

NORTH SALT LAKE CITY
CITY COUNCIL MEETING – WORK SESSION
SEPTEMBER 17, 2013

FINAL

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

PRESENT: Mayor Len Arave
Council Member Stewart Harman
Council Member Brian Horrocks
Council Member Conrad Jacobson
Council Member Stan Porter
Council Member Matt Jensen

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

OTHERS PRESENT: Ryan Halverson, UDOT; Greg Davis, URS; Cami Hamilton, LYRB; Chief Jeff Bassett, South Davis Metro Fire Agency; Stan Payne, resident.

1. DISCUSSION OF I-15 BETTERMENTS FOR THE 2600 SOUTH INTERCHANGE

Ryan Halverson, landscape architect for UDOT, reported that UDOT recently created a policy for aesthetic treatments to ensure more uniformity and adherence to budgets on UDOT projects. Mr. Halverson is also on the committee that reviews each UDOT project and determines the level of aesthetics and betterments and can allocate up to .75 percent of the construction cost of the project. The project team, including the contractor and committee, come up with a design concept and budget. Mr. Halverson stated that \$100,000 has been allocated for the 2600 South Interchange and \$100,000 for the 500 South Interchange. The 1500 South interchange and 400 North interchange will each receive around \$50,000.

Mr. Halverson clarified the standard baseline specifications (which are done on all UDOT projects and are not deducted from the extra allocated percentage) including: natural concrete columns, concrete abutments and walls with 1” textural relief and non-tinted sealer, UDOT standard natural concrete parapets, painted steel girders, natural concrete girders, chain-link fencing, stamped and colored concrete park strips, cobra galvanized finish light and traffic poles, and landscaping including topsoil, seed and mulch.

Mr. Halverson explained that enhancements are not in the standard specifications and are usually an upgraded item. These would be drawn from the three quarters of 1% allotment of the

construction cost and that local governments can add money to their portion of the project for upgrades as well. He said that possible enhancements include: custom designed columns, abutments and walls that have: a heavy textural relief, color treatments, or bridge monuments, parapets with: caps, windows or color, tinted or painted concrete girders, vinyl coated or custom designed fencing, tree grates or planter boxes in the park strips, landscaping consisting of: trees, shrubs, irrigation, ornamental walls, boulders, etc., and ornamental or powder coated light and traffic poles.

Greg Davis, an engineer for URS, addressed the Council and said that if the City wanted a vinyl coated fence for example, the base price of a standard fence would be included, but the City would pay the difference for the upgrade.

Mayor Arave asked how Layton City paid for the upgrades to their interchanges. Mr. Halverson responded that when Layton upgraded their interchanges they were able to use federal enhancement money on two of their interchanges but had to complete the third with City funds to match the other interchanges as the federal funds are mostly gone now.

Mayor Arave asked how the percent allowance would be divided between North Salt Lake and Woods Cross. Mr. Halverson responded that the percentage goes toward the entire interchange and that the project manager works with a designer, using the involved cities' input, to create a theme for the entire corridor so each interchange is uniform. The project is then presented to the UDOT aesthetic committee for approval. He commented that the goal is to be consistent but also to create an identity for the City so after they submit the project to UDOT they come back to the City to let them know which items were approved.

Mr. Halverson commented that the percentage does not go very far in regards to the cost of landscaping above the standard aesthetic treatment. He added that UDOT sets up agreements that the local governments are responsible for maintaining the landscaping and other upgrades.

Mayor Arave asked the committee for North Salt Lake City, which includes Paul Ottoson and Barry Edwards, to show the City Council their options and ideas soon.

2. SOUTH DAVIS METRO FIRE AGENCY REPORT

Chief Jeff Bassett, recently chosen as the new Fire Chief, reported that he has lived locally for 23 years and currently lives in Centerville with his family. He said that the Foxboro Station 85 is a hazmat station and that all the firefighters there are certified as EMT, firefighters and hazmat techs. The firefighters at the Centerville Station are all trained in technical rescue in addition to their regular training as well. All the Davis Metro Fire Agency firefighters are trained at an advanced level for paramedic and EMT and provide urgent and non urgent rescue and ambulance services. Chief Bassett said that bariatric services have become more prevalent and the Davis

Fire Agency has purchased new equipment including an ambulance and stretcher that can accommodate up to 1600 pounds. They also have non emergency services such as CERT classes, EMT training and community events including the recent open houses held at the fire stations. He commented that the fire prevention week was moved to the week of September 11th and had a higher turn out this year than when it is held in October. This is a week of events held at the local stations and teaches higher awareness for fire prevention and what the fire stations can do.

Chief Bassett reported that in 2012 they had 5,737 calls county wide with 4,235 of those as EMS calls and 1502 as fire calls. North Salt Lake had 822 calls in 2012 with 515 of those as EMS calls and 307as fire.

3. ADJOURN

Mayor Arave adjourned the meeting at 6:57 p.m. to begin the Redevelopment Agency Meeting.

NORTH SALT LAKE CITY
REDEVELOPMENT AGENCY MEETING
SEPTEMBER 17, 2013

FINAL

Chairman Len Arave called the meeting to order at 6:57 p.m.

PRESENT: Len Arave, Chairman
Stewart Harman, Board Member
Brian Horrocks, Board Member
Conrad Jacobson, Board Member
Stan Porter, Board Member
Matt Jensen, Board Member

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

OTHERS PRESENT: Cami Hamilton, Lewis Young Robertson and Burningham (LYRB); Stan Payne, resident.

1. PUBLIC HEARING REGARDING THE DRAFT ORBIT ECONOMIC DEVELOPMENT PROJECT AREA PLAN AND DRAFT ORBIT ECONOMIC DEVELOPMENT PROJECT AREA BUDGET TO ALLOW PUBLIC COMMENT ON THE DRAFT PROJECT AREA PLAN AND DRAFT PROJECT AREA BUDGET AND WHETHER THE DRAFT PROJECT AREA PLAN AND DRAFT PROJECT AREA BUDGET SHOULD BE REVISED, APPROVED, OR REJECTED.

Cami Hamilton, LYRB, reported on the Orbit EDA and said that the purpose of the EDA is to focus on job growth in the City. The taxing entities would continue to receive the tax revenue they are currently retaining along with a portion of the new growth with an increment going to the Redevelopment Agency (RDA) as well. This EDA is being established for Orbit Irrigation to encourage them to open and expand a new PVC-Lock line here in Utah. The EDA would provide funding to assist Orbit with expansion and possible improvements in that area. The Orbit EDA would create at least 60 new full time jobs with building construction starting in 2015.

Ms. Hamilton reported that the taxing entities have approved 75% for 20 years, starting in 2017, which will result in a 4 million dollar budget. This money would be used for project

development, expansion, and relocation of businesses or houses in the area, administration and housing.

Mayor Arave opened the public hearing at 7:07 p.m.

Stan Payne addressed the board and commented that he owns two parcels east of the mobile home park and asked if he would be bought out when the area is redeveloped. Ms. Hamilton responded that they couldn't force him to move or sell but that the EDA could be used to help with relocation.

Mayor Arave commented that Orbit approached the City and that the proposed area could have been smaller but that he believes that the larger area will be utilized and that Mr. Payne's property may be worth more in the future especially for items other than the trailer park.

Mayor Arave closed the public hearing at 7:11 p.m.

2. CONSIDERATION OF RESOLUTION NO. 2013-14R, A RESOLUTION
APPROVING THE DRAFT ORBIT ECONOMIC DEVELOPMENT PROJECT AREA
PLAN AS THE OFFICIAL PROJECT AREA PLAN

Board Member Jacobson moved to approve Resolution 2013-14R approving the draft Orbit Economic Development Project Area Plan as the official Project Area Plan. Board Member Horrocks seconded the motion. The motion was approved by Board Members Arave, Jensen, Horrocks, Porter, Harman, and Jacobson.

3. CONSIDERATION OF RESOLUTION NO. 2013-15R, A RESOLUTION
APPROVING THE DRAFT ORBIT ECONOMIC DEVELOPMENT PROJECT AREA
BUDGET AS THE OFFICIAL PROJECT AREA BUDGET

Board Member Jacobson moved to approve Resolution 2013-15R approving the draft Orbit Economic Development Project Area Budget as the official Project Area Budget. Board Member Porter seconded the motion. The motion was approved by Board Members Arave, Jensen, Horrocks, Porter, Harman, and Jacobson.

4. ADJOURN

Chairman Arave adjourned the meeting at 7:12 p.m. to begin the City Council regular session.

Chairman

Secretary

NORTH SALT LAKE CITY
CITY COUNCIL MEETING – REGULAR SESSION
SEPTEMBER 17, 2013

FINAL

Mayor Arave called the meeting to order at 7:22 p.m. Council Member Jacobson offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Stewart Harman
Council Member Brian Horrocks
Council Member Conrad Jacobson
Council Member Stan Porter
Council Member Matt Jensen

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

OTHERS PRESENT: Stephen Garn, resident.

1. CITIZEN COMMENT

There were no comments.

2. CONSIDERATION OF ORDINANCE NO. 2013-19, AN ORDINANCE ADOPTING THE ORBIT ECONOMIC DEVELOPMENT PROJECT AREA PLAN, AS APPROVED BY THE CITY OF NORTH SALT LAKE REDEVELOPMENT AGENCY, AS AN OFFICIAL ECONOMIC DEVELOPMENT PROJECT AREA PLAN, AND DIRECTING THAT NOTICE BE GIVEN

Barry Edwards reported that this action by City Council is required by Utah State Code to adopt the redevelopment action showing the City Council as being in agreement with the Redevelopment Agency.

Council Member Porter moved to adopt Ordinance 2013-19, an ordinance adopting the Orbit Economic Development Project Area Plan and approved by the City of North Salt Lake Redevelopment Agency. Council Member Jensen seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

3. AWARDING OF BID FOR CONCRETE STAINING OF DEER HOLLOW PARK RESERVOIR

Jon Rueckert reported that City staff recommends awarding the bid for concrete staining of Deer Hollow Reservoir to CMC Design for \$18,750. This bid price includes the staining of the interior and exterior of Deer Hollow Reservoir. The Master Plan Committee has selected the rustic acid stain color from Innotech to be applied to the reservoir. Mr. Rueckert commented that it has been approved for this application by Innotech, will not fade as it is etched into the concrete and has been used on the Provo Canyon walls.

Council Member Horrocks asked if this was close to the previous estimated amount. Mr. Rueckert responded that the original estimate was \$23,000, which did not include the labor for installation.

Council Member Jensen asked how much of the \$100,000 budget has been used. Mr. Rueckert responded that \$43,000 was used for the 8' fence, plus \$9,900 for the columns and \$17,750 for the staining.

Council Member Horrocks moved to award the bid for concrete staining at the Deer Hollow Reservoir to CMC Design, Inc for the price of \$18,750. Council Member Jensen seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, and Jacobson. Council Member Harman voted in opposition.

4. AWARDING OF BID FOR TANDEM AXLE TRUCK PURCHASE

Jon Rueckert reported that City staff recommends awarding the bid for the purchase of a Mack Granite tandem axle truck and chassis to Mountain West Truck Center for the price of \$123,217.54. This includes the base price of \$109,972.54 for the truck and \$13,245 for the purchase and installation of a Telma drive line retarder. The chassis will be the base of a new hook lift truck to be utilized for snow removal and used for other City construction projects. The drive line retarder has been used on other City vehicles with great success in regards to safety and braking.

Council Member Jensen asked if it would be more cost effective to just rent a truck when needed. Mr. Rueckert responded that they can add attachments that could be used for snow removal, salt, etc and that this would be replacing a 1997 dump truck.

Mayor Arave asked if the City was down a few trucks last year and asked how many were available for snow plowing this year. Mr. Rueckert responded that they were down vehicles last year and that there are nine vehicles that could be used at the same time.

Council Member Porter moved to accept the bid for the Mack truck for \$123,217.54. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

5. CONSIDERATION OF RESOLUTION 2013-13R RELATED TO A HAZARD MITIGATION GRANT SCOPE OF WORK CHANGE TO REQUEST FUNDING FOR GROUNDWATER MONITORING EQUIPMENT RELATED TO THE SPRINGHILL LANDSLIDE

Barry Edwards reported that the Utah Geological Survey would like to install monitoring wells in the Springhill landslide area and commented that they have been a great partner in submitting the original grant and have asked to partner once again on an additional grant to make sure data is collected and that the site is functioning properly. City staff recommends approval of a work change and request for funding.

Mayor Arave commented that there would be additional monitoring and that the plan is to redirect the water in that area.

Paul Ottoson commented that the area would continue to move and that the Utah Geological Survey has been doing the City a favor for the last decade by monitoring the area and advising on decisions and would continue to do so.

Council Member Harman moved to adopt Resolution 2013-13R approving the submittal of the scope of work change and additional funding related to the Hazard Mitigation Grant for Springhill. Council Member Horrocks seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

6. CONSIDERATION OF ORDINANCE 2013-17 AN ORDINANCE ADOPTING CERTAIN AMENDMENTS TO THE NORTH SALT LAKE CITY CODE RELATED TO THE REVOCATION OF BUSINESS LICENSES AND ESTABLISHING AN EFFECTIVE DATE

Barry Edwards reported that this ordinance will require those who are dissatisfied with a business license decision to go through an appeal authority and not the City Council. City staff recommends that business licenses that are revoked or denied would go through the appeal authority and if the result was still not satisfactory it would go to the 3rd District Court.

Council Member Jensen asked how a decision would be determined through the appeal authority and if City Council would have a say. Barry Edwards responded that the appeal authority would make their decision strictly on the ordinance in place and if they had violated the ordinance or not. The City and the applicant would each present their side of the case. Mr. Edwards commented that the City Council or City Staff should have a right to appeal but that it was

currently not written into the ordinance and that he recommended tabling the ordinance until that language had been added.

Council Member Horrocks moved to table Ordinance 2013-17. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

7. PUBLIC HEARING TO CONSIDER ORDINANCE 2013-18 ESTABLISHING COMPENSATION AMOUNT FOR THE NORTH SALT LAKE CITY COUNCIL AND MAYOR FOR THE FISCAL YEAR 2013-2014, OR THEREAFTER, AS DETERMINED BY THE CITY COUNCIL

Barry Edwards reported that the City has grown and the issues have become more complex. Mr. Edwards compared compensation with similar sized cities in Utah, which showed the average annual council salary at \$11,116. He recommended an increase of \$300 per month for both the Mayor and City Council. This would put the Council compensation at \$700 per month and \$1,600 for the Mayor.

Mayor Arave opened the public hearing at 7:56 p.m. There were no public comments, and he closed the public hearing at 7:57 p.m.

8. CONSIDERATION OF ORDINANCE 2013-18 ESTABLISHING COMPENSATION FOR THE NORTH SALT LAKE CITY COUNCIL AND MAYOR FOR THE FISCAL YEAR 2013-2014, OR THEREAFTER, AS DETERMINED BY THE CITY COUNCIL

Council Member Horrocks moved to approve Ordinance 2013-18 an ordinance establishing compensation for the Mayor and City Council for the fiscal year 2013-2014. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, and Jacobson. Council Member Harman voted in opposition.

9. ACTION ITEMS

Mayor Arave commented that it would be hard to discourage all tournaments on Saturdays in City parks.

Council Member Harman commented that some individuals feel that a public park is not a place for any sports teams or games as that seems to favor sports teams and private events over public use. He would like to restrict or eliminate tournaments in the parks and encourage teams to play at school fields instead. Council Member Harman commented that school fields seem underutilized and City parks seem over utilized for sports games.

Barry Edwards commented that lacrosse is generally not a high school sport but has been determined as a club sport and asked where they would play. He commented that we shouldn't discourage teams and games but that tournaments bring in bigger crowds and more players and that those types of things should be restricted.

Council Members Porter and Harman will consider a motion for a future agenda to amend the use policy for City park usage.

Mayor Arave commented that all the members of the Parks and Trails Advisory Board have passed their terms of office and that there didn't seem to be many items left to plan. He asked the Council if there was still a need for a Trails and Parks Board.

Council Member Jensen commented that they have provided a valuable service and that this board would help to maximize use of the current parks in addition to new parks and trails such as the Springhill slide area park and Jordan River access.

Mayor Arave asked that the policy or ordinance addressing the Parks and Trails Advisory Board be revisited including the function and responsibilities of this board.

Council Member Harman commented that maybe it could be an Arts and Parks Board or include other elements such as recreation, art and culture in addition to the parks.

Council Member Porter responded that he is worried about the undeveloped trails and what might happen if there is no advisory board.

Barry Edwards will look at the development code for the Parks and Trails Board and bring it back before the Council after the Planning Commission has reviewed the ordinance.

Mayor Arave commented that the Gregerson Trail needs to be remapped as the City has already received the funds. Council Member Jacobson responded that arrangements for the donated trail be considered quickly as Mr. Gregerson was in poor health.

Ken Leetham reported on the 8' fence height which was being considered for the purpose of keeping deer out of residential yards. The Planning Commission had concerns and wanted to table the item for further consideration. Mr. Leetham commented that it might keep the deer out but that it would be hard to regulate the 8' fence height throughout the City and that the issue is more of a deer problem. Council Member Horrocks responded that it might be possible for neighbors to agree to allow taller fences in some neighborhoods, but that this didn't seem to be the route for the City to go.

Barry Edwards commented that the Division of Wildlife Resources could come in and discuss options for the deer issue.

10. CITY COUNCIL REPORTS

Council Member Jensen reported that the Second Sunday concert was moved indoors due to the weather and that the next concert will be October 13th. He commented that there is a conference coming up regarding utilizing social media and PIO training and that maybe City staff could attend. He also reported on an unplugged event that was held in Heber which included a type of scavenger hunt with local businesses. Mayor Arave responded that it didn't seem like the City had enough appropriate businesses and that maybe this could be a South Davis activity instead of just in the City.

Council Member Jensen reminded the Council that the 3K Fun Run would be on October 19th at Tunnel Springs Park and would begin at 9am. He requested help from the NSL Youth City Council and commented that there would be prizes for the best costume and the fastest runners.

Council Member Horrocks reported that the Planning Commission was cancelled last week. He also reported that the Mosquito Abatement Board passed the CDA ordinance at their last meeting.

Council Member Jensen asked if the former cemetery land was still being considered for a pond and when the money for the pond would be available. Mayor Arave asked that City staff look into funds for this project.

Council Member Porter mentioned the 50' pole that was to be constructed within the City. Barry Edwards responded that it would be used for meter reads and Wi-Fi for cameras and the police officers and would not be for public use.

Council Member Harman asked if building permit applications in Foxboro were down and wondered if home building was down due to bad publicity from Stericycle and if good public relations should be done. Ken Leetham commented that he would provide the Council with numbers and would talk to the area homebuilders and others to see if advertising could be done to highlight the positive points of the City.

Council Member Porter commented that when Foxboro was originally planned that the City Council took the proximity and safety of Stericycle and the refineries into consideration and that the home builders had to sign off on the issue.

Council Member Jensen commented that the City needs to have a voice in the community and that if there is only negative media information available that is what people will believe. He commented that Stericycle hasn't handled this appropriately and they failed the original testing

and that the City should have taken a stand earlier as well. Barry Edwards responded that the Department of Air Quality would have shut Stericycle down long ago if they were a hazard.

Mayor Arave said that the concern for revoking a business license would be that Stericycle could come back and sue the City for a taking. He also commented that Stericycle's air quality permit expires in February and if it is not renewed, the City could revoke the business license.

11. ADJOURN

Mayor Arave adjourned the meeting at 9:24 p.m.



Mayor



Secretary