

NORTH SALT LAKE CITY
CITY COUNCIL MEETING – WORK SESSION
JULY 17, 2012

Mayor Arave called the meeting to order at 6:15 p.m.

PRESENT: Mayor: Len Arave, Mayor
Council Members Stewart Harman
Council Member Conrad Jacobson
Council Member Matt Jensen
Council Member Stan Porter

EXCUSED: Council Member Brian Horrocks

STAFF PRESENT: Barry Edwards, City Manager, Brian Passey, Assistant City Manager, Finance Director; Ken Leetham, Community and Economic Development Director; Rod Wood, Public Works Director; Paul Ottoson, City Engineer; Craig Black, Police Chief; Brent Moyes, Golf Course Director; David Church, City Attorney; Marta Nielsen, Deputy Recorder and, Administrative Assistant; Kathy Streadbeck, Minutes Secretary.

OTHERS PRESENT: Bill Simmons, lobbyist; Craig Peterson, lobbyist.

1. FEDERAL AND STATE LEGISLATIVE ACTIVITIES

Barry Edwards, City Manager, reported he originally hired Bill Simmons and Craig Peterson (lobbyists) to help with the FEMA grant and the EPA process with Big West Oil. This partnership has been successful and both the FEMA grant and the Big West Oil issues are progressing toward a conclusion. Mr. Simmons and Mr. Peterson have also been integral to the progress with the 2600 South overpass. Mr. Edwards said there are other issues facing the City that could also benefit from Mr. Simmons and Mr. Peterson's expertise. Mr. Edwards said it has been refreshing to work with these gentlemen because of their honesty and integrity. If they are unable to help with an issue they are quick to let the City know and no further billing will take place.

Bill Simmons introduced himself including his upbringing, his education, and past employment history. Mr. Simmons has worked closely with both State and Federal representatives and has many helpful contacts. The majority of the work he performs is centered on Utah and some of its individual municipalities. He said, initially, he was hesitant to help with the FEMA grant but after doing some research he quickly found there was potential in exploring this option and now North Salt Lake will receive some funding. This project has required many contacts with Utah Congressmen and Senators and even required contact with Washington, D.C. He said they are getting close to a conclusion regarding the Big West Oil issues and will continue to work toward a solution. The EPA provides opportunities for companies, such as Big West Oil, to financially support local communities rather than pay a fine. This may be a solution for North Salt Lake.

Craig Peterson introduced himself including his upbringing, his education, and past employment history. He has spent much of his career working on transportation issues. Mr. Peterson has also

worked closely with many State and Federal representatives. He discussed the 2600 South interchange explaining he was part of the solution which proposed the use of extra funds from another state road project. He said his goal is always to bring communities and forces together for the common good. He said there are many other transportation issues that will be coming before North Salt Lake in the future including, I-215, I-15, and Redwood road projects. It is important to work now to provide a plan and to speak with connecting communities and entities on a common goal. It is important to address and plan for possible transportation issues now before they arise. He said he will work hard to bring North Salt Lake to the planning table on any future issues and that he can be effective and positive in forming bridges and goals with other communities.

Mayor Arave and the Council discussed future interchange and transportation needs. They agreed planning for these issues now is beneficial but questioned if there is a real need for Mr. Simmons and Mr. Peterson's services. Mr. Edwards responded by saying Mr. Simmons and Mr. Peterson have proved useful and have been able to get information and meetings with State and Federal representatives when City staff has not been able to. He said lobbyists have connections and time that City staff does not and, in addition, they are more aware of the processes that should be followed in order to be successful.

2. GOLF DIRECTORS REPORT

Brent Moyes, Golf Director, distributed copies of the June 2012 golf course report. He said it seems June's revenues are low, but in reality there was a significant 200 round posting that took place in June but was not posted until July. With this posting June 2012 revenues would actually be higher than June 2011. Overall, the golf course is doing well and continues to surpass their goals. Mr. Moyes also reported the course is in good shape and has gained a favorable reputation this season.

3. MINUTES REVIEW AND APPROVAL

The minutes of the City Council work session and regular meeting held June 19, 2012 were reviewed. **Council Member Harman made a motion to approve the June 19, 2012 minutes as written. The motion was seconded by Council Member Jacobson and passed by unanimous vote (4-0).**

4. ACTION ITEMS

The Council reviewed the action items list. Completed items were removed from the list. Incomplete items will remain on the action item list.

5. COUNCIL REPORTS

Council Member Jacobson reported the Youth Council has a movie in the park scheduled for July 27, 2012 (Tangled) and August 17, 2012 (Despicable Me). These events will be posted on the City website. The Youth Council will also be volunteering for the International Summerfest

activities hosted by Bountiful City August 9-11, 2012. (Note: Council reports will continue during the regular City Council meeting.)

6. ADJOURN

The meeting was adjourned at 7:00 p.m. to begin the regular session.

NORTH SALT LAKE CITY
CITY COUNCIL MEETING – REGULAR SESSION
JULY 17, 2012

Mayor Arave called the meeting to order at 7:04 p.m. He then offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Mayor: Len Arave, Mayor
Council Members Stewart Harman
Council Member Matt Jensen
Council Member Stan Porter

EXCUSED: Council Member Brian Horrocks
Council Member Conrad Jacobson

STAFF PRESENT: Barry Edwards, City Manager, Brian Passey, Assistant City Manager, Finance Director; Ken Leetham, Community and Economic Development Director; Rod Wood, Public Works Director; Paul Ottoson, City Engineer; Craig Black, Police Chief; Brent Moyes, Golf Course Director; David Church, City Attorney; Marta Nielsen, Deputy Recorder and, Administrative Assistant; Kathy Streadbeck, Minutes Secretary.

OTHERS PRESENT: Jack Koson, Matt Mullin, Man Caves; Marty Peterson, Matt Hardy, Toby Sausedo, residents; Wilford Cannon, Eaglepointe Estates.

1. CITIZEN COMMENT

Toby Sausedo, 181 Springhill Drive, thanked the Council for all the hard work they have done regarding the Springhill landslide. It has truly been a miracle.

Matt Hardy, 129 Eugene Street, said he is concerned about the current pay of the senior officials of the City. He said he does not question performance only the rate of increase over the past several years. He said, according to his research, the City Manager has received a 40% pay increase over the past three years. He said there is no City Manager or Chief of Police from Layton City to North Salt Lake that makes more money than North Salt Lake employees, with the exception of Bountiful City's City Manager. He said he is concerned about the fiscal responsibility of North Salt Lake. He said the private sector has seen no increases in these past few years, but North Salt Lake continues to increase their employee salaries.

2. RESOLUTION NO. 2012-12: AUTHORIZATION FOR THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH PROPERTY OWNERS WITHIN THE SPRINGHILL PRE-DISASTER MITIGATION GRANT PROJECT AREA

Barry Edwards, City Manager, distributed a new copy of the proposed resolution. Clarification was added to the last paragraph stating the purchase price that Mr. Edwards is authorized to offer may not exceed the appraised value. Mr. Edwards also explained the process for funding this purchase and discussed ideas for soliciting donations. The City is also working closely with Kevin Eubank and the El Niño Foundation with regard to this project and possible grants. The

Council reviewed the resolution, agreed with the clarification and made one non-substantive edit. Mayor Arave explained the City already owns 20 acres of land in this area and with the addition of these 10-15 acres this piece of property will make a unique usable park/open space for the city.

Council Member Harman made a motion to approve Resolution No. 2012-12, authorizing the City Manager to purchase certain real property located within the boundary of Springhill Landslide area. The motion was seconded by Council Member Jensen and passed by unanimous vote (3-0).

3. ORDINANCE NO. 2012-11: AN ORDINANCE AMENDING THE CITY'S LAND USE ORDINANCE RELATED TO PRIVATE GARAGE UNITS

Ken Leetham, Community and Economic Development Director, reported the City was approached by a development group to build what are known as Man Caves on Redwood Road. Man Caves are condominium garage units sold to individual owners for the purpose of having a location to work on their hobbies and other leisure activities. This proposal introduces a new use for the City and has brought up several concerns. In 2006, the City established a specific area for storage units. Although Man Caves are not storage units, they look and feel like storage units and to have them located in an area outside the designated storage unit area may appear contradictory. In order to allow this new use, staff has tried to address each issue in the ordinance. The proposed ordinance specifically defines private garage units (Man Caves), self-storage shed units, and residential garage units. These definitions help clarify each use and how it is applied. The proposed ordinance also specifies that this use can only be applied in the MD Zone and only with an overlay that must be approved solely by the City Council. This will help control the application of this use. In addition, these units are owner occupied and the entire development would be maintained by a homeowners association and subsequent CC&Rs. Other restrictions include no sleeping or living in the units and no business or business like activities allowed within the units. Staff is also concerned this use could be potentially difficult to enforce. Mr. Leetham reviewed the site plan pointing out the proposed development has secured fencing, restricted access, and a club house. He also stated there seems to be a market for this type of use.

Mayor Arave said he is unsure of the practicality of enforcement with this use. It also seems this use may not be appropriate for the proposed location. He said this use may be more appropriate in the already designated storage unit area and suggested expanding that area to allow for such a use.

Council Member Porter agreed that enforcement would be difficult. He expressed concern about potential illegal activities in such a unit (i.e., meth lab). The City has already experienced this problem with regular storage units. He questioned if there is a way to better address enforcement. He said he likes the concept but it seems there needs to be more discussion and clarity provided.

Council Member Jensen expressed concern about what may happen if the project fails and units do not sell. He said the City would then have a development that looked and smelled like storage units and it would be difficult to control how the units were re-used. He believes these are glorified storage units and he is also opposed to the proposed location and concept in general.

Council Member Jensen made a motion to deny Ordinance No. 2012-11. The motion died for lack of a second.

Council Member Harman said there may be a demand for this type of use, but agreed the location may be the issue. He is not sure this use fits with the overall vision for Redwood Road.

Mayor Arave suggested remanding this item back to the Planning Commission for further review and possible options for either expanding the storage unit area or finding another location that may be more appropriate for this proposed use. He also suggested staff review options for strengthening the language of the ordinance with regard to water, sewer, fire, and enforcement issues.

Jack Koson, Man Caves, said this type of project is already located in Denver, Seattle, Scottsdale, and Phoenix. Man Caves are upscale, nice condominium units commonly used for car collections and boats. He said there is a market for the use in Utah, but if after further research it proves economically unsuccessful then the project will not move forward. He said after initial marketing about one-third of the units are spoken for. These units range from 500 square feet to 1600 square feet and will cost between \$49,000 and \$100,000. As mentioned these units will be maintained by a homeowners association. This is a self-policing organization that will keep home owners in compliance. It is not likely those paying for these upscale units will abuse the use, and if they do other home owners within the complex will complain. These units are actively used both day and night and are secured by key pad gates and fencing and a 24-hour security system. The units are also heated and the architecture of the entire development is much nicer than the average storage unit. Unit owners will take pride in this development and Man Caves have been positive on neighborhoods.

Council Member Porter made a motion to table Ordinance No. 2012-11 and remand the proposed ordinance back to the Planning Commission for further review, specifically, what options may be available for locating these units within the storage unit area. Furthermore, the Council directed staff to amend the language in the ordinance to provide clear options for enforcement. The motion was seconded by Council Member Harman and passed by unanimous vote (3-0).

4. PUBLIC HEARING – PROPOSED VACATION OF EASEMENTS FOR
EAGLEPOINTE ESTATES, PHASE 12, LOTS 1211-1213 AND EAGLEPOINTE
ESTATES, PHASE 13, LOTS 1308-1311 & 1319-1322

Ken Leetham, Community and Economic Development Director, reported the proposed vacation involves Eaglepointe Estate lots affected by the Kern River gas line which have been rendered unbuildable. The proposed vacation re-distributes the land in order to create buildable lots. The reconfigured lots meet all applicable City ordinances.

At 7:49 p.m. Mayor Arave opened the public hearing. There was no comment; he closed the public hearing.

5. RESOLUTION NO. 2012-13R: A RESOLUTION VACATING EASEMENTS AND APPROVING A SUBDIVISION PLAT AMENDMENT FOR EAGLEPOINTE ESTATES, PHASE 12, LOTS 1211-1213

Ken Leetham, Community and Economic Development Director, reported the proposed vacation involves lots affected by the Kern River Gas line. Three lots in Phase 12 of the Eaglepointe Estates project need to be re-configured. The newly proposed lots have been adjusted and new public utility easements have been established. The reconfigured lots meet all applicable City ordinances.

Council Member Porter made a motion to approve Resolution No. 2012-13R, vacating public utility easements and approving an amended subdivision plat for portions of the Eaglepointe Estates, Phase 12, Lots 1211-1213. The motion was seconded by Council Member Harman and passed by unanimous vote (3-0).

6. RESOLUTION No. 2012-14R: A RESOLUTION VACATING EASEMENTS AND APPROVING A SUBDIVISION PLAT AMENDMENT FOR EAGLEPOINTE ESTATES, PHASE 13, LOTS 1308-1311 & 1319-1322

Ken Leetham, Community and Economic Development Director, reported the proposed vacation involves lots affected by the Kern River gas line. Eight lots in Phase 13 of the Eaglepointe Estates project have been re-configured down to seven lots. The newly proposed lots have been adjusted and new public utility easements have been established. The reconfigured lots meet all applicable City ordinances.

Council Member Jensen made a motion to approve Resolution No. 2012-14R, vacating public utility easements and approving an amended subdivision plat for Eaglepointe Estates, Phase 13, Lots 1308-1311 & 1319-1322. The motion was seconded by Council Member Harman and passed by unanimous vote (3-0).

7. RESOLUTION No. 2012-15R: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, UTAH AUTHORIZING THE CITY MANAGER TO PURCHASE CAPITAL EQUIPMENT AND SIGN LEASE PURCHASE DOCUMENTS PAYING FOR SAID CAPITAL EQUIPMENT

Brian Passey, Finance Director, reported the City budgeted to renew an existing equipment lease for golf equipment and a lease-purchase program for police vehicles. Lease rates are at an all-time low and the City has received two bids ranging from 1.8%-2.2% from Wells Fargo, US Bank, and Zions Bank. Staff believes the best option is Wells Fargo, but will compare both bids closely before a final decision is made.

Craig Black, Police Chief, reviewed the list of items to be purchased for the police department and explained why each item is needed. The proposed purchases include four sedans and one SUV to be leased over the next several years. This term will keep the vehicles within the warranty period and will help keep the vehicles well maintained. Chief Black explained much of the equipment installation on these vehicles will be done by West Valley City, who has does this

work for some time and guarantees their installations. Chief Black explained the need to change the police records management system to Spillman Mobile. Their current system has been less than satisfactory and the Chief is confident Spillman will be of better service to the City. There is a possibility of additional consulting and engineering fees with Spillman in order to tie into Bountiful Dispatch, but there is also a possibility the County will take care of this connection at no charge.

Brent Moyes, Golf Course Director, reviewed the list of items to be purchased for the golf course and explained what each piece of equipment does. He said much of the equipment used to maintain the golf course was purchased when the course opened and is in need of replacement. The proposed purchases will be beneficial to the maintenance of the course and will help the golf course maintain its favorable reputation.

Council Member Porter made a motion to approve Resolution No. 2012-15R, authorizing the City Manager to purchase capital equipment and sign lease purchase documents paying for said capital equipment. The motion was seconded by Council Member Harman and passed by unanimous vote (3-0).

8. AUTHORIZATION TO PURCHASE STREET CRACK SEALER

Rod Wood, Public Works Director, reported the City's current crack sealer is 18 years old and replacement parts are no longer available. The City budgeted \$82,000 for the purchase of a new sealer and fortunately the new sealer is only \$51,000. Crack sealers help extend the life of asphalt.

Council Member Harman made a motion to allow staff to purchase a Crafcoc Crack Sealer from Wheeler Machinery for \$51,577.34. The motion was seconded by Council Member Porter and passed by unanimous vote (3-0).

9. AWARD CONTRACT – SECONDARY WATER ENGINEERING

Rod Wood, Public Works Director, reported the necessary agreements have been completed in order to get secondary water to the golf course and east bench areas. It is now time to get the necessary engineering completed for this project. Staff recommends this project begin immediately which will include the Weber Basin connection and reservoir, a lower pump station, and surveying for the entire project. The estimated cost is approximately \$89,000. Mr. Wood also explained the 2010 bond construction term is coming due and those funds need to be spent. He said it would be a significant accomplishment to get secondary water to the golf course. It has been a frustration for many years to water the golf course with culinary water.

Council Member Jensen made a motion to award the secondary water design engineering contract to ESI Engineering, Inc. in the amount of \$89,410.00 contingent upon signatures from all participating bodies. The motion was seconded by Council Member Harman and passed by unanimous vote (3-0).

10. LAKEVIEW ROCK PRODUCTS – CONTRACT FOR PARTIAL RECONSTRUCTION OF FRONTAGE ROAD

Rod Wood, Public Works Director, reported there were funds appropriated for this project. Lakeview Rock Products has agreed to pulverize the existing asphalt, install necessary storm drains, and re-grade the road according to City standards.

Council Member Harman made a motion to award the construction of Phase 1 for the Frontage Road project to Lakeview Rock Products in the amount of \$70,600.00. The motion was seconded by Council Member Jensen and passed by unanimous vote (3-0).

11. ANNUAL SALARY ADJUSTMENT – CITY MANAGER

Mayor Arave suggested waiting until the entire City Council is in attendance to discuss this matter. Council Member Porter moved to table this issue until the entire City Council is present. Council member Harman seconded the motion, and it passed by unanimous vote (3-0).

12. CITY MANAGER’S REPORT

Barry Edwards, City Manager, used this time to report on a few items. He said staff has been working to minimize the voles and seems to be making progress. A second poison application will take place soon. He also thanked all who were involved with the July 3rd celebrations stating the festivities were a success.

13. CITY ATTORNEY’S REPORT

No comment.

14. MAYOR’S REPORT

Mayor Arave reported that Allen Tidwell has resigned from the Planning Commission. He said the Fire Agency has recommended an impact fee increase and a public hearing regarding the matter will be forthcoming. He too said the July 3rd celebrations were a success and thanked all that were involved. He reported on the press conference regarding the Springhill Landslide. He announced an open house regarding the 2600 South Interchange to be held on Thursday, July 26, 2012 in the Salt Lake Central Station. More information is available on wfrc.org. He reported on Operation Bigs a charity for children of military service men and women.

15. COUNCIL REPORTS

Council Member Harman said the July 3rd celebrations were fantastic. Specifically, the Eaglewood Festival of Speed was a great success. He said the 5k Fun Run had fewer participants this year, but was still a successful event that ran better than last year. He thanked staff for taking care of the vole problem.

Council Member Porter agreed the July 3rd celebrations went well this year. He reported there will be a few Eagle Scout projects completed over the next month. He reported the Flow Trail will be approved in the next few months and the playground for Tunnel Springs Park should be finalized soon. He also reported a couple of plots in the Community Garden have not been used this year and he will be distributing these extra plots among those that participated in the community garden this year.

Council Member Jensen agreed the July 3rd celebrations were great. He reported two upcoming concerts to be held on August 12, 2012 and September 9, 2012. He also reported the next Family Golf Tournament will be held on September 1, 2012.

16. ADJOURN

The meeting was adjourned at 9:00 p.m.

Mayor

Secretary