

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-WORK SESSION
OCTOBER 6, 2015

FINAL

Mayor Arave called the meeting to order at 6:06 p.m.

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

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: James Hood, Robert Drinkall, residents; Commissioners Bret Millburn, John Petroff, and Jim Smith, Davis County Commission.

1. DEPARTMENT REPORT-FINANCE

Janice Larsen reported on the final numbers from the financial audit stating that there is an increase in the General Fund unassigned fund balance of \$223,000.00. A majority of this increase is from an offset of expenditures in the General Fund with road impact fees. Cash balances from June 30, 2014 were \$1,683,947.00, and this year has seen a \$223,720.00 increase for \$1,907,667.00 in June 2015. Restricted cash is made of C Road money in the General Fund and impact fee money or bonds in the other funds. In the Capital Projects Fund there is \$1,322,162.95 in unrestricted cash and \$1,935,667.95 in the Water Fund which is to be used for capital projects.

Ms. Larsen stated that completing this year's financial audit may help to upgrade the City's bond rating. She also said the unrestricted cash in the Golf Course Fund was low but that this was expected, and the cash balance in the Fleet Fund is \$464,041.53 which should enable the City to purchase most future vehicles with cash.

The sales tax revenue is 90% of budget and is approximately \$50,000 ahead of what was estimated.

Ken Leetham commented that building permits have leveled off in the last three years. The City is still issuing building permits for Foxboro and the hillside areas but the rate is declining. He also said the plat will be recorded for the first phase of the Towne Center project soon. Janice Larsen explained that building inspection revenue last year was \$502,000.00 and that Staff had budgeted for \$310,000.00 for this year.

2. COUNTY COMMISSION VISIT

Commissioner Bret Millburn reported that there have been some changes in personnel in the Davis County Community and Economic Development office and that he would be handling any development or economic questions for now. He also said they were in middle of budget preparation.

Mayor Arave asked what the court changes entailed. Commissioner Millburn replied that Davis County has reviewed possible options for no longer operating the justice court.

Commissioner John Petroff reported on Davis County animal control and said that Davis County currently has only .2% of the calls but pays 60% of the budget after all the fees have been collected. Historically there were no signed agreements but it appears there was a 50% split between the county and cities. The county would like to revive this process of splitting the costs in half and are working towards a goal of no changes for city budgets until July 2016.

Barry Edwards commented that the City does not have that many animal control calls for the size of the City. Commissioner Petroff said that Layton has 25% of all the animal control calls and that Animal Control services only deals with smaller animals and that deer are handled by the State. He also said 3,000 animals are euthanized each year and that there is a big emphasis on getting these animals adopted.

Commissioner Petroff commented on the project along Redwood Road and Center Street and said the City and County had worked well together on installing the storm drain system.

Commissioner Jim Smith reported on Proposition 1 on the November ballot for transportation and said that it would be an important issue for cities. He explained that the County would receive 20% of the funds and would be able to use it for trails and the bus rapid transit (BRT) corridor to Salt Lake. Utah Transit Authority (UTA) will use their share of the funds to expand bus services by adding more stops and buses.

Commissioner Petroff commented that in the past landowners did not want a master plan with trails but now residents see the value in trails and transit systems and are encouraging them. He said it was amazing that there is now a trail from West Point to Salt Lake City.

Chief Black then reported on the policing issues in the unincorporated areas adjacent to the City. He said the County Sheriff's office is very receptive but that it is not practical to continually send an officer to monitor the area. It would be more effective for North Salt Lake's police department to watch this area but it is out of the City's jurisdiction.

Commissioner Petroff asked what the City was proposing for the unincorporated areas. Barry Edwards replied that snow plow, street sweeping and policing could be contracted to the City for approximately \$20,000. Commissioner Petroff replied that they would like to contract for the roads to be maintained, or for the City to annex that area, but that there are currently County employees being paid to maintain that area and that they wanted the City to wait until those individuals retired before annexing that area.

Mayor Arave reported on the proposed grocery store in the Foxboro area and then thanked the County for their help in completing the 2600 South project. Commissioner Smith commented that the City had handled the landslide very professionally and that Barry Edwards and Ken Leetham have been great representatives for the City.

Council Member Jacobson commented that the City would like a library if the commissioners had any influence in that decision. Commissioner Smith replied that the time to discuss a potential library would be now. He stated that there had been some discussion about locating one in Foxboro. Barry Edwards stated that the new Towne Center development may also be a good location.

3. ADJOURN

Mayor Arave adjourned the meeting at 7:00 p.m. to begin the regular session.

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-REGULAR SESSION
OCTOBER 6, 2015

FINAL

Mayor Arave called the meeting to order at 7:07 p.m. Council Member Stan Porter offered the invocation and Alan Knight, BSA Troop 358, 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 Conrad Jacobson
Council Member Ryan Mumford

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: James Hood, Lynn Preece, Brian Israelsen, Megan Israelsen, Andrew Israelsen, Analisa Israelsen, Robert Drinkall, Graydon Bascom, David Woodward, residents; Alan Knight, Isaac Miller, BSA Troop 358; Mariah Noble, Salt Lake Tribune; Wilford Cannon, Eaglewood Development.

1. CITIZEN COMMENT

Lynn Preece, 441 North 75 East, stated that he is following up from the last City Council meeting regarding the tree roots that are causing unsafe sidewalk conditions. He said that while there have been improvements in cars not parking on the street he is still waiting for the sidewalk to be fixed.

Paul Ottoson said that City staff has investigated the issue and that surrounding cities require the property owner to remove the trees when it is uprooting the concrete before the sidewalks are fixed. He said it would take approximately two months to have the issue resolved as the property owner wanted to keep the tree for shade during the summer months.

Mayor Arave asked City staff to put a plan together and a possible short term fix for now so that citizens could use that sidewalk.

2. CONSIDERATION OF RESOLUTION NO. 2015-25R A RESOLUTION
REQUESTING THE RECERTIFICATION OF THE CITY OF NORTH SALT LAKE
JUSTICE COURT

Barry Edwards reported that every four years the City Council is required to recertify the justice court. City staff has reviewed this item and recommends recertification.

Council Member Porter moved to adopt Resolution No. 2015-25R a request for the recertification of the City of North Salt Lake Justice Court. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Jacobson and Jensen.

3. CONSIDERATION OF RESOLUTION NO. 2015-27R A RESOLUTION PROVIDING
SUPPORT FOR A SPECIAL BOND ELECTION TO BE HELD ON NOVEMBER 3,
2015, FOR THE ISSUANCE OF \$298,000,000 GENERAL OBLIGATION BONDS TO
FINANCE THE COSTS OF CONSTRUCTION AND FURNISHING PUBLIC
SCHOOLS, ACQUIRING LAND, AND OTHER SCHOOL RELATED PROJECTS

Barry Edwards reported that the City received a request from the school district to support the bond issue for November 3, 2015. He said the school district has been a good partner to the City in the economic development activities. City staff recommends the endorsement of this special bond election.

Mayor Arave asked if there was an issue with the City supporting the special bond election. David Church replied that there was no issue as no public funds were being used to campaign or advertise.

Mayor Arave clarified that the increase in taxes would be approximately \$2 per house now and could possibly increase to \$10 per house in four to five years. If this bond does not pass the schools may need to go to a morning and evening shift to accommodate all the growth.

Council Member Mumford commented on the total of the outstanding education bonds and that he did not like to see overall debt but that education is a top priority.

Council Member Jacobson moved to approve Resolution No. 2015-27R providing support for a Special Bond Election to be held on November 3, 2015, for the issuance of \$298,000,000 General Obligation Bonds to finance the costs of constructing and furnishing public schools, acquiring land, and other school related projects. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Jacobson and Jensen.

4. CONSIDERATION OF PROPOSED AMENDMENTS TO THE CITY'S
INTERLOCAL COOPERATION AGREEMENT WITH JORDAN RIVER
COMMISSION

Ken Leetham reported that this is only the second time that the interlocal cooperation agreement has needed to be reviewed since the formation of the Jordan River Commission. The Commission has made some informal changes in the last five years and that it is now time to put these items into the agreement with the participating agencies. These changes include clarifying the makeup of the board, adopting by-laws and updating to be in compliance with State laws.

Council Member Jensen asked for clarification on the positions of the governing board. Council Member Porter clarified that there is an elected chair, vice chair and past chair. The past chair is a former board member who assists the new chair and vice chair once they are elected making the transition easier.

Council Member Porter moved to adopt the proposed amendments to the 2010 Interlocal Cooperation Agreement that establishes the Jordan River Commission. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Jacobson and Jensen.

5. PRESENTATION ON PROPOSED GEOLOGIC HAZARDS ORDINANCE

Ken Leetham addressed the Council to discuss a proposed Geologic Hazards Ordinance for the City and said that it was divided into two sections including the enabling section and the appendices. This ordinance is applicable to large developments and single lots, clarifies the role of geologists and engineers, details the development process and outlines the requirements of a geologic hazard investigation permit and report prior to development of any property with a geologic hazard.

The differences between the proposed ordinance and current City ordinances include: requiring a sketch plan/concept plan at staff level, the need for a scoping meeting related to geologic investigations, a more-in depth geologic report, strong ties to geotechnical recommendations and

construction, strong ties to international building codes for single lots, no platting of steep slopes, and new cut and fill standards.

Mayor Arave commented on the sketch plan review/concept plan at a staff level and asked if a developer could argue that the concept plan approval at the staff level could be considered vesting. David Church replied that this should not be an issue as long as it is clear in the ordinance that City staff is only providing information and guidance at the concept plan stage.

Council Member Jensen asked what would happen if an applicant does not comply with the geologic investigation recommendations. Ken Leetham replied that in that situation City staff would evaluate the deficiency to see how significant it is.

Paul Ottoson commented that City staff does a final walk through of a subdivision before they receive their deposit or a building permit and that all geotechnical issues must be resolved beforehand.

Ken Leetham further clarified that the requirements for subdivision projects would include the approval of compliance from a geotechnical expert and certification from the City that the work has been done correctly. The City will also require approval of a master drainage plan for all subdivision including drainage information for individual lots with proper grading of homes, no 30% slopes and engineered retaining walls.

Ken Leetham then reported on the subdivision review process with the first step of the Subdivision Review Process to include the Sketch Plan Review, followed by the Potential Geologic Hazards review. If the property is determined to have no geologic hazards it would progress to the Preliminary Plan review. If it is determined that a property needs to be reviewed the applicant would need to attend a scoping meeting with City staff to review storm drainage, access, etc.

The project would then go through the Geologic Hazards Review process, which includes a scoping meeting, obtaining an investigation permit and submittal of a geologic hazards report be reviewed by an engineer or consultant. The Geologic Hazards Review is either deemed suitable with no unreasonable risk or the hazards can be mitigated or deemed not suitable with unreasonable risk and hazards which cannot be mitigated. If the project is deemed unsuitable per the report then the applicant can appeal to a three-member peer review with the peers to be chosen by the developer, the City's consultant and the third member will be chosen by the two panel members.

If the property is determined to have no geologic hazards or the risks can be mitigated it would then progress to the Preliminary Plan review. The Development Review Committee (DRC) would then review the plan and make recommendations which are then presented to the Planning Commission. A public hearing would then be held and the Planning Commission recommendations are given to the City Council. The City Council then approves or denies the preliminary plat. If the preliminary plat is approved it would then proceed through the final plat approval process, including DRC review and any final recommendations from the Planning Commission. It would then be recommended to the City Council to approve or deny. The final plat would then proceed to construction if it is approved.

Once the project starts the construction phase the project is bonded with a qualified professional to be on-site during key points of building. The site is independently tested and must receive approval certification that it has been built to the design specifications and in conformance with the geotechnical review.

Ken Leetham then reported on the timeline for the proposed Geologic Hazards Ordinance. He said that the City had received the report from Geostrata which staff would review. The Planning Commission will hold a public hearing and take action on October 13th, the City's legal counsel will then review the ordinance, and the City Council will review the ordinance and take action on October 20th with the ordinance to be adopted prior to November 1st.

6. CONSIDERATION OF APPROVAL OF NORTH SALT LAKE 2015 GENERAL ELECTION POLL WORKERS WITH ADDITIONAL APPROVAL TO FILL ANY VACANCIES THAT MAY ARISE BEFORE ELECTION DAY, NOVEMBER 3, 2015

Barry Edwards reported that the City Council must approve the list of North Salt Lake poll workers which had been provided to the council for review.

Council Member Jensen moved to approve the North Salt Lake 2015 General Election Poll Workers as presented with additional approval to fill any vacancies that may arise before Election Day, November 3, 2015. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Jacobson and Jensen.

7. APPROVE MINUTES- SEPTEMBER 15, 2015

The City Council minutes of September 15, 2015 were reviewed and amended.

Council Member Porter moved to approve the minutes of September 15th as corrected. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Jacobson, Porter, Jensen and Mumford.

8. ACTION ITEMS

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

9. COUNCIL REPORTS

Council Member Jacobson reported that Barry Edwards spoke to the Youth City Council earlier that afternoon about the functions of a city manager.

Council Member Mumford reported that the Planning Commission reviewed the sensitive land areas and Geologic Hazards Ordinance. There will be a public hearing on October 13th and then a recommendation will be made to the City Council.

Council Member Porter reported that they toured several Jordan River canoe takeouts and also received some preliminary design plans for the City's canoe takeout.

Council Member Horrocks reported that the sidewalk is buckling at 164 South Eaglewood Drive. He also asked about citizen's requests for speed bumps in Foxboro and the expected completion of Deer Hollow Park. Paul Ottoson replied that City staff was waiting on dirt from the landslide area and said that the playground material would arrive late October to December.

Council Member Jensen reported that the NSL Reads event with local author Dan Wells was a great event. He also said the Second Sunday Concert would be held October 11th at City Hall and that the Halloween 3K would be Saturday, October 24th at Hatch Park.

10. MAYOR'S REPORT

Mayor Arave reported that Wasatch Waste is still reviewing the possibility of building a mixed waste processing facility.

Council Member Jacobson asked if the bulk waste pickup dumpsters were being put out earlier than usual. Jon Rueckert replied that the dumpsters are normally put out in October but that they had planned around UEA weekend this year and before the first snowfall.

11. CITY MANAGER'S REPORT

Barry Edwards reported that he and the Mayor had met with the Utah Department of Health regarding Stericycle and possible contaminants in the area. There will be a hearing on October 14th at 7 p.m. at City Hall to provide information and their findings to the public.

City staff also met with UDOT regarding partnering with them for local transportation funds to complete the Center Street and Redwood Road intersection.

12. CITY ATTORNEY'S REPORT

David Church had nothing to report.

13. ADJOURN INTO CLOSED SESSION TO DISCUSS THE PURCHASE OR SALE OF REAL PROPERTY

At 8:37 p.m. Council Member Jacobson moved to go into closed session to discuss the purchase or sale of real property. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Jacobson and Jensen.

14. RECONVENE INTO REGULAR SESSION

At 8:47 p.m. Council Member Horrocks moved to go out of closed session. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Jacobson and Jensen.

15. CONSIDERATION OF EXERCISING THE CITY OF NORTH SALT LAKE'S OPTION TO PURCHASE UDOT PROPERTY AT 3100 N. REDWOOD ROAD KNOWN AS UDOT PARCEL 14:STAQ OF UDOT PROJECT SP-0067(1)0.

Council Member Jensen asked if the price was firm. Barry Edwards replied that there were no other offers right now but that the price was firm. He said that the funds for this purchase would come from the Capital Projects Fund.

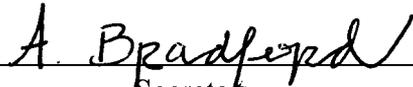
Council Member Jensen moved to exercise the City's option to purchase UDOT property at 3100 N. Redwood Road known as UDOT parcel 14:STAQ of UDOT Project SP-0067(1)0 for the price of \$84, 608.77. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Jacobson and Jensen.

16. ADJOURN

Mayor Arave adjourned the meeting at 8:49 p.m.



Mayor



Secretary