

1 CITY OF NORTH SALT LAKE  
2 CITY COUNCIL MEETING-WORK SESSION  
3 SEPTEMBER 5, 2017  
4

5 **DRAFT**  
6

7 Mayor Arave called the meeting to order at 6:02 p.m.  
8

9 PRESENT: Mayor Len Arave  
10 Council Member Stan Porter  
11 Council Member Ryan Mumford  
12 Council Member James Hood  
13

14 EXCUSED: Council Member Brian Horrocks  
15 Council Member Matt Jensen  
16

17 STAFF PRESENT: Ken Leetham, City Manager; Karyn Baxter, Assistant City Engineer; David  
18 Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief;  
19 Sherrie Llewelyn, Community Development Director; Andrea Bradford, Minutes Secretary.  
20

21 OTHERS PRESENT: Abby Ebert, Brendan Marsh, Youth City Council.  
22

23 1. PARKS DEPARTMENT REPORT  
24

25 David Frandsen presented a Parks Asset Replacement Program to those present. The program  
26 provided information regarding the purchase year, life span, replacement year, replacement cost,  
27 and program constraints and limitations. He then reported that there were many necessary repair  
28 or replacement projects currently needed at Hatch Park as it had exceeded the suggested  
29 replacement dates. The replacement program plan details the repair or replacement schedule for  
30 items such as roofing, pumps, fencing, playgrounds, tennis courts, irrigation systems, asphalt,  
31 and restrooms.  
32

33 Mr. Frandsen reported on the damage at Deer Hollow Park caused by recent storms. The repair  
34 work included refilling the base rocks, removing a wooden bridge, and resetting the river rocks.  
35 He then suggested several replacements that would better withstand the elements including a  
36 sturdier bridge at the cost of \$5,800 and a concrete spillway at \$11,000.  
37

38 Council Member Mumford asked if the proposed bridge would be wheelchair accessible. David  
39 Frandsen replied that the bridge would be wheelchair accessible; however, was no trail leading to  
40 the bridge.

41 Council Member Mumford suggested that the existing drainage pipe and the proposed bridge  
42 could be re-located to match up with the trail.

43  
44 Council Member Porter asked about surveillance cameras at City parks and asked if they had  
45 been helpful in deterring vandalism or catching those who committed crimes in the parks. David  
46 Frandsen replied that the majority of the vandalism in the parks occurred inside the restrooms;  
47 however, the camera footage had been useful on a few occasions.

48  
49 David Frandsen reported on the floating dock at the Eaglewood Village Pond and how difficult it  
50 was to access. He proposed several solutions such as anchoring the dock in place or adding  
51 piling and a pier.

52  
53 Council Member Hood asked that the Parks Trails Arts Recreation Advisory Board review both  
54 the proposed bridge design and the Eaglewood Village dock. Council Member Mumford also  
55 suggested that staff work with the Eaglewood Village community on the dock ideas as well.

56  
57 David Frandsen then reviewed the tree pruning program with a focus on pruning street trees that  
58 caused access issues, affected snow plowing, blocked street signs and lights, and potentially  
59 caused line of sight issues.

60  
61 Mr. Frandsen reported on the Legacy Parkway Trail and said that Dominion Energy was  
62 installing a new irrigation system in the area. He asked for feedback on improving the trail by  
63 connecting the new irrigation system to the City's current irrigation, adding trees along the trail,  
64 grading the current weeds, and installing benches. The approximate cost of the new trees along  
65 the trail would be \$25,000.

66  
67 David Frandsen reviewed the splash pad issues and said the start button had been repaired but  
68 that a solution needed to be implemented to prevent future issues. He suggested several options  
69 to notify residents when the splash pad was in operation such as signage, the addition of a light, a  
70 digital display sign, and a loudspeaker.

71  
72 Mr. Frandsen distributed copies of a proposed North Salt Lake Parks and Trails brochure and  
73 said that the first printing needed some revisions as the font and images were too small. He said a  
74 few other changes would be made as well such as the inclusion of a foldout map.

75  
76 The other issues that Mr. Frandsen reviewed were the pour-in-place surface repair at Legacy  
77 Park and the phragmite problem in Foxboro. The pour-in-place surface was repaired in August  
78 but as cracks and other issues have occurred the contractor would come back to review the

79 surface in three weeks. He said staff would treat the phragmite with a three year removal plan  
80 which included the use of an herbicide treatment followed by a mechanical treatment.

81

82 Council Member Mumford asked if the Foxboro Wetlands Trail would be closed while the area  
83 was treated for phragmites. David Frandsen replied that the trail would most likely not be closed  
84 while the removal work was done.

85

86 David Frandsen reported that the splash pad shade contract was completed so that the price  
87 would not change between then and next spring, and stated that the installation had been  
88 arranged for March. He then said that staff has been pleased with the landscaping company as  
89 they had done a good job and allowed staff to work on maintaining the native grasses. The  
90 summer season crews laid bark, trimmed trees, mowed native grass, and provided weed control.

91

92 Mr. Frandsen provided a brief overview on parks maintenance and presented images of issues  
93 that the staff faced on a daily basis including graffiti removal, garbage cleanup and repairing  
94 property damage. He commended, Brett Collins, who had worked for the City for ten years and  
95 handled a lot of the maintenance and cleanup issues throughout the Parks.

96

97 Council Member Mumford asked if staff had responded to a citizen concern regarding  
98 overgrown grasses at Tunnel Springs Park. Ken Leetham replied that staff had mowed and  
99 weeded the area. He said a resident had dumped grass clippings in the area which made it  
100 difficult to mow.

101

102 Council Member Porter asked if the surveillance cameras could be used to enforce or investigate  
103 vandalism issues. Ken Leetham commented that the camera system was not up to where it  
104 needed to be, but stated that staff had obtained a proposal for a system which would be presented  
105 to the Council.

106

## 107 2. DISCUSSION-2017 POLYNESIAN CULTURAL FESTIVAL

108

109 David Frandsen reported on the Polynesian Cultural Festival and explained that this event  
110 utilized his full staff. He said that cleanup after the event took many hours to complete.

111

112 Ken Leetham commented that the event was very well attended and that the park was a great  
113 venue for the event.

114

115 Mayor Arave asked how much the City contributed to the event. Ken Leetham replied that the  
116 City contributed \$4,000. The City also provided advertising, cleanup, the stage and sound

117 system, and the portable toilets. He said that there was an issue with vendors and event attendees  
118 parking on the grass.

119  
120 The Council discussed potentially having the vendors pay to participate in the future, decreasing  
121 or removing the City's financial contribution, reviewing how other cities managed similar  
122 events, how to handle traffic issues, and establishing parking areas with signage.

123

124 3. ADJOURN

125

126 Mayor Arave adjourned the meeting at 6:59 p.m. to being the regular session.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
SEPTEMBER 5, 2017

**DRAFT**

Mayor Arave called the meeting to order at 7:07 p.m. He offered the invocation and led those present in the Pledge of Allegiance.

**PRESENT:** Mayor Len Arave  
Council Member Stan Porter  
Council Member Ryan Mumford  
Council Member James Hood

**EXCUSED:** Council Member Brian Horrocks  
Council Member Matt Jensen

**STAFF PRESENT:** Ken Leetham, City Manager; Karyn Baxter, Assistant City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; Sherrie Llewelyn, Community Development Director; Andrea Bradford, Minutes Secretary.

**OTHERS PRESENT:** Bill Paez, Nancy Paez, Joan Teasdale, Holly Betteridge, Steve Aase, Mary Lynn Kinsel, Phil Kinsel, Alisa Van Langeveld, Callye Cleverly, Steven Israelsen, Calle Butcher, Ron Barney, Marilyn Barney, Eric Waite, Matt Ballard, F. Scott Smith, Darryl Lee, Bonnie Lee, Colleen Clifford, Jason Hughes, Wayne Facer, Lesley Garaycochen, Laurence Gee, Roger Jones, Marlene Jones, Tom Durrant, Judy Berrett, Diane Boade, residents; Brad Sweet, Granite Construction; John Burgraff, Hughes.

1. CITIZEN COMMENT

There were no public comments.

Mayor Arave commented that he would accept public comments regarding the agenda item for the consideration of Agreement 2017-39A between Kilgore Companies and the City for the reclamation of the Monte Thomas property after that presentation.

2. CITY COUNCIL APPOINTMENT(S) TO THE PARKS TRAILS ART RECREATION  
ADVISORY BOARD (NSL LIVE) AND PRESENTATION TO OUTGOING  
MEMBERS OF THE BOARD

166 Mayor Arave reported that the Parks Trails Arts Recreation Advisory Board (NSL Live) was  
167 comprised of resident volunteers that planned many different City events including the kite  
168 festival, various races, the Second Sunday Concerts, NSL Reads, etc.

169  
170 Mayor Arave commented that Steve Aase had completed his term on the advisory board and had  
171 been involved in many of the events including the kite festival and a theater production.

172  
173 Council Member Mumford commented that Steve had been very dedicated to the board and  
174 thanked him for his service and dedication to the City.

175  
176 Mayor Arave presented Steve Aase with a plaque in recognition of his service on this board.

177  
178 Council Member Hood expressed his appreciation for his outgoing board appointment, Tayler  
179 Clough, who was not in attendance. He then introduced his new appointment Callye Cleverly.

180  
181 Callye Cleverly said that she currently worked for the Utah Film Commission with the  
182 Governor's office and had helped with events such as the Sundance Film Festival. She said she  
183 had lived in the City for five years and was excited to volunteer for public service.

184  
185 **Council Member Hood moved to appoint Callye Cleverly to the Parks Trails Arts**  
186 **Recreation Advisory Board (NSL Live). Council Member Mumford seconded the motion.**  
187 **The motion was approved by Council Members Porter, Mumford and Hood. Council**  
188 **Members Horrocks and Jensen were excused.**

189  
190 3. BID AWARD FOR THE ROAD REPAIR WORK ON LACEY WAY BETWEEN  
191 ANGELA WAY AND NANCY WAY

192  
193 Karyn Baxter reported that there was a water leak on Lacey Way located between Nancy Way  
194 and Angela Way. There had been a storm drain issue in this location several years ago that had  
195 since been repaired. Several of the issues with this project included material movement, an  
196 electrical line located along the slope, and stabilization of the slope. Staff had obtained three bids  
197 from Mc Green, Allied Underground, and Hughes Construction. Ms. Baxter explained that as  
198 this was caused by a water leak the funding would come from the Water Repair Fund; however,  
199 the total annual budget was \$25,000. The low bid for this project was \$31,000 which would  
200 require a budget amendment. Staff recommended awarding the slope repair work to M.C. Green  
201 and Sons.

202  
203 Council Member Mumford asked if residents were aware of the scope of the project and also  
204 who owned the affected property. Karyn Baxter responded that an easement was not necessary as

205 the City caused water damage on private property from a water line break. She said there had  
206 been meetings on-site with the property owners and the affected residents had been contacted.

207

208 Council Member Mumford asked that staff work with residents on this project before  
209 construction begins.

210

211 **Council Member Mumford moved that the City Council award the Lacey Way Slope**  
212 **Repair Project to M.C. Green and Sons Inc. for the price of \$31,676.63. Council Member**  
213 **Hood seconded the motion. The motion was approved by Council Members Porter,**  
214 **Mumford and Hood. Council Members Horrocks and Jensen were excused.**

215

216 4. CONSIDERATION OF AGREEMENT 2017-39A BETWEEN KILGORE  
217 COMPANIES AND THE CITY OF NORTH SALT LAKE FOR THE RECLAMATION  
218 OF THE MONTE THOMAS PROPERTY AT 650 SOUTH HIGHWAY 89

219

220 Ken Leetham presented a map to those present which showed the Monte Thomas property. He  
221 explained that the reclamation of the property had been occurring for years and that the property  
222 owner was proposing that a new owner take over the project.

223

224 Stuart Lamb, Kilgore Companies, reported that Kilgore would assume the responsibilities to  
225 mine, reclaim, and would meet all laws that pertained to the site. He brought a blasting specialist,  
226 an attorney, and a representative of the current property owner with him and introduced them.

227

228 Chris Hogle, Holland and Hart, stated that he was an attorney representing Kilgore and that the  
229 subject property was currently being mined by Lakeview Rock Products. He said that the  
230 applicant was seeking to continue the reclamation with a better agreement which included more  
231 provisions governing the relationship with the City and residents.

232

233 Josh Thomas, MC Thomas, commented that his family had owned the property for many years.  
234 He gave his approval for Kilgore to take over the project and continue the reclamation of the  
235 property.

236

237 Chris Hogle then added that a lease agreement had been signed between the Monte Thomas  
238 family and Kilgore authorizing the work.

239

240 Mark Greenwood, Granite Construction, said he owned the neighboring parcel which was also  
241 being mined. He also gave his approval for Kilgore to take over the reclamation and said they  
242 had a great relationship with the company.

243 Stuart Lamb presented Kilgore's latest proposed reclamation plan. He said he had met with  
244 Questar and Kern River to ensure that their easements were not undermined, and that all  
245 conditions were met. Mayor Arave replied that the City had received a letter from Kern River  
246 and Questar, and while they did not necessarily express their approval of the project they did not  
247 directly oppose the proposed plan.

248  
249 Council Member Mumford asked if a bond would be setup that ensured the property would be  
250 reclaimed and the area made stable and safe once the mining activity had ceased. Stuart Lamb  
251 replied that the Division of Oil, Gas, and Mining (DOG M) would require a bond with the City to  
252 be listed as a benefactor.

253  
254 Council Member Mumford commented that there was some concern on the proposed completion  
255 date as a previous company had agreed to reclaim the property within ten years and did not fulfill  
256 that agreement. Stuart Lamb replied that there were limitations on the bond including a ten year  
257 completion date which would be part of the bond.

258  
259 Mayor Arave said that he reviewed the site and found that there was approximately 250,000  
260 yards of material left. He explained that the property was no longer zoned for mining, had been  
261 used as a junkyard, and was located below a residentially zoned area. The City Council may not  
262 change the zoning or allowed use.

263  
264 Stuart Lamb replied that there was enough material left to justify mining and complete the  
265 reclamation. He explained that the agreement for reclamation would be ten years.

266  
267 Council Member Porter asked about the safety level of the property if it was left as-is with no  
268 further mining allowed. He asked what the purpose of the reclamation project would be. Stuart  
269 Lamb replied that the original purpose of the contract was to have developable property.

270  
271 Mayor Arave said that the City required certain requirements of the Thomas family for the  
272 property. Stuart Lamb replied that the Thomas family had hired Kilgore to meet those  
273 requirements and that the plan would be to continue mining followed by the reclamation of the  
274 property.

275  
276 Mayor Arave explained that the City had three options including no longer allowing mining,  
277 continue to allow Lakeview Rock Products to mine for a period of one year per the agreement, or  
278 work with Kilgore for a ten year period.

279  
280 Aaron Jones, VCE, said he had been a blasting expert for 17 years and that they would work to  
281 mitigate any blasting damage and limit the vibrations and residential exposure. He explained that



282 it had been determined that blasting could be done in close proximity to the homes and gas lines  
283 without causing any damage to either.

284  
285 Mayor Arave clarified that residents would feel and hear blasting but there should be no property  
286 damage caused by the mining. Aaron Jones replied that this would be correct and if the blasting  
287 was done correctly there would be no damage.

288  
289 Mayor Arave opened the meeting for public comment.

290  
291 Steve Israleson, 742 Eagle Pass, said he was representing several groups such as the Villas  
292 Development and Edgewood, and that they were in direct opposition to the agreement for  
293 continued mining of the Monte Thomas property. He said there would be two operators mining  
294 the hillside resulting in dust, reverberations and damage caused by blasting, as well as health and  
295 safety issues, and heavy vehicle traffic.

296  
297 Lesley Garaycochen said that she was a commercial realtor and felt that the application was not  
298 about reclamation but a means to acquiring a rezone of the property. She said the Monte Thomas  
299 property had never been zoned for mining and that there were varying options for the property  
300 other than residential or commercial development.

301  
302 Mary Lynn Kinsel, 290 Eagleridge Drive, commented that it was the duty of the City to protect  
303 the residents from a public nuisance and diminish environmental impacts. She said that the  
304 agreement Kilgore had proposed would not benefit the City and mining would be a nuisance due  
305 to air conditions, traffic issues, and blasting.

306  
307 Bill Paez, 221 Edgewood Circle, said he was representing the Edgewood HOA and that he had  
308 experienced earthquakes in California which were similar in magnitude to the blasting vibrations  
309 he had felt from the mining activities. He also said there was significant dust, noise, and property  
310 damage and that the mining should not be allowed to continue.

311  
312 Stuart Lamb commented that the mining, and some of the side effects, would continue to occur  
313 even if Kilgore were to finish the project with the intent to turn the property into developable  
314 land. He said they were not asking for a zone change and that the asphalt and concrete plants  
315 were requested to speed up the mining process. Mr. Lamb said that the residents may have felt  
316 threatened and uninformed but said that Kilgore would explain the blasting schedule and  
317 location, and provide the best long-term solution for the property.

318  
319 Council Member Mumford thanked those in attendance and asked why the previous bond with  
320 DOGM on the property had not been triggered as the ten-year time period had passed. Mayor

321 Arave explained that the City had an agreement with the Thomas family that was separate from  
322 the agreement with Lakeview Rock Products so the bond may not have had a ten-year timeframe.

323  
324 Council Member Mumford then said that the property was currently being mined by a company  
325 other than Kilgore and asked if this had been agreed upon. Stuart Lamb replied that Kilgore had  
326 not approved the mining activities and said that the City should look into whether the property  
327 was currently being illegally mined.

328  
329 Tom Durrant, 850 Parkway Drive, said that he was surprised that the blasting had not triggered  
330 further landslide movement. He urged the City to research the current bond which could possibly  
331 be used for reclamation of the property. Mr. Durrant said that the hillside had stability issues and  
332 that further mining would create a vertical cliff.

333  
334 Holly Betteridge, 718 Eagle Pass, commented that residents just wanted to protect their families  
335 and that when she moved to the City she was told that the mining would not be done any closer  
336 to the residential areas. She said that the mining and blasting was a safety issue for residents.

337  
338 Chris Hogle said that the issues residents had expressed were related to not having control,  
339 safety, and blasting. He said Kilgore was offering control, blasting standards, an obligation for  
340 compliance with DOGM and State law, and a means to fixing the current situation.

341  
342 Council Member Porter commented that he was on the Planning Commission when the original  
343 agreement was put in place. The location consisted of a junk yard and Hughes (Lakeview Rock  
344 Products) agreed to clean up the area and reclaim the property. The same arguments and  
345 promises had been made by them. He said the property could remain unsightly or the City could  
346 allow Kilgore to reclaim the property. He suggested that the City table the application and  
347 research the issue by meeting with DOGM and the Department of Air Quality (DOAQ).

348  
349 Mayor Arave said that there is an obligation for the original requirements to be completed  
350 whether or not the City would allow further mining. He said the City would like the project  
351 completed in less than ten years.

352  
353 Josh Thomas said that the Thomas family did not have the money to reclaim the property which  
354 was why they hired Hughes to complete the work. He said the property was mined from 1930 to  
355 1980 by various companies including by his grandfather and he was unsure why the family did  
356 not follow up to make sure the original plan was completed.

357  
358 Mayor Arave commented that there would be a public meeting with DOGM and the DAQ on  
359 September 14<sup>th</sup> at 5:30 p.m.

360

361 **Council Member Porter moved to table the item to allow the City to obtain more**  
362 **information and work through certain issues.**

363

364 Council Member Mumford commented that the old agreement was short and the new agreement  
365 was more detailed but he would still like to table the item and meet with DOGM and the DAQ  
366 before a decision was made. He explained that the Council was not tabling the item for any  
367 reason other than to obtain more information and encouraged citizen awareness of the proposed  
368 project and the Council's deliberations.

369

370 **Council Member Mumford seconded the motion. The motion was approved by Council**  
371 **Members Porter, Mumford and Hood. Council Members Horrocks and Jensen were**  
372 **excused.**

373

374 5. APPROVE MINUTES

375

376 The City Council minutes of August 15, 2017 were reviewed and approved. **Council Member**  
377 **Mumford moved to approve the City Council minutes from August 1, 2017 as presented.**  
378 **Council Member Porter seconded the motion. The motion was approved by Council**  
379 **Members Porter, Mumford and Hood. Council Members Horrocks and Jensen were**  
380 **excused.**

381

382 6. ACTION ITEMS

383

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

385

386 7. COUNCIL REPORTS

387

388 Council Member Hood reported that the Youth City Council (YCC) kick-off was held that day  
389 with 33 youth in attendance. He said the YCC reviewed the responsibilities and duties that were  
390 expected of them and thanked the City for their support.

391

392 Council Member Mumford said he appreciated the new and outgoing members of the NSL Live  
393 Committee and said that the Planning Commission should have upcoming approvals.

394

395 Council Member Porter reported on the Get Into The River Festival held in various communities  
396 throughout September. He said the City would hold their event on September 16<sup>th</sup> at 9 a.m.  
397 including boat trips down the Jordan River.

398 8. MAYOR'S REPORT

399

400 Mayor Arave reported that Stericycle had obtained most of their permits which would help to  
401 hasten their move from the City.

402

403 9. CITY MANAGER'S REPORT

404

405 Ken Leetham reported that the annual deer culling program had commenced and that Dane Stone  
406 would be teaching the bow hunting classes.

407

408 Mr. Leetham also reported that staff had made an effort to reach out to the public regarding  
409 upcoming road repairs including Eagleridge and Foxboro Drive projects, especially as residential  
410 access would be restricted. He said that staff would be more proactive in notifying residents  
411 rather than depending on the project contractors to inform the public.

412

413 10. ADJOURN

414

415 Mayor Arave adjourned the meeting at 9:10 p.m.

416

417

418

419

420

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Mayor

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Recorder