

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-WORK SESSION  
AUGUST 16, 2016

**FINAL**

Mayor Arave called the meeting to order at 6:01 p.m.

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

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

OTHERS PRESENT: None.

1. DEPARTMENT REPORT-SDMFA

Chief Dane Stone, South Davis Metro Fire Agency, reported on the calls and incidents from North Salt Lake since the initiation of the new Image Trend software program. From April through July there were 36 traffic accidents, 25 poisonings, 19 sick, 18 falls and 18 psychiatric calls. He said many of the poisonings and overdoses seem to be caused by heroin laced with Fentanyl or recreational use of prescription medication. Falls are also a common call due to the geriatric population in the City and as many facilities are understaffed they will call the Fire Department to assist.

Barry Edwards asked if the geriatric care centers have a disproportionate fee. Chief Stone replied that setting up a contract with these facilities has been discussed.

Chief Stone then reported on the other types of calls including fire incidents, when a fire truck responds, and said there were 25 calls dispatched and cancelled en route and 18 motor vehicle accidents with no injuries calls. The property use medical calls had 58% of the calls to a home/residence, and 21% were highway and streets calls. The property use fire calls included

27% of the calls to family dwellings, 15% to highway fires, 14% were street fires and 9.5% were on open lands or fields.

Mayor Arave asked how North Salt Lake compares to other cities. Chief Stone replied that Bountiful has more calls as they have a larger population and that the City has similar call volumes to Centerville.

Chief Stone presented a graph showing the calls by time of day and said that the highest call volume is around 1:00 p.m. There is a low volume of fire calls at night and in the early morning hours, but these calls are higher risk as they tend to be rescue situations due to people being home during that time.

He reported on the response by vehicle and said that Truck 85 and Medic Ambulance 85 come from the Foxboro station and provided service for 133 calls. Medic Engine 82 comes from the Eaglewood Station and responded to 209 calls. Truck 85, Medic Ambulance 85 and Medic Engine 82 are the first responders and are the primary North Salt Lake units.

Chief Stone then talked about the recent fires in the City including the fire at FedEx which produced a large amount of smoke, and the Foxboro area fire (started by cigarettes) that burned the side of a house and caused damage to a fence and neighboring house. This fire was dangerous due to the close proximity of the houses. The Deer Hollow fire was the result of cotton from the cottonwood trees being purposely burnt. The Camelot mobile home fire burned quickly but the fire department was able to rescue a few dogs from the home.

Chief Stone reported on the fire at 350 and Center Street which was caused by fireworks. Chief Black said that an arrest had been made and that the fireworks were set off past the date of compliance and in a restricted area. This was a Class B misdemeanor with \$12,000.00 worth of damage. The individual will be facing fines and possible jail time.

## 2. ACTION ITEMS

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

Mayor Arave asked if the Eaglewood Cove subdivision would have private streets. Barry Edwards replied that the developer seemed fine with having private streets.

Council Member Mumford asked if the private streets would meet the same requirements as City streets. David Church replied that it would be good to require the same quality of roads as City streets.

Paul Ottoson said that the only private streets that later became public streets were located at Eagles Landing and North Towne Way.

Council Member Mumford asked if there were many calls or fires at the Pony Express mobile home park. Dane Stone replied that there is not a high call volume even with the transient population there, but the trailers there are required to be newer models.

### 3. APPROVE CITY COUNCIL MINUTES

The City Council minutes of August 2, 2016 were reviewed. **Council Member Horrocks moved to approve the minutes of August 2, 2016 as amended. Council Member Porter seconded the motion. The motion was approved by Council Members Porter, Horrocks, Mumford and Hood. Council Member Jensen abstained as he was not present at the August 2, 2016 meeting.**

### 4. COUNCIL REPORTS

Council Member Hood reported that the final two movies in the park were held and that next year they will only have two movies in the park instead of three. They are also looking to purchase or rent a bigger screen next year.

Council Member Horrocks asked if this seemed like the best activity for the cost. Council Members Hood and Jensen replied that the movies are a good community builder and it is important to hold events in the City as it creates a sense of community pride and involvement.

Council Member Jensen reported on the Second Sunday concert which was a jazz concert and said that the next concert will be the September 11<sup>th</sup> concert with the 23<sup>rd</sup> Army Band at Eaglewood. The family golf tournament will be held on September 3<sup>rd</sup> and the NSL Reads event will be October 13<sup>th</sup>.

### 5. MAYOR'S REPORT

Mayor Arave reported that Questar Gas will begin work on Redwood Road next year after they finish Highway 89. He also said the truth in taxation hearing for the fire district was held last week and the rate and budget were approved.

Mayor Arave then explained that Wasatch Integrated had purchased a landfill in Box Elder County which lost its approval, and they were forced to sell the property at a loss. Barry Edwards said that he discussed landfill capacity with Republic Services and that there is approximately

500 years of capacity along the Wasatch Front. The question would be if a City owned a landfill, would that save money in the long run?

Mayor Arave said that Bayview Landfill is selling portions of their landfill for \$1.2 million per entity and asked if this was something the City should consider. He explained that currently the City takes its waste to the burn plant or the landfill. Once the landfill is full the City will either need to take its garbage to Republic Services or to the Bayview Landfill if they purchase a portion of it now. This would only apply to the District and the residential waste would still be collected through Wasatch Integrated Waste.

Council Member Horrocks asked Mayor Arave's opinion, as a member of the Wasatch Waste Board, if it was something the City should do. Mayor Arave replied that it makes sense for the City to participate.

## 6. ADJOURN

Mayor Arave adjourned the meeting at 7:11 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
AUGUST 16, 2016

**FINAL**

Mayor Arave called the meeting to order at 7:17 p.m. Council Member Ryan Mumford offered the invocation and Cade Fuhriman led those present in the Pledge of Allegiance.

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

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager; Paul Ottoson, City Engineer; Karyn Baxter, Assistant City Engineer; Jon Rueckert, Assistant Public Works 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: Kevin Anderson, Michael Anderson, Rachel Fuhriman, Cade Fuhriman, Nate Fuhriman, Dane Stone, residents; Jason Watterson, ULGT; Steve Israelsen, Bella Vida Development.

1. CITIZEN COMMENT

There were no citizen comments.

2. PRESENTATION OF TAP AWARD

Jason Watterson, Utah Local Governments Trust (ULGT), said that the City has been a member of the trust for 31 years. He reported that North Salt Lake once again earned the Trust and Accountability award based on the City following the programs which were put in place to prevent costly losses. The top areas for loss include vehicle accidents and sewer backups and the programs include monitoring drivers' records, inspecting sewer manholes and an active safety committee which reviews incidents and near misses. Financial incentives include discounts, including a discount on the Workers Compensation premiums. Mr. Watterson presented the TAP award to the Mayor and thanked the City and staff for their involvement.

3. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2016-17R  
ADOPTING THE NEXT FISCAL YEAR 2016-2017 GENERAL FUND,  
REDEVELOPMENT AGENCY, SPECIAL REVENUE FUND, DEBT SERVICE  
FUND, CAPITAL PROJECTS FUNDS, ENTERPRISE FUNDS, INTERNAL SERVICE  
FUND BUDGETS, AND SALARY SCHEDULE AS PREVIOUSLY APPROVED

Barry Edwards reported that the only change to this budget from the tentative budget presented in June is the inclusion of the property tax rate which was just approved.

**Mayor Arave opened the public hearing for Resolution 2016-17R at 7:27 p.m. There were no public comments and he closed the public hearing at 7:27 p.m.**

**Council Member Mumford moved to approve Resolution 2016-17R adopting the next fiscal year budget 2016-2017. Council Member Porter seconded the motion. The motion was approved by Council Members Porter, Horrocks, Jensen, Mumford and Hood.**

4. CONSIDERATION OF AGREEMENT 2016-13A GROUNDWATER MONITORING  
& REMOVAL AGREEMENT RELATED TO THE PROPOSED VILLAS AT BELLA  
VIDA, PHASE 3

Ken Leetham reported that Agreement 2016-13A had been revised per the City Council with the changes that the HOA is responsible for installing and monitoring the piezometers, wells and pumps and providing the City with reports and that the City is not the responsible party and amendments to the Exhibit D diagram. The agreement has been reviewed by the City attorney and is now ready for approval.

Mayor Arave commented that Paragraph 3A should allow the City the right to read the piezometers if the HOA does not perform according to the contract and the right to reimbursement by the HOA. He also suggested that Paragraph 4 be revised to say that no re-grading shall occur thereafter unless agreed to and required by the City.

**Council Member Porter moved to pass Agreement 2016-13A Groundwater Monitoring & Removal Agreement as amended with the changes requested by the Mayor. Council Member Mumford seconded the motion. The motion was approved by Council Members Porter, Horrocks, Jensen, Mumford and Hood.**

5. CONSIDERATION OF ORDINANCE NO. 2016-13: AN ORDINANCE AMENDING  
THE CITY'S GENERAL PLAN BY ADOPTING THE TOWN CENTER MASTER  
PLAN

Ken Leetham reported on the Town Center Master Plan and the proposed changes including the open space designation on the post office location as this may not be feasible there. He also said there were some proposed map changes including replacing two previous maps with updated versions. He said that the previous and proposed maps are conceptual and do not grant density or zoning. Other proposed changes include replacing map five with a new map showing the proposed pedestrian and bicycle network, the BRT station, trails, and the existing and proposed roads.

Council Member Horrocks expressed concern that increasing accessibility via the light rail and BRT system may easily allow for the transient population from downtown Salt Lake and other areas to come to the City. Ken Leetham replied that there would not be gathering spots for transients and that the concept of the Town Center Plan is to build pedestrian and highway access and to have public safety in mind when these areas are built. He also said that these are not zoning maps and are just conceptual ideas.

Mayor Arave asked what the next step would be to obtain funding. Ken Leetham commented that the Wasatch Front Regional Council grants occur in cycles and that the challenge for most grants is that they require the City to be the landowner or have an easement in advance of awarding funding.

Ken Leetham then said that adopting the plan is committing to the seven items including committing to the proposed Land Use Plan which includes trails, open spaces, walkways and specific street cross-sections, the City's commitment to the expansion of Hatch Park, the establishment of BRT and continued public investment in improvements in the town center, concepts like walk-ability, a complete streets network, trail building, shared parking, specific street cross-sections, decorative street lighting, and other street-level amenities, utilizing form-based code principles, a branding study, a new zone for the Town Center and a historic resource designation for the Bamberger sites.

Mr. Leetham also discussed adopting the five recommendations from City staff including completion of an economic analysis that evaluates the approved land use plan as such an analysis will evaluate the feasibility of non-residential land uses at key locations such as US89/350 North, Eaglewood Village, Center Street and other issues related to the demand for office, retail, live/work space, etc, creation of an aggressive landscaping and streetscape beautification plan that would improve both City-owned property and private locations (Sinclair, Truck Trim, Bountiful Pointe Apartments), creation of a pathway/trail building capital facilities plan so that planned trails are implemented, completion of a parking analysis to determine how much parking and what type of parking should be included in future City ordinances and the implementation of tree planting/landscaping plans for Center Street between Town Center and Redwood Road.

Mayor Arave asked if there was a focus on freeway access with the proposed plan. Ken Leetham replied that this plan does not include additional access. Staff has discussed an on-ramp at the Hughes RV location but does not believe it is feasible.

Mayor Arave said that the City needs better access and that it should be specified on the plan to have an on-ramp near Eaglewood and an off-ramp at Center Street.

The Mayor and City Council discussed the proposed multi-family development around Hatch Park and what type of density would be best for that area especially if a BRT station is placed nearby.

Mayor Arave suggested that the changes to be made include the addition of freeway access to the plan and removing the multi-family housing on the north side of Hatch Park.

**Council Member Mumford moved that the City Council adopt Ordinance No. 2016-13 an ordinance amending the City's General Plan by adopting the Town Center Master Plan with the comments as discussed in the meeting. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Mumford and Hood. Council Member Porter abstained.**

Council Member Jensen clarified that this meant the apartments would be changed to (higher density housing)?, to be specified by the City Council, around Hatch Park and adding freeway access to I-15 and I-215.

Council Member Porter said that as the proposed area includes his property/home and since he has been approached by a developer he would abstain from voting.

**6. CONSIDERATION OF ORDINANCE NO. 2016-12: AN ORDINANCE AMENDING THE NORTH SALT LAKE CITY CODE RELATED TO STORM WATER FACILITIES AND MAINTENANCE**

Paul Ottoson reported that the EPA periodically changes their requirements and the State will audit the cities. The City had a storm water audit which showed several small deficiencies. The City put together a committee to work on the requirements and recommend that the Council pass this ordinance as soon as possible to avoid any potential fines.

Mayor Arave asked if the County has a storm water plan that the City could adopt and follow. Karyn Baxter replied that the City operates as a storm water entity and is part of the Davis County coalition. There are certain things that can be done with other cities but the required

changes from the audit are very specific line item requirements to the City ordinances. The other changes and additions include verbiage, redevelopment restrictions, access to private property to inspect storm water facilities and an inventory of storm water facilities in the City including all private storm water detention.

Council Member Mumford said that this was discussed during the Planning Commission meeting and asked for clarification on the fines and the potential for the non-renewal of a business license. Karyn Baxter replied that the plan for when storm water comes is to have more of that water reintroduced to the environment. The first thing the City would do is implement a list of preferred LID improvements and review each development or site plan for those improvements. The City is also required to inventory the storm water facilities throughout the City, businesses will also be required to send an annual report to the City and every five years staff will inspect those facilities. The City will also be enforcing the Storm Water Maintenance Agreement which allows the City to do inspections and require the businesses to send in the reports. She said that compiling the inventory list will take approximately 20 hours per week, the City owned properties are already being inspected annually and the County owned storm water facilities will not need to be inspected.

**Council Member Jensen moved to approve Ordinance 2016-12 amending the City code of the City of North Salt Lake, specifically Title 8 Chapter 5 related to Storm Water Facilities and Maintenance. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

**7. DISCUSSION OF NORTH SALT LAKE TAXABLE EXCISE TAX REVENUE BONDS SERIES OCTOBER 5, 2016 IN THE AMOUNT OF \$1,530,000**

Barry Edwards reported on the interest rate to do a taxable bond and said it would range from 1-2%. The City would be able to purchase property and rent out the homes if a taxable bond was used. A nontaxable bond would not allow the City to rent the properties around Hatch Park that the City is considering purchasing. The purchase price would be \$1.5 million and the city is considering a lease revenue bond where the property could be pledged as an asset.

Council Member Jensen said that the five single family homes there would be rented out and would hopefully cover the interest on the bond. Barry Edwards replied that the tax increment funds would come in from the Redwood Road CDA.

Council Member Mumford expressed approval for the project and said it was good foresight to purchase the properties now before the cost of the land increases. Council Member Horrocks and

Jensen appreciated the idea of being proactive with the area around the park. Mayor Arave asked that City staff look at a longer term for the bond.

#### 8. AWARD BID FOR HATCH PARK PARKING LOT AND LANDSCAPING

Paul Ottoson reported that only two bids came back for the Hatch Park parking lot and landscaping project. City staff recommends approval of awarding the bid to Black Forest Paving for the price of \$158,611.50 as the Engineer's estimate was \$164,000.00.

Council Member Mumford asked if Hatch Park is utilized to the extent that it would warrant additional parking and green space. Paul Ottoson replied that it is, and the project would be completed in 45 days.

**Council Member Horrocks moved to award the bid for the Hatch Park parking lot to Black Forest Paving for \$158,611.05. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

#### 9. AWARD BID FOR CENTER STREET RECONSTRUCTION PROJECT

Paul Ottoson reported that this is a section of Center Street at approximately 1455 West by the Jordan River and is in poor shape. The three bids were just received today with Staker Parson as the low bidder at \$43,008.25.

**Council Member Jensen moved to award the Center Street reconstruction at approximately 1455 West to Staker Parson Company for \$43,008.25. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

#### 10. CONSIDERATION OF AMENDMENT TO THE NORTH SALT LAKE URBAN DEER CONTROL PLAN (RESOLUTION 2016-11R) INCLUDING AREAS DESIGNATED FOR DEER REMOVAL

Barry Edwards reported that a change had been made to the plan to allow the hunter to retain the meat. He also presented a map to show where the deer culling could take place. The hunters will only be allowed to use tagged arrows and must be certified by an archery group and trained by the police department.

Council Member Jensen said that the area marked number one on the map is the community garden which is located by a school and busy road. Chief Black replied that this was put on the

map because of the number of deer hit by cars in that area. Area three may not be approved as it is private property and would limit the areas where the archers can hunt. The archers will have to attend an ethics class as well. The City's permit allows for 200 deer a year and the focus is on culling the urban deer and opening the areas where those deer will be rather than those areas that contain mostly mountain deer.

Barry Edwards commented that the archers would be culling the deer in the early morning hours which should also help maintain safety in the residential areas.

Dane Stone, 475 Canyon View Circle, said he has spent the last 30 years bow hunting. Initially he was not happy about the Division of Wildlife Resources (DWR) extending the archery hunt along Wasatch front as a struck deer can run up to 150 feet. He said that the DWR now requires an ethics course. He said he also belongs to a group called Bow Hunters of Utah which believes in ethical hunting and he would be happy to recommend bow hunters that are certified.

Council Members Mumford and Jensen expressed concern regarding deer being shot and running/dying on private property. Dane Stone replied that the police department will be called to retrieve or put down the deer in those instances. Any property damage would be covered by the liability policy carried by the hunter.

Council Member Mumford asked what would happen in the instance that a deer is hit by a car after it is hit by an archer. He asked if the City would be liable during the hunt. David Church replied that everything the City does could provide exposure to a theoretical claim and that this is not a reason not to do something. The potential for claims could arise which is why the City is doing its best to ensure against the risk. He explained that this is a cull and not a hunt. The City is not setting up a sporting hunt.

Council Member Porter said that some residents enjoy the deer and may try to save them. Chief Black replied that in that instance the police would try to reason with the resident and contact DWR if necessary.

Council Member Hood asked why the pasture near area ten was not included on the map as there are a large number of urban deer located there. Chief Black replied that the City does not have UDOT's permission to cull the deer there. He also said there is a break in the barrier wall which could cause the deer to run into traffic. There will most likely be areas added to the map at a later date.

**Council Member Mumford moved to amend the North Salt Lake Urban Deer Control Plan (Resolution 2016-11R) including areas designated for deer removal. Council Member Hood seconded the motion.**

Barry Edwards asked if the motion included permitting spotlighting to be added to the plan. Mayor Arave commented that he was concerned about some of the specified areas such as one and three due to the proximity to residents and the small size of these areas.

**Council Member Mumford amended his motion to remove plot number one. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen and Mumford. Council Member Hood voted in opposition to the motion.**

Council Member Hood said that he would like to keep area one as he has noticed a good amount of deer in that area.

#### 11. CONSIDERATION OF THE SURPLUS AND PURCHASE OF TWO POLICE VEHICLES

Chief Black reported that the police department would like approval to purchase two vehicles and surplus two vehicles. The two vehicles to be replaced include a 1998 Ford Explorer that needs expensive repairs, and a 2004 Ford F-150 which also requires multiple repairs. These vehicles would be sent to auction and would put two other vehicles with higher mileage in the spare vehicles fleet. The two proposed vehicles for purchase would be for supervisors and would need to carry more equipment than the normal patrol car. The proposed vehicles would be purchased from Ken Garff Ford at the State bid and are a Ford Interceptor Explorer and a Ford Interceptor Sedan.

**Council Member Mumford moved to approve the surplus and disposal of two police vehicles, a 1998 Ford Explorer and 2004 Ford F-150 and the purchase of a Ford Interceptor Explorer and Ford Interceptor sedan. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

#### 12. CONSIDERATION OF AWARD OF 2% MERIT INCREASE FOR CITY MANAGER

**Council Member Horrocks moved to approve the 2% merit increase for the City Manager. Council Member Porter seconded the motion. The motion was approved by Council**

**Members Horrocks, Porter and Jensen. Council Members Mumford and Hood voted in opposition to the motion.**

Council Member Mumford asked if the City Manager also receives the cost of living increase as well. He asked if there was a cap for salary as well. Barry Edwards replied that he would also receive the cost of living increase and that there was no salary cap.

#### 13. CITY ATTORNEY'S REPORT

David Church had nothing to report.

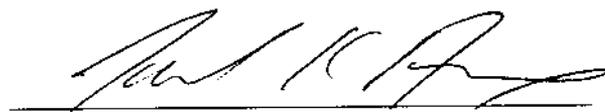
#### 14. CITY MANAGER'S REPORT

Barry Edwards reported that the ribbon cutting ceremony for Deer Hollow Park would be Tuesday August 23<sup>rd</sup> at 5:30 p.m. He also reported that the City has been re-rated and received a higher rating by Standard & Poor's. The City went from an A+ to an AA- rating which is an upgrade.

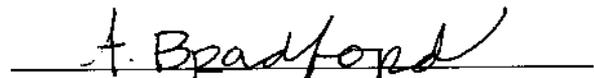
Council Member Jensen said he walked the Wild Rose Trail and asked if the City would mark the areas that will be sold to the property owners who are encroaching there. Barry Edwards replied that staff would mark the area and have volunteers, possibly scouts, clear the trail there.

#### 15. ADJOURN

Mayor Arave adjourned the meeting at 9:32 p.m.



Mayor



Secretary