

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-WORK SESSION
JULY 21, 2015

FINAL

Mayor Arave called the meeting to order at 6:02 p.m.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Matt Jensen
Council Member Stan Porter
Council Member Ryan Mumford

EXCUSED: Council Member Conrad Jacobson

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; Aaron Brown, Assistant Golf Pro; Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Devin Card, Kenzie Nichol, Darian Kelsh, Robert Drinkall, residents; Marty Peterson, Emergency Preparedness Manager.

1. DEPARTMENT REPORT-EAGLEWOOD GOLF COURSE

Aaron Brown, Assistant Golf Pro, reported that due to the mild winter, January, February and March 2015 were the best months on record for rounds of golf played at Eaglewood. May and June were down a little bit due to rain and heat but overall the year to date (YTD) revenue and rounds are up. Calendar YTD total revenue is up 2.4% for a total of \$11,640. Calendar YTD rounds are up 15% at 3372. Fiscal YTD golf revenue is up 0.7% at \$8,091 with YTD rounds up as well. When compared to information received from competing local golf courses, Eaglewood is doing very well this year. He commented that while the greens are normally aerated later in the year that they were punched in July and have recovered sooner. July rounds are down a little due to the aeration but there is not usually a big revenue increase in July due to the weather and holidays. There are quite a few tournaments scheduled for August and September and he believes the golf course should finish out the year strong.

Mayor Arave asked about the men's golf association program. Aaron Brown replied that attendance was down the last few years but in 2015 there has been an increase of 30 members. Mr. Brown said that a junior league has also been established to introduce younger players to the game.

Council Member Horrocks asked what the pro shop revenue was for the fiscal year. Aaron Brown replied that he would get exact numbers to the Council but that revenue per round is up 0.7% for the fiscal YTD which includes sales of pro shop merchandise. Tournaments are also required to use a portion of their fees towards pro shop credits.

Council Members recommended additional promotional ideas for the golf course including cross promotion with professional golf tournaments and advertising when the temperature is cooler at the golf course during the warmer months.

2. POLICE DEPARTMENT REPORT

Chief Black reported that the new Spillman Records Management system has been in place for a year now and that it has been very beneficial in providing statistical reports. He said the department has been using an additional software module to help identify maps and trends of crimes, and presented a 30-day evaluation of Part 1 crimes compared with cities nationwide. Theft remains the biggest problem in the City although there has been a slight decrease in the last 30 days. Chief Black stated that with the new software thefts can be viewed by location, etc. to determine if there is a pattern or to setup stings, etc.

Crimes in the last thirty days include: 7 alcohol related cases, 1 business burglary, 10 drug violations, 7 residential burglaries, 1 sex related crime and 11 vehicle burglaries. The numbers YTD include: 15 alcohol related arrests, 10 business burglaries, approximately 10 drug violations, 32 residential burglaries, 7 sex related crimes and 54 vehicle burglaries.

Chief Black then reported that the burglaries and thefts do not appear to be done by particular groups and that the Foxboro areas organized and continue to maintain a Neighborhood Watch program which has been very helpful.

Council Member Mumford asked about the issues with the Foxboro North clubhouse. Chief Black responded that the issue seems to be keys that get loaned out to non-residents and alcohol in the clubhouse. He will be meeting with the Foxboro HOA board to discuss posting clear rules for the pool. He explained that while there may be a hesitancy to call, the police would rather get involved and stop a problem before it becomes worse.

Mayor Arave commented that the police department had two officers resign recently. Chief Black replied that these officers resigned and will not be pursuing law enforcement positions elsewhere. He said that neighboring entities are in aggressive hiring modes and that this issue will need to be addressed in the future so that the City can remain competitive.

3. APPROVAL OF MINUTES

Council Member Porter moved to approve the minutes at the next City Council meeting.

Council Member Porter amended his motion to table the approval of the minutes until the next City Council meeting. Council Member Horrocks seconded the amended motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jensen. Council Member Jacobson was excused.

4. ACTION ITEMS

The action items list was reviewed. Completed items were removed from the list.

It was suggested that the issues with the traffic lights at the intersection of Center Street and Orchard Drive had not yet been resolved and should be added back to the action item list.

5. COUNCIL REPORTS

Council Member Mumford asked if there was a follow up to the traffic survey for the roundabout. Paul Ottoson replied that the report was received and that minor restriping and signage would be installed per the recommendations.

Council Member Jensen reported that upcoming City events include: NSL Alive with three nights of activities including an exercise program at Legacy Park on July 27th, a health fair at Hatch Park on August 3rd, and healthy food preparation at Tunnel Springs Park on August 10th. The committee is also working on the Second Sunday Concert August 9th and the Polynesian Cultural festival August 28th-29th.

Council Member Horrocks commented that the 2600 South interchange is now open and that traffic flows well. He also reported that the July 2nd and 3rd events were very nice. He then reported flooding at Tunnel Springs Park and possible cement buckling on Eagleridge Drive. Staff agreed to look into those items.

Council Member Porter asked how the flood plain study was progressing. Paul Ottoson replied that the draft had been received and would be submitted to FEMA.

6. MAYOR'S REPORT

Mayor Arave commented that the Tour of Utah would be held outside the City and that volunteers were needed to collect flags and to help with the race and the Summerfest event.

7. ADJOURN

Mayor Arave adjourned the meeting at 6:56 p.m. to being the regular session.

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-REGULAR SESSION
JULY 21, 2015

FINAL

Mayor Arave called the meeting to order at 7:03 p.m. Council Member Ryan Mumford offered the invocation and Harrison Brown, BSA Troop 357, led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Matt Jensen
Council Member Stan Porter
Council Member Ryan Mumford

EXCUSED: Council Member Conrad Jacobson

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; Chief Jeff Bassett, Fire Chief; David Church, City Attorney; Aaron Brown, Assistant Golf Pro; Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: James Hood, Pamela Barkin, Steve Aase, Jennifer Twilley Pedro Salvador, Darian Kelsch, Kenzie Nichol, Robert Drinkall, Camille Thorpe, Jeremy Reynolds, residents; D. Michael Nielsen, Gary Jones, Mark Richard, Kevin Allcott, Cade Dillree, South David Recovery Club; Rob P., Nic Sonekine, Aidan Rose, Harrison Brown, Calvin Gehring, Kristian Anderson, Bryan Lefler, BSA Troop 357; Jason Watterson, Utah Local Governments Trust; BSA Troop 1330; Mason James, Kenneth James, BSA Troop 748; Dave Curtis, National Commercial Properties.

1. CITIZEN COMMENT

Camille Thorpe and Steve Aase presented the schedule and budget for NSL Live. Mr. Aase said that the budget is \$14,000 with \$10,000 from Big West Oil and Chevron, and \$4,000 from the City Council (including any donations and proceeds from the 3 Kings Bike race). These funds will be spent with \$1,500 on the Kite Festival, \$3,500 for the 3 Kings Race, \$2,500 for the 5 K

race, \$1,500 for the children's theater, \$1,000 for the NSL Reads event, \$750 for the 3K event, \$750 for Health NSL and \$2,500 for the Polynesian Cultural Event. There was a surplus of funds from the Kite Festival of \$250. The children's theater will be postponed until the weather cools down. Other NSL Live events include Second Sunday concerts and a holiday craft fair to support local artists.

Camille Thorpe commented that the NSL Live committee enjoys serving the City and thanked the council for that opportunity.

Pamela Barkin, 10 South Main Street, stated that she has noticed the beautifications being done throughout the City including City hall and the parks. She said that the focus needs to shift towards community safety, particularly at intersections like the one at Center Street and Main Street. Her second issue was the Salt Lake Gun Club sign on redwood road. She said it is an eyesore and that as the gun club is long gone that the sign needs to be removed.

Jeremy Reynolds, 674 Country Court, commented on the property being discussed tonight behind Country Court. He said that property surveys have now been done and that while these surveys show that the adjoining property belongs to the City, the homeowners have been maintaining property which they believed to be theirs. He proposed that the City come to an amicable agreement with the homeowners who are encroaching on City property.

Jennifer Twilley, 297 Buckingham Drive, commented that she has addressed the City Council regarding this issue in the past. She said that the street in front of her home is used as overflow parking for the adjacent condominium complex. She also said that she has had difficulty maintaining her yard while the vehicles are parked there and that she is unable to park near her home.

Mayor Arave commented that the issue is that City roads are public and that everyone has a right to park there. He stated that one option would be to prohibit any street parking in that area; however, that would be to her disadvantage as well.

Ms. Twilley asked that permit parking be put in place for the street. Mayor Arave suggested that the neighborhood put together a petition for a parking program or other option for Buckingham Drive.

2. PRESENTATION OF TAP AWARD FROM UTAH LOCAL GOVERNMENTS TRUST (ULGT)-JASON WATTERSON

Jason Watterson reported that two years ago the Utah Local Governments Trust (ULGT) looked at the most common causes of loss including lawsuits, accidents, etc. and how to try and mitigate these costs. A program was implemented to prevent losses and avoid accidents and included creating a safety committee. He then said that the most common cause of loss in local governments is automobile liabilities. Mr. Watterson then presented the City with the TAP award for successfully implementing this program and mentioned the small monetary rebate associated with it.

3. CONSIDERATION OF DONATION TO THE SOUTH DAVIS RECOVERY CLUB- MICHAEL NIELSEN

Michael Nielsen reported that they are once again seeking financial assistance from local cities for the South Davis Recovery Club (formerly known as the Backstreet Club). Funding would be used for signage and a down payment towards the purchase of a building.

Cade Dillree explained that the South Davis Recovery Club is a nonprofit organization to help individuals recover from drug, alcohol, and other addictions. He explained that the club's financial needs right now include paying utilities for the building.

Gary Jones commented that he was involved with the original formation of this club and that there are no other clubs like this in Davis County. He said that there are approximately 200 members that attend club meetings each week and that many are court ordered to attend. All the courts from Farmington to North Salt Lake refer individuals to South Davis Recovery.

Council Member Horrocks asked if the club receives funding from the County. He also asked if the building purchase would be tax exempt. Gary Jones replied that they did not receive funding from the County and that the purchase would be tax exempt. He also said that the LDS Church had provided some funding for the kitchen remodel.

Mark Richards reported that he was hoping to make the building more energy efficient with a \$15,000 solar system and a lighting retrofit with material that will be purchased at cost.

Kevin Alcott commented that he is the landlord for the building and that he has negotiated a lease with the board. He said he has seen the lives that have been changed and that the club is good for the community.

Council Member Porter asked which city fund this donation would come from. He asked if a public hearing needed to be held before the donation could be made. Janice Larsen replied that the funds would come from the General Fund through a budget adjustment.

Council Member Horrocks moved to hold a public hearing on the next agenda to discuss this issue.

Barry Edwards commented that there needs to be a 10 day notice for a public hearing.

Council Member Horrocks amended his motion to hold a public hearing at the next available opportunity. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jensen. Council Member Jacobson was excused.

4. CONSIDERATION OF A PROPOSED FINAL PLAT FOR PHASE 1 OF THE TOWN PLAZA PROJECT GENERALLY LOCATED BETWEEN CENTER STREET AND ORCHARD DRIVE ON 130 EAST, NATIONAL COMMERCIAL PROPERTIES, APPLICANTS

Ken Leetham reported that this project has been presented at numerous City meetings and is the first redevelopment project in the US-89 redevelopment project area. The property has been rezoned and a development agreement has been signed. There will be two phases with Phase 1 consisting of 2.31 acres and 28 townhome units. The Development Review Committee (DRC) and the Planning Commission recommend approval of this final plat with no conditions.

Council Member Mumford commented that even though this project will consist of residential and commercial units that there will be a buffer to separate both uses which would be a benefit to residents.

Council Member Mumford moved that the City Council approve Phase 1 of the Towne Plaza project with no conditions. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jensen. Council Member Jacobson was excused.

5. DISCUSSION AND ACTION ON DISPOSITION OF CITY PROPERTY BEHIND COUNTRY COURT

Barry Edwards reported that City staff examined encroachments of residential homes onto City owned property behind Country Court. The property owners have been notified of these

encroachments and would like to reach an agreement with the City. The issue now is if improvements made by homeowners on the encroached property should be removed or if these homeowners could purchase the property from the City.

Council Member Horrocks commented that there should be compensation from the homeowners to the City for the property. He then stated that the golf course addressed this same issue years ago. After several deals to buy encroached property, the City finally put together an aerial map showing property lines and from that point forward was going to maintain a zero tolerance policy.

Barry Edwards said that a buffer needs to be maintained between personal property and trails to help preserve the trail area. This is the case here, as the Wildrose Trail travels behind those property lines.

Jeremy Reynolds commented that the land surveyor recommended adding the encroached property to the tax base. He said that giving the land back to the City would cut into his existing landscaping, which he has maintained for five years. He added that there is no market for the land, although he said he does not expect to get the land for free.

Mayor Arave said that it does not seem realistic to ask homeowners to tear down improvements and asked for recommendations from City staff including buffer information and what areas need to be reclaimed by the City.

6. AWARD BID TO ORMOND CONSTRUCTION FOR THE 400 EAST WATER LINE (900 N. TO 1050 N.) IN THE AMOUNT OF \$192,047.31

Paul Ottoson reported that this project will consist of the 400 East waterlines including 900 North to 1050 North. This will complete the main trunk line that goes from City wells to the culinary reservoirs east of Orchard Drive. The City received nine bids for this project with Ormond Construction as the low bidder at \$192,047.31. The City has used Ormond in the past and has been satisfied with their work. The low bid is 20% over the original engineering estimate due to increased construction costs and not product costs.

Council Member Porter moved to award the bid for the 400 East water line (from 900 N. to 1050 N.) to Ormond Construction for \$192,047.31. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jensen. Council Member Jacobson was excused.

7. CONSIDERATION OF SOUTH DAVIS METRO FIRE AGENCY RESOLUTION

Barry Edwards reported that since the inception of the South Davis Metro Fire Agency it has been anticipated that it would move towards a taxing district. As this has not yet occurred the South Davis Metro Fire Agency board has voted to recommend a public hearing to consider creating this taxing agency. In the process of creating the taxing agency a bond was created to pay for ambulance fees. In the past the agency has used impact fees to pay the debt services on bonds; however, three problems have developed including not enough impact fee revenue to cover the fire buildings. The impact fee study assumption showed that growth in 2006 would remain constant, but it declined and it was not determined how to fix the shortfall. The City has also contributed, through impact fees, 55-65% of all of the revenue that has been paid towards the bond to date which meets the City's obligation of their portion. The other issue is that Bountiful has exempted out of paying impact fees as they paid cash up front, but the assessed valuation needs to be divided and reassessed to all the cities.

Mayor Arave commented that creating a fire district gives cities flexibility for capital improvements and that if a district is formed a mill levy could be implemented. He also explained that there is a \$3,200,000.00 bond which cannot be refinanced unless a fire district is formed. Bountiful is asking to be excluded from paying as they paid cash up front and seeks to memorialize this arrangement for the future.

Council Member Mumford asked who would vote to approve the mill levy increase in the district. He also asked how fire station repairs would be made if the district is not formed. Jeff Bassett replied that the board of directors, which consists of the city mayors, would vote. Funds would have to be borrowed or cities would have to raise taxes to perform repairs.

Chief Bassett clarified that even though there is no documentation, there was an understanding that Bountiful would pay their portion of the bond in cash and that there would be no further contributions from them towards that bond. He also said that if the taxing district goes into effect it would cover the cost of the bond payment through taxes.

Council Member Horrocks asked about the 55-65% impact fee revenue the City had already contributed towards the bond and what options were available if the City did not wish to participate. Mayor Arave explained that a South Davis Fire Agency and a South Davis Fire District could be in effect at the same time as a district could be formed even if one city declines and that the fire agency would remain in place due to taxing issues.

Per the City Council's request City staff will make the requested changes to the paperwork to be presented to the other cities clarifying that the City has made their payment in full towards the bond.

Council Member Porter moved to table Resolution 2015-23R until the next City Council meeting. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jensen. Council Member Jacobson was excused.

8. CONSIDERATION OF ANNUAL MERIT INCREASE FOR CITY MANAGER

Barry Edwards reported that the City Council had approved a 2% merit increase for City employees and requested that this 2% merit increase be considered for his position as well. Council Member Mumford commented that Mr. Edwards had done an excellent job by finding funding through grants and was able to save the City a large sum of money on the 1100 North construction project.

Council Member Mumford moved to approve a 2% merit increase for Barry Edwards, City Manager. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jensen. Council Member Jacobson was excused.

9. CITY ATTORNEY'S REPORT

David Church had nothing to report.

10. CITY MANAGER'S REPORT

Barry Edwards reported that the City Council approved an arrangement on July 16th with regard to the Eaglepointe landslide and that remediation work should begin the following week.

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

At 9:31 p.m. Council Member Mumford moved to go into closed session to discuss pending litigation and the purchase or sale of real property. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jensen. Council Member Jacobson was excused.

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

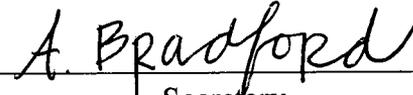
At 10:02 p.m. Council Member Jensen moved to go out of closed session. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jensen. Council Member Jacobson was excused.

13. ADJOURN

Mayor Arave adjourned the meeting at 10:02 p.m.



Mayor



Secretary