five months of FY26 were flat to slightly negative. He spoke to compensation increases and reminded the Council a significant portion of that was directly related to the hiring of firefighters to man Station 54. He also reviewed increases directly related to Police patrol vehicles.

He shared a summary specific to the General Fund and reviewed expenditures pointing out a proposed 1% COLA (Cost of Living Adjustment) and 3% merit adjustment. He also mentioned the proposed health insurance increase for both the City and employee. He briefly reviewed estimated Operations expenditures and explained how the City's portion for the 911 Fund had been calculated with the consolidation of Davis County emergency communications. He also spoke about the transfer for operation costs related to the Swimming Pool, Victim Services, and Alcohol Enforcement funds. He pointed out the UTOPIA debt service reserve.

He reviewed the change in Fund Balance of the General Fund and reviewed some illustrations. He explained

the importance of maintaining a healthy Unassigned Fund Balance and a discussion followed.

Mr. Probert shared illustrations specific to General Fund Expenditures in relation to compensation and revenue. He specifically spoke to compensation and operations and equipment compared to available revenue. He continued to share illustrations reflecting expenditures related to City Staff and compensation increases.

Mr. Jensen mentioned the cost of compensation relative to General Fund Revenue was significant. He continued to point out the revenue sources, Sales and Property Tax, for the General Fund were limited, with the City having no control over that funding, unless a Property Tax Increase was implemented. He continued to explain future scenarios and consequences if the General Fund continued to remain flat or decrease. He identified the minimal results implementation of a small tax increase to residents would net. A discussion regarding a possible tax increase, opportunities for commercial development, and completion of needed projects followed.

Mr. Probert reviewed personnel requests and Mr. Jensen explained the logic and justification for eliminating the five part-time positions and hiring one full-time position for the Parks division in Parks and Recreation. David Price, Parks and Recreation Director, provided further background associated with staffing that division and believed this would be beneficial to the entire division and department.

Mr. Probert continued to review costs related to the City's health insurance plan and reminded the Council of the implemented increase for this current year. He pointed out the decrease for prescription drugs and explained some determining factors for that decrease. He pointed out the reserve balance to the health plan and stated a small increase to the employees was needed to maintain a healthy reserve.

He reviewed General Fund Revenue and pointed out the various funding sources. He shared an illustration which highlighted issues and challenges, legislation, which had directly affected the revenue stream to the City.

He continued to review Sales Tax trends and revenues. He also reviewed other various tax and funding sources and asked if there were any questions specific to revenue.

He shared illustrations of the various funding requests specific to Capital Equipment. He also shared an illustration which identified requests specific to the Enterprise Funds.

Mr. Probert distributed the Five-year Capital Improvement Plan and reviewed those projects included in the proposed 2027 Budget. He continued to review the five-year summary respective to Enterprise Fund Projects. Mayor Petro requested the Eastridge Nature Park Phase III Improvements line item include language reflecting 'off-leash dog area'. He pointed out projects which had other various funding sources contributing toward projects. A discussion took place specific to the Street Lighting Fund specific to the miscellaneous residential installation for various locations throughout the City. The Council requested Staff provide a map reflecting ownership of light poles within the City.

Mr. Probert reviewed statistics related to Property Tax and pointed out this revenue source was stagnant and proposed whether there was a need to consider a Property Tax increase. He also pointed out the Property Tax burden had shifted from commercial to residential. A discussion regarding fire apparatus/buildings took place in relation to Property Tax and Mr. Probert suggested the Council consider the Property Tax and its importance in keeping pace with some of the City's expenses. He shared an illustration of multiple scenarios for various Property Tax rate increases which reflected the results and effects of the respective increases.

He also shared illustrations for a proposed Utility Rate Increase, which also included increases for both Wasatch Integrated and Waste Management. He mentioned the Waste Management increase hadn't yet been passed onto the residents. A discussion followed and Mayor Petro pointed out North Davis Sewer District (NDSD) would also be implementing its fee increase next year. Mr. Probert reminded the Council

the City had already intended to implement a \$3 increase for sewer on the utility account this July, which had been included with adoption of the Master Plan. Additionally, Weber Basin would also be proposing a water rate increase to the City.

He shared illustrations and reviewed the following Special Revenue Funds:

- Class C Road Funds
- Victims Services
- Alcohol Enforcement Fund
- SWAT Fund
- E911 Fund
- Metro Strike Force
- RDA (Redevelopment Agency)
- EDA (Economic Development Agency)
- Impact Fee Fund
- Prop 1 Transportation Fund
- RAMP Fund (Recreation, Arts, Museum, and Parks)
- Building Services Fund
- Debt Service Fund (UTOPIA) – A discussion followed regarding the City’s obligation and the dividend received by the City.

Mr. Probert presented an overview of the Finance Department highlighting the various positions and respective Staff.

Scott Maughan, Fire Chief, presented an overview of the Fire Department and shared a brief history highlighting the growth of the Department. He reviewed current operational pressures experienced by the Department and spoke about future service demands. He identified the stations’ and facilities’ needs: replace Station 53 and construct Station 55. He briefly spoke to the community outreach highlighting the City’s Public Education and Prevention Program and the Emergency Management Program. He indicated legislation specific to Wildland Fire and Fireworks required the City to address its ordinances. He announced the Department was in the process of creating a new patch for ‘Layton Fire Department’.

The meeting adjourned for lunch at 11:30 AM.

The meeting resumed at 1:35 PM.

Allen Swanson, Police Chief, shared a presentation highlighting various technologies which benefited the Police Department:

- Facial recognition software
- Automated license plate readers
- Cellular data
- Call detail records
- Davis County crime bulletin
- Evidence link
- Peer-to-Peer investigation software
- Blocker locker
- Cellebrite
- Data server
- Digital evidence tools
- Eye detect truth verification
- Drones
- Under cover accounts
- Pole camera
- Traffic safety technology
- TactiTrack GPS

- Recon robotics
- Pelator ComTac V helmet/headset

Jamie Senninger, Management Services Director, shared an overview of the Department and the various services Staff provided. She reviewed Human Resource trends and briefly mentioned the salary survey annual review. She briefly reviewed the City's open positions and identified the City's recruitment efforts to fill these positions and expressed her opinion the City had a competitive benefit package. She also informed the Council of some recent policy changes implemented by the City. She explained the goals of Risk Management for the City and a discussion followed. She shared statistics regarding social media and passport services offered by the City.

David Price, Parks and Recreation Director, distributed the handout reflecting recommendations from the RAMP (Recreation, Arts, Museum, and Parks) Commission and briefly reviewed a few of the recommendations, as well as those requests which weren't proposed for funding. He pointed out the funding for the pool dome and fastener system appropriation had taken place last year. He reported the new dome had already been ordered for installation this September. He asked if there were any questions and a discussion followed. He mentioned the RAMP Chair would officially present the recommendations to the Council during the second meeting in April. Councilmember Morris pointed out the numerous hours invested by Commissioners with reviewing grant applications and expressed his confidence with the Commission. A discussion followed regarding the grant submissions recommended for funding and those recommended for denial. Mr. Jensen pointed out the primary purpose of the organization required a focus or emphasis on either Recreation, Arts, Museum, and/or Parks. Mr. Price expressed appreciation for the Councilmembers' perspectives and support for the RAMP Commission's decisions. He indicated the Commission had concluded it needed more time for review and deliberation and indicated adjustments would be made to its calendar.

Mr. Price reminded the Council of the revitalization of Surf 'n Swim and identified those projects which had been completed thus far, those which were in the process of being completed, and those projects needing to be completed within the next few years.

He reviewed statistics specific to the Parks and Recreation Department and specifically mentioned the fantastic volunteer coaches which contributed to the success of the City's Recreation programming. He commented on the success of new sports programming for girls. The Council also discussed the success of the pickleball courts developed within the City.

Mr. Price briefly mentioned activities planned in conjunction with America250 celebration.

Clint Drake, City Attorney, shared a presentation specific to the Legal Department, Staff, and services it provided. He identified the various types of cases prosecuted from 2021 and commented about the increase in domestic violence and child abuse cases. He continued to review statistics associated with Victim Services. He also informed the Council of various innovation and alternative prosecutions with specific programs for Mental Health Court and Veterans Court defendants.

Councilmember Bloxham inquired about the discretion of the City's Prosecutorial Staff and Mr. Drake explained the City's philosophy and policy currently implemented by City Prosecutors and expressed his confidence in the Prosecutor's judgment. Councilmember Morris expressed appreciation for the presentation and for the work completed by Staff in the Legal Department.

Weston Applonie, Community and Economic Development Director, shared a presentation applicable to that department. He shared an illustration reflecting entitled units from Preliminary Plats applicable to specific developments within the City. He highlighted some of the specific development taking place within the City:

- Housing near the Layton Hills Mall
- Development taking place at East Gate
- Development and construction of the new Kia dealership

He complimented Business License and Police Department Staff for addressing illicit massage businesses within the City and explained the new processes which had assisted in decreasing these establishments. A discussion followed.

He shared a presentation related to the MU-TOD (Mixed-Use, Transit Oriented Development) Code and announced the City had received a grant from Wasatch Front Regional Council to update that particular code. He also indicated the TC-1 (Town Center) Code update would be presented to the Council in the near future. He expressed optimism the City would be working with a great partner with development of the Gordon/Highway 89 Town Center property. He also spoke to the West Layton Business Park and Town Center and shared an illustration. He identified a highlighted parcel and referenced its existing development agreement and informed the Council of a request from the developer. A discussion specific to that development took place.

Stephen Jackson, Public Works Director, referenced the Annual Report which provided statistics specific to the City's infrastructure and reviewed those. He informed the Council, Staff was in the final stages of preparing and submitting permits to bore under three state highways and railroad tracks to complete the secondary water trunk line to the western portion of the City. He shared some illustrations and explained how the project would be completed. Mr. Jackson reviewed funding sources for the substantially large infrastructure project.

Mr. Jackson also shared a demonstration of the 'My Water Advisor' customer portal which allowed residents to monitor not only secondary water use, but culinary water consumption and shared some examples of the available data. He also reviewed the City's utility portal, 'Harmony Encore', which provided information regarding the City's water meter reading system and shared examples of its available data. He pointed out this would allow meters to be read by utility Staff at City Hall. He mentioned some drive by metering would continue for certain areas within the City. He stated the City's Communications and IT (Information Technology) Staff were continuing to work to ensure a smooth process.

Mayor Petro inquired whether the City was continuing to monitor water conservation efforts by residents and Mr. Jackson shared some statistics which suggested water usage had gradually increased to the amount used prior to the City encouraging conservation efforts. He pointed out the City had until 2030 to implement charging residents based upon water usage identified by the meter.

Mr. Jackson explained smart controllers and water sensors were available to residents and reported the smart controllers had been successful in contributing to water conservation and shared an example.

Mr. Jackson informed the Council about Weber Basin's statistics for water runoff specific to this year's water usage and announced it would be delaying water availability this year until May 15, 2026, with a twenty percent reduction of water.

MAYOR'S REPORT

Mayor Petro inquired whether the Council had any comments and the Council expressed appreciation to the Staff for the information provided during the meeting.

Councilmember Smith Edmondson expressed her opinion the Mayor and Council needed representation for communications staff and shared some examples when the residents could have been better informed and a discussion followed.

The meeting adjourned at 5:12 p.m.

Kimberly S Read, City Recorder