

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-WORK SESSION
JUNE 16, 2015

FINAL

Mayor Arave called the meeting to order at 6:00 p.m.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Conrad Jacobson
Council Member Stan Porter
Council Member Ryan Mumford

EXCUSED: Council Member Matt Jensen

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and Community and Economic Development Director; Paul Ottoson, Public Works Director and City Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; Troy Johnson, Police Lieutenant; David Church, City Attorney; Brent Moyes, Golf Course Director, Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Robert Drinkall, resident.

1. DEPARTMENT REPORTS-FINANCE

Janice Larsen presented the monthly financial report for May 2015 and said that sales tax revenue is received 60 days after collection at the point of sale and that three payments are remaining for the current fiscal year which puts the budget right on target. Ms. Larsen said that property tax, power, gas and telephone estimates are also within budgeted amounts but that building permit revenue may possibly come in lower than estimated. Impact fee revenue has been high all year and is close to the final numbers. All expenditures and revenue are also very close to the estimated amount budgeted. Golf course revenue is currently below expectations but should be right on budget within the next few months. She explained that in the Capital Projects fund that contractors can be slow in submitting invoices and that by the end of the year the cash balances and expenditures will change but that nothing would be over budget. The only cash issue is the impact fees in the Park Fund, but it should be resolved by next year. She reported that there will be a financial audit done in October and also that next year's budget has been prepared.

Janice Larsen said that the budget resolution being presented includes one change from the previous version as three full-time employees recently gave notice and have cashed out their leave balances.

Mayor Arave asked which police officers were leaving the City. Lieutenant Johnson replied that Officers Knight and Rosky were both leaving for jobs with more consistent day hours.

2. DEPARTMENT REPORTS-PUBLIC WORKS

Paul Ottoson reported on the ongoing public works projects including Overland Drive which had been delayed due to WW Clyde, but stated that the contractor would resume work the following day. Overland Drive will be closed for five days while the curb and gutter is installed. Union Pacific will then shut down Main Street to fix rail tracks, and message boards will be put up advertising the road closures. Other projects include Park 11, which was delayed due to incorrectly installed playground equipment and Deer Hollow Park. The slurry seals on the roads have also been started with the staging area now setup at Tunnel Springs Park as it is near the streets that are being done. Future considerations for the staging areas will need to be made to accommodate space requirements and resident complaints.

Jon Rueckert reported that 205,000 square yards of road would be treated with slurry this year and that the road maintenance plan includes treating each street every seven years.

3. ACTION ITEMS

Mayor Arave asked if the trains had to blow their horns every time they cross the tracks. Barry Edwards replied that there are certain times when the engineer is required to blow the horn as there are maintenance rules with the tracks.

Mayor Arave also asked if City staff had checked the soils reports for the Bella Vida project in the Eaglepointe area. Paul Ottoson replied that additional boring requests had been made but that meetings had been rescheduled.

Ken Leetham commented that City staff had met with the HOA there to setup a maintenance schedule to check for water, springs, etc. on a yearly basis.

Mayor Arave asked how the building moratorium was progressing. Ken Leetham responded that City staff is moving forward and meeting with Draper City to obtain additional information for ordinances, etc.

4. COUNCIL REPORTS

Council Member Jacobson reported that the Youth City Council (YCC) was low on attendance for the summer but that there are many activities planned including volunteering for the Three Kings Bike Race, the 5K, Eaglewood Festival of Speed and the annual movies in the park. The YCC is also recruiting for new members and a mayor.

Council Member Mumford reported that the Towne Center proposal which was reviewed by the Planning Commission would be presented to the City Council tonight. He also said that screws are missing from the playground equipment at South Foxboro Park.

Council Member Porter reported that Uniting Neighbors met in Bountiful to see examples of thinned scrub oak. He commented that there are houses near Gregerson Park which need thinning and are currently a fire hazard.

Council Member Porter also reported that he received an email from the County regarding the City's history and said that while he has a lot of photos and information on the City, he would like a volunteer to help put everything together.

Council Member Horrocks reported that more weeding needed to be done in the traffic circles throughout the City. He also said that the traffic light at Orchard and Center Street was non-responsive. Paul Ottoson commented that he had already contacted the State regarding the traffic light issues but that he would follow up.

5. MAYOR'S REPORT

Mayor Arave reported that the South Davis Recreation Center had offered the city a day for residents of the City to attend free of charge. It was suggested this be brought to the NSL Live committee.

Mayor Arave also reported that the South Davis Metro Fire Agency is moving toward becoming a fire district but that there were some issues with Bountiful. He commented that there are structures which need to be built or repaired and that currently the agency is unable to borrow money, but a district would give taxing authority to raise money necessary for repairs.

Mayor Arave said that the South Davis Sewer District had proposed putting a food waste processing facility in the City and would like them to present this idea to the Council. He also said that Wasatch Waste had negotiated a long term contract with Hill Air Force Base.

6. CITY MANAGER'S REPORT

Barry Edwards reported that a response had been received from the Utah Department of Environmental Quality (DEQ) regarding the mitigation of the perchloroethylene (PCE) plume in some of the city's water system. The DEQ's proposal includes a two well extraction with one in Bountiful and the other in Woods Cross near the City's well. DEQ will drill the well and pump 200 gallons a minute 24/7 for thirty years. The City would like to propose that the water be used in the Foxboro wetland areas instead, as DEQ would pay to move the water there.

7. ADJOURN

Mayor Arave adjourned the meeting at 6:53 p.m. to being the regular session.

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-REGULAR SESSION
JUNE 16, 2015

FINAL

Mayor Arave called the meeting to order at 7:06 p.m. Council Member Conrad Jacobson offered the invocation and Shay Smith, BSA Troop 770, led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Conrad Jacobson
Council Member Stan Porter
Council Member Ryan Mumford

EXCUSED: Council Member Matt Jensen

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and Community and Economic Development Director; Paul Ottoson, Public Works Director and City Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director, Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Robert Drinkall, resident; Shay Smith, BSA Troop 770; Dave Curtis, Pedro Salvador, National Commercial Properties.

1. CITIZEN COMMENT

There were no citizen comments.

2. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2015-18R
AMENDING THE 2014-2015 BUDGET

Janice Larsen reported that the budget increase adjustment includes \$40,000 in the General Fund to cover the leave buyout for several employees who are leaving the City. The second increase is in Capital Projects for the Eaglepointe Landslide remediation.

Mayor Arave opened the public hearing for Resolution 2015-18R at 7:10 p.m. There were no comments and he closed the public hearing at 7:11 p.m.

Council Member Jacobson moved to approve Resolution 2015-18R amending the 2014-2015 budget. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jacobson. Council Member Jensen was excused.

3. CONSIDERATION OF RESOLUTION NO. 2015-19R SETTING THE CERTIFIED PROPERTY TAX RATE FOR FISCAL YEAR 2015-2015 AT A RATE NOT TO EXCEED THE RATE DETERMINED BY DAVIS COUNTY

Janice Larsen reported that the State requires the City to annually set the property tax levy. As the rate has not yet been set by Davis County, City staff recommends adopting a rate “not to exceed the rate set by Davis County.” The tax rate should be set by Davis County no later than June 30th.

Council Member Porter moved to adopt Resolution No. 2015-19R setting the certified property tax rate for fiscal year 2015-2016 at a rate not to exceed the rate determined by Davis County. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jacobson. Council Member Jensen was excused.

4. CONSIDERATION OF RESOLUTION 2015-20R SUPPORTING HB 362 (2015) AUTHORIZING A 0.25% LOCAL OPTION GENERAL SALES TAX DEDICATED TO TRANSPORTATION, AND ENCOURAGING DAVIS COUNTY TO SUBMIT THE PROPOSAL TO VOTERS IN NOVEMBER 2015, AND ENCOURAGING VOTERS TO SUPPORT THE PROPOSAL

Barry Edwards reported that this is the official resolution that the League of Cities and Towns has adopted asking each municipality to pass so that the counties will place it on the ballot.

Mayor Arave commented that it would provide money for road projects and rapid transit. He said that gas taxes have not been raised since 1997 and that while the State passed a sales tax that increased gas five cents per gallon, this would be a sales tax that could be spent on sidewalks, trails and other transportation projects.

Barry Edwards reported that this tax would approximate \$330,000 plus \$84,000 from the five cent gas tax, which is about the same amount that would be obtained from a RAP tax, and would go into a road fund and help with deferred maintenance.

Council Member Porter moved to adopt Resolution 2015-20R supporting HB 362 (2015) authorizing a 0.25% local option general sales tax dedicated transportation, encouraging Davis County to submit the proposal to voters in November, and encouraging voters to support the proposal. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jacobson. Council Member Jensen was excused.

5. CONSIDERATION OF A PROPOSED PRELIMINARY DESIGN PLAN FOR THE TOWN PLAZA GENERALLY LOCATED BETWEEN CENTER STREET AND ORCHARD DRIVE ON 130 EAST CENTER STREET. NATIONAL COMMERCIAL PROPERTIES, APPLICANTS

Ken Leetham reported that this project had been previously reviewed by the Planning Commission and the City Council. The City Council approved the zoning of the property to a Planned (P) District in March and a development agreement was put in place which includes the City's participation in public improvements along Center Street. The project spans five acres and includes 52 residential units and office and retail space. This preliminary design plan includes approval of technical requirements such as landscaping, storm drain and utility plans, and irrigation. Soils reports and other technical reports have been reviewed by the City Engineer and Community Development staff, and they recommend approval of the Preliminary Design Plan. The plan also includes oversized sidewalks, buildings extended closer to the street, alternative street cross-sections, reduced setbacks, decorative tree grates, planters and other aesthetic treatments. The final subdivision plat approval will be the next step and will include items such as street lighting styles, street trees and specific landscaping requirements.

Council Member Porter asked if any demolition would occur in phase one of this project. Dave Curtis replied that demolition would not occur in phase one, as a one-year agreement had been made with the current owners of Orchard Lanes bowling alley. He commented that phase two will occur shortly after the bowling alley is torn down and that there would be 28 housing units building in phase 1 with the remainder to be built in phase two.

Council Member Horrocks asked if any pre-leasing for the office buildings had occurred. Dave Curtis replied that his business would be located in one of the office buildings and also that a number of the townhomes were basically presold and that the retail space had garnered interest.

Council Member Mumford moved to approve the Preliminary Design Plan for the Town Plaza project with no conditions. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jacobson. Council Member Jensen was excused.

6. CONSIDERATION OF PURCHASE OF TWO PUBLIC WORK TRUCKS FOR THE WATER DEPARTMENT

Jon Rueckert reported these vehicles would be purchased on next year's budget. These eco-diesel fuel economy trucks will be added to the fleet, with one replacing a 2007 Chevrolet 2500 pick-up. The trucks will be used for meter reading as well as an on-call first response truck. Mr. Rueckert explained that the meter reading equipment is a portable system and would be easily moved. Funds for this vehicle would come from the Enterprise and Water Funds.

Council Member Jacobson moved to approve the purchase of two public works trucks for the Water Department for the total price of \$69,958.00. Council Member Porter seconded the motion.

Council Member Jacobson amended his motion to also give permission to surplus one 2007 Water Department truck. Council Member Porter seconded the amended motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jacobson. Council Member Jensen was excused.

7. AWARD BID FOR WOODBRIAR WAY STREET RECONSTRUCTION AND SECONDARY WATER IMPROVEMENTS

Paul Ottoson reported that Woodbriar Way has been in need of reconstruction for some time but that repairs had been delayed until the irrigation system was replaced. He stated that staff would like to install the irrigation system first and then complete the street reconstruction. There were three bids received, with Kapp Construction having the low bid of \$251,053.25. Mr. Ottoson noted that Kapp Construction is also the contractor for the Overland Drive project.

Council Member Horrocks moved to award the bid for the Woodbriar water line and reconstruction to Kapp Construction for \$251,053.25. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jacobson. Council Member Jensen was excused.

8. CODE ENFORCEMENT OFFICER II POSITION

Chief Black reported that there is a lack of advancement opportunity for the current code enforcement officer and would like to create a Code Enforcement Officer II position to allow the promotion of our current officer. He stated that one of the primary qualifications is that they are a certified police officer who can issue citations. The difference between grade I and II would be two years of experience in code enforcement, certification and 30 hours of municipal code

enforcement training. Chief Black asked that the City Council approve the ability to create and staff a Code Enforcement Officer II position for the City of North Salt Lake at the City Manager's discretion.

Barry Edwards commented to the Council that there is currently a tight labor market and that the City will need to perform salary surveys to maintain competitive pay to keep good employees.

Council Member Porter moved that the City Council authorize the City Manager to implement a position of Code Enforcement Officer II and upon recommendation of the Police Chief, advance the current enforcement officer to that position when all qualifications are met. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jacobson. Council Member Jensen was excused.

9. CITY ATTORNEY'S REPORT

David Church had nothing to report.

10. CITY MANAGER'S REPORT

Barry Edwards had nothing to report.

11. ADJOURN INTO CLOSED SESSION TO DISCUSS PENDING OR IMMINENT LITIGATION AND THE PURCHASE OR SALE OF REAL PROPERTY

At 7:47 p.m. Council Member Jacobson moved to go into closed session to discuss pending litigation and the purchase or sale of real property. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jacobson. Council Member Jensen was excused.

At 8:27 p.m. Council Member Mumford moved to go out of closed session. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Mumford, Jacobson and Porter. Council Member Jensen was excused.

12. ADJOURN

Mayor Arave adjourned the meeting at 8:27 p.m.



Mayor



Secretary