

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-WORK SESSION
APRIL 15, 2014

FINAL

Mayor Arave called the meeting to order at 6:09 p.m.

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

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; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; Brent Moyes, Golf Course Director; David Church, City Attorney; Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: J.R. Hood, Jen Hood, residents.

1. DEPARTMENT REPORT-JANICE LARSEN

Janice Larsen reported that this month is similar to last month with the justice court revenue lower and sales tax revenue remaining the same. Building permit revenue was much higher due to recent growth. Business licensing fees are mainly collected in February and are expected to taper off to 10%. Impact fees were higher than budgeted, and general fund expenditures for IT and hardware were lower than expected. There is now an IT replacement policy in place which should help keep this cost under budget for the year. The Parks and Public Works funds are lower than the other departments as a lot of these departments projects peak in the spring. The roadway fund is under budget due to a grant, and the debt service fee is a planned cost with the revenue coming from the RAP tax. The sanitation revenue in the Enterprise Fund is coming in higher than projected.

Mayor Arave asked if there was a shortfall in the debt service category with the RAP tax. Janice Larsen replied that it would not be a shortfall but a transfer of fees to the Parks Fund.

Mayor Arave asked if the new carpet and upgrades to the golf course clubhouse had started to show a return on the investment. Brent Moyes replied that there is usually a spike in events at the clubhouse in May and June and that he has seen some improvement in use already.

2. ACTION ITEMS

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

3. COUNCIL REPORTS

Council Member Mumford asked when the secondary water safety open house might be. Paul Ottoson responded that it is scheduled for April 29th at 5:30 p.m.

Council Member Porter addressed the ribbon cutting ceremony for City Hall Park and suggested having the ceremony at the same time as the Senior Lunch Bunch May 14th at 11:30 a.m., or on May 6th in the evening. He also asked that Amcor and INS Masonry be invited as they had donated materials to the project.

Council Member Jacobson then asked that a sound system be provided for the ceremony. Jon Rueckert stated that it would cost \$19,500 to run power to the park and that it was not in the budget at this time. That cost would include a meter base that would allow Christmas lights, a sound system, and lights for the sidewalks in the park.

Council Member Jacobson reported that the Youth City Council (YCC) was still preparing Easter eggs for the Easter dash on Saturday at 10 a.m. The next planned YCC events are the Movies in the Park. A new YCC mayor will be appointed soon and scholarships will be awarded to the Youth City Council members at the end of the current school year.

Council Member Horrocks reported that Arbor Day would be celebrated Saturday April 26th with trees to be planted at Deer Hollow Park. He also commented that the pavement at the front entrance of City Hall needed to be sealed.

Council Member Jensen reported that the Second Sunday Concert was well attended. He also said that the Kite Festival would commence after the Easter Egg Hunt on Saturday and that they would be selling Kite Festival posters for \$5.

4. CITY ATTORNEY

David Church reported on the invoices from the former IT consultant for the City. He will be requesting more complete invoices from the defendant's attorney.

5. CITY MANAGER

Barry Edwards asked if a quorum of the City Council could attend a brief meeting on Thursday evening to vote on a bid for the 1100 North street project.

6. MAYOR'S REPORT

Mayor Arave said that North Salt Lake Stake contacted the City in regarding the asphalt sidewalk in front of their stake center. They would like to tear it out and replace with concrete. Paul Ottoson replied that they would need to submit a permit application, maintain the same width of the sidewalk, and that the City needs to inspect it afterwards.

Mayor Arave said the Parks Trails Arts and Recreation Advisory Board should prioritize the discussion of the old skate park area and decide what should go in there. Residents have made requests for basketball and pickleball courts.

7. ADJOURN

Mayor Arave adjourned the meeting at 6:44 p.m. to begin the Redevelopment Agency meeting.

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-REGULAR SESSION
APRIL 15, 2014

FINAL

Mayor Arave called the meeting to order at 7:00 p.m. Council Member Ryan Mumford offered the invocation and led those present in the Pledge of Allegiance.

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

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; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; Brent Moyes, Golf Course Director; David Church, City Attorney; Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Steve Israelsen, Sky Properties; Cade Dillree, Kim Bascom, Jared Neulse, South Davis Recovery Club; Greg Flinn, Harry Lane, Robert Harrison, MaryAnn Harrison, Dave Shipper, James Hood, Jennifer Hood, Koby Lewis, Sam Orme, residents; Quinn Wright, Isaac Slatter, Jaxon Coats, Hank Harnser, Sammy Orme, Landon Parkin, Zackary Feller, Trey Nofsinger, BSA Troop 1626; Bill Camp & Varsity Team 157, BSA Troop 157; Patrick Scott, Brighton Homes.

1. CITIZEN COMMENT

Greg Flinn, 23 South 350 East, addressed the Council and said that FEMA had drawn a new flood zone and that his home is now in a flood area. The corresponding flood insurance is \$4500 a year.

Paul Ottoson stated that to a Letter of Map Revision (LOMR) would be required to remove these homes from the flood plain. He said there are two areas of the City which are impacted by the flood zone. He has sent a letter to FEMA in regards to one affected area and that in both areas the City has made improvements including the Hatch Park detention basin and another detention basin near 350 East. If a LOMR was done it would show that these homes should no longer be in the flood plain. However the LOMR is approximately \$15,000 and would need to be done for both areas in the City.

Council Member Porter commented that maybe an assessment to the homeowners in those areas could be done to help pay for the LOMR.

Council Member Mumford asked if the City had done a LOMR in the past and if the study could be cut short if it looked like it would not be approved. Paul Ottoson replied that the developer of

Eaglewood Village conducted a successful LOMR and that if the City could show hydrology and that a 100 year flood would not impact the area, it should be approved.

This item will be discussed at the next City Council meeting.

Robert and MaryAnne Harrison, 475 Dorthea Way, said that they were building a home at 1161 East Eaglewood Loop overlooking the golf course. They had submitted a proposal for a pool permit which was rejected based on a 30' setback from the golf course property. Ken Leetham replied that there is a 30' easement adjacent to the golf course. This easement is owned by the City and restricts building in the area. He said that the restriction was probably put on this plat to protect residents from errant golf balls.

Barry Edwards commented that the City Council would need to grant an exception to this easement. This item will be added to the agenda for the next City Council meeting in May with City staff to provide a recommendation.

2. PRESENTATION AND INTRODUCTION OF BACKSTREET CLUB

Cade Dillree, addressed the Council and said that the South Davis Recovery Club, which is also known as the Backstreet Club, is a non-profit organization that provides help and building space to Alcoholics and Narcotics Anonymous for their meetings. They hold 21 meetings per week with approximately 460 individuals attending and have been located in Davis County since 2000. They are leasing property which they hope to purchase in two years and are asking for donations from local municipalities to repair and renovate the building.

3. REQUEST FOR AN EXTENSION OF TIME FOR THE COMPLETION OF IMPROVEMENTS AT THE SITE OF BELLA VIDA CONDO BUILDING #2

Ken Leetham reported that request was just placed on the agenda and that an extension/time period was granted in 2011 to fill the hole. At that time the City gave Sky Properties two (2) years to fill the hole and required the area to be fenced. They have requested an additional extension to November 30th of 2014. They will be bringing project revisions to the City as they would like to eliminate condo building #2, completion of the road system, and adding six single- family cottage homes instead.

Mayor Arave asked if the building was bonded for and what would happen if the extension was not approved. Paul Ottoson- said that it was not bonded for and if they do want to fill in the hole the City would require an excavation permit with a bond.

Council Member Horrocks asked if the condo homeowners were upset that the second building would not be constructed. Steve Israelsen replied that it seemed like they did not want the second building and that many of the condos were being rented out at this point anyway.

Council Member Mumford commented that he is concerned about the homeowner fees as they are not putting in the second building of condos and that this may raise the fees for the existing homeowners.

Council Member Horrocks moved to grant an extension of time to fill the hole of condo building #2 to November 30, 2014. Council Member Mumford seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Mumford and Porter. Council Member Jacobson voted in opposition.

4. CONSIDERATION OF RESOLUTION 2014-10R PROVIDING FOR CHANGING THE NAME OF OVERLAND ROAD TO OVERLAND DRIVE

Paul Ottoson reported that Blue Stakes had contacted the City as there was confusion to the street name. The Davis County ownership records show Overland Street, street sign shows Overland Road, and the two businesses on that street have differing street names as well. City staff recommends changing the name to Overland Drive.

Council Member Jacobson asked if there were any homes on Overland. Paul Ottoson replied that there were only businesses located there.

Council Member Jensen moved to approve Resolution 2014-10R providing for changing the name of Overland Street to Overland Drive. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Mumford, Jacobson and Porter.

5. CONSIDERATION OF A PRELIMINARY DESIGN PLAN FOR GRANITE RIDGE LOCATED DIRECTLY WEST OF THE EDGEWOOD ESTATES DEVELOPMENT. PATRICK SCOTT- BRIGHTON HOMES

Ken Leetham reported that the preliminary design plan for Granite Ridge development reflects the changes made to the general development plan which include how the north end roads and lots are plated, and the reduction to 61 home lots. The Development Review Committee (DRC) recommends approval of the preliminary design plan for Granite Ridge with the following conditions: prior to the recording of Phase 1 a utility easement must be recorded against the property to the east for storm drain and sewer, prior to final plat approval the developer must obtain easements for the installation of the trail, and all the lots in Phase 1, Phase 2 and Lots 301-304, 320-321 in Phase 3 are subject to the architectural rules and design standards.

Mayor Arave commented that this was granting preliminary approval and asked if these were final maps. Ken Leetham replied that this was preliminary approval on the final project and that this will become the approved preliminary design plan.

Council Member Jensen asked about the setbacks in the regular lots and how these compare to setbacks elsewhere in the City. Ken Leetham replied that the P District zoning allows developers or owners to propose alternate regulations. Regular lots in an R-10 or R-12 subdivision would have 25' front yard setbacks while these lots would be reduced to a 15' to 20' setback where the driveway is located. The rear yard is 20' versus the typical 25' with 10' to a covered patio and the side yards are reduced to 5' with 15' combined between two side yards. These lots will be 60' wide while regular R-12 lots are 90' at the street.

Council Member Porter moved to approve the proposed preliminary design plan for Granite Ridge with the following conditions:

- 1) A utility easement must be recorded against the property to the east owned by Villas Development Inc. (Sky Properties) for the storm sewer and sanitary sewer connections to the subdivision prior to final plat approval for Phase 1 of Granite Ridge.**
- 2) The developer must receive approval from the utility companies which have easements on Parcels A & C for the installation of the trail prior to the final plat approval for Phase 1 of Granite Ridge.**
- 3) The lots subject to the Architectural Rules, Design Standards & Construction Guidelines will be all the lots in Phase 1, all the lots in Phase 2, and the following lots from Phase 3: Lots 301-304, and 320-321 established by the development agreement.**

Council Member Mumford stated that the Planning Commission had recommended one more condition as they were very concerned about the proximity of the mining and that realtors, etc. would not fully disclose the extended amount of time the mining will occur to potential homeowners. The Planning Commission also requested that a timeframe was listed to show that the mining would be long-term continuous mining. Ken Leetham replied that the City Council's previous approval of the development agreement contains an exhibit which requires a specific notification plan of disclosures.

Council Member Horrocks seconded the motion. The motion was approved by Council Members Jacobson, Mumford, Horrocks and Porter. Council Member Jensen voted in opposition.

Mayor Arave commented that it seemed like an ordinance had been passed in regarding notification. Ken Leetham replied that the City Council required that notification on final plats within a certain distance of the mining. He added that City staff always put a disclosure note on final plats.

Council Member Jensen stated that these lots are much smaller than standard size lots, and he is uncomfortable putting a lower value product on the hillside as these degrade the value of the hillside properties.

Council Member Mumford said that these properties will be significantly lower in value due to the closer proximity to neighbors and the mining. However, having this development as opposed to additional mining is a win for the City.

Mayor Arave commented that the lots above the gravel pit are similar in lot size to the Granite Ridge development and that they sell for approximately \$350,000 to \$400,000 and asked what Brighton Homes would be pricing their homes at. Patrick Scott, Brighton Homes, replied that Henry Walker Homes is pricing their homes in the \$350,000 range and that Brighton anticipates selling their homes in the \$350,000 to \$400,000 range as well.

Council Member Jensen stated that he believes these homes will be too dense, too small and that it is a mistake to approve this. He doesn't think it is a good idea to put lower priced homes on the hillside and that the City Council should take on more of a gatekeeper role in maintaining the integrity of the hillside and that the smaller lots should not always be approved as the developer's short term goals and the City's long term goals are not the same.

Council Member Jacobson replied that these homes are a better option than the gravel pit. He said it is important to note that the architectural requirements are in place for the whole development which will help keep higher standards in the area.

Mayor Arave commented that density makes sense in a lot of ways and that there needs to be open space to counterbalance the density.

Barry Edwards said that this property contains a lot of narrow lots and that it is not the most valuable real estate in North Salt Lake due to the proximity to the gravel pits and mining. The developer has to make the best use of this type of property.

6. DECLARATION OF FOUR (4) VEHICLES AS SURPLUS PROPERTY

Barry Edwards reported that City staff is proposing to surplus a 2004, 2008, 2009 and 2010 Ford and Dodge cars that were previously used as police vehicles. City staff is working on a fleet replacement program to help determine the replacement of each vehicle and to budget accordingly.

Chief Black said that there was previously a four year replacement policy but that most cars that reach that mark don't always need to be replaced. The market for these vehicles is usually around \$1500 to \$2500.

Council Member Jacobson moved to approve the declaration of the listed police vehicles as surplus. Council Member Mumford seconded the motion. The motion was approved by Council Members Jacobson, Mumford, Horrocks, Jensen and Porter.

7. CONSIDERATION OF SALARY SCHEDULE FOR FISCAL YEAR 2014-2015

Barry Edwards reported on the 2014-2015 salary schedule and provided the 2013-2014 schedule for comparison. City staff is proposing a cost of living increase of 1.75% and that this would be the salary chart for the City Council to act upon. An overview of salary and benefits include the salary package with a 3.75% increase, the benefit package is a total increase of salary of 1.75%, and the total increase of the salary alone is 5.3%. The overall total salary and benefits increase is \$3,577,000 with benefits at \$2,304,000 and salary at \$211,266. The health insurance was proposed to rise 19%, but City staff reduced the insurance with an increase to the employees of \$2,600 per year. The previous plan was 100% coverage with a \$3,000 deductible. The new health insurance plan will now be an 80/20 match with a \$4,000 deductible plan. Employees will now be contributing 5% to the health insurance plan and the City is increasing the amount contributed to the Health Savings Account (HSA) as well.

Council Member Mumford asked how employees move from one step or hourly wage to the next. He also asked if all full-time staff would receive a 1.75% cost of living increase with a potential for a 2% increase overall. Barry Edwards replied that there is an annual evaluation by the department head and employees would receive a step increase of 2% until they reach the top and max out. The evaluation is a pass-or-fail system

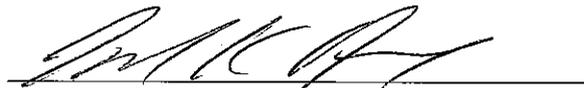
Mayor Arave asked how the \$2.3 million in benefits were broken down. Barry Edwards responded that Social Security, Medicaid and Workers Compensation at \$348,000 with retirement at \$888,000 and health insurance at \$1,067,000.

Mayor Arave commented that there are 63 employees on the health insurance plan and that would cost approximately \$1,200 to \$1,400 a month in health insurance per person.

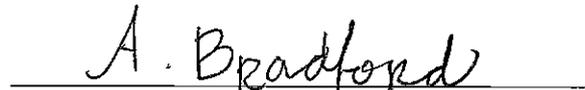
Council Member Horrocks moved to approve the proposed fiscal year 2014-2015 salary adjustments. Council Member Porter seconded the motion. The motion was approved by Council Members Jacobson, Mumford, Horrocks, Jensen and Porter.

8. ADJOURN

Mayor Arave adjourned the meeting at 8:40 p.m.



Mayor



Secretary