

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING-WORK SESSION  
JANUARY 6, 2015  
FINAL

Mayor Arave called the meeting to order at 6:04 p.m.

PRESENT: Mayor Len Arave  
Council Member Brian Horrocks  
Council Member Conrad Jacobson  
Council Member Stan Porter

EXCUSED: Council Member Matt Jensen  
Council Member Ryan Mumford

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and Community 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; Chief Jeff Bassett, Fire Chief; Brent Moyes, Golf Course Director, Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Jeff Bassett, Fire Chief, South Davis Metro Fire Agency (SDMFA).

1. POLICE DEPARTMENT REPORT

Chief Black reported on the November and December 2014 crime and traffic statistics for the City. The primary incidents the Police Department tracks include thefts, vehicle thefts, domestic violence, traffic accidents and traffic citations. Other unusual or less frequent incidents are reviewed on a case by case basis. Theft is the number one crime in the City with 33 thefts occurring in November and 32 in December along with nine burglaries. He explained that burglary is the intent to enter a premises and either commit theft, harm, etc. A lot of theft in the City is attributed to opportunistic thieves and includes thefts from vehicles, yards, residential and business burglaries and shoplifting. There were a total of nine vehicle thefts in these two months (five in November that were all recovered, and four in December with two recovered). Four of the nine vehicles stolen had keys left in the cars. One was stolen by a relative and possibly two of the other vehicles stolen had a set of keys left in the car.

Chief Black then reported that there were 20 incidents of domestic violence in these two months.

All reported traffic accidents occurred within City limits and exclude I-15, I-215 and Legacy Highway. There were 23 accidents in November with three involving injuries. There were 19 accidents in December with eight injuries. This total of 42 traffic accidents is down from 56 accidents in 2013. There were 110 moving citations and 64 non-moving citations issued which does not include DUI citations.

Chief Black then reported on the December 2<sup>nd</sup> helicopter crash that killed two men. The NSL Police Department and the South Davis Metro Fire Agency (SDMFA) were the primary first responders and were responsible for preserving and documenting the eight acres involved with the accident scene.

The Chief reported four North Salt Lake officers were able to attend the funeral for the fallen New York City officers. Flights were provided by JetBlue and the officers were responsible for their own lodging.

Chief Black commented that North Salt Lake officers have been wearing body cameras for over a year. He said the issue is determining whether what is recorded can be made public or not and whether it was appropriate for the cameras to be on or not.

Mayor Arave asked if the City Council needed to get involved regarding the proposed body camera legislation. Chief Black encouraged the Council to express their opinions and concerns to the legislative representative.

## 2. FIRE DEPARTMENT REPORT ON PARAMEDIC FUNDING PROPOSALS

Chief Bassett, South Davis Metro Fire Agency (SDMFA), updated the City Council on the paramedic funding proposal and the resulting discussion from December 2, 2014. He explained that in 1982 there was a County wide election to levy in order to fund paramedic services. This levy was put in place and imposed in 1983 and continued until 1993 when the specific line item was removed and absorbed into the general property tax levy for Davis County. In 2004 an Interlocal Agreement outlined a funding arrangement wherein the County would fund paramedic and ambulance services according to the number of units assigned to each organization, i.e. Layton received two units, SDMFA had two and Davis County Sherriff's office had four. This method has since been determined to be inequitable in terms of population, assessed valuation and calls for service. The city managers present at the December 2<sup>nd</sup> meeting discussed removing the levy from the General Fund and making it a line item once again which will increase visibility for more funding.

Council Member Jacobson commented that current response times are not very good because there are too few staffed units available. He also said that there was disproportionate funding right now. Chief Bassett replied that they have not been able to increase staff in 15 years and that it is an issue of manpower. There will need to be a truth in taxation hearing, and either establishment of a Citizen's Advisory Committee or an open house to educate the public. He said that they would meet with the city managers again on January 15<sup>th</sup> to see how each city would like to proceed as the process needs to be revamped.

Council Member Porter asked if Davis County was in favor of making changes. Chief Bassett responded that the Davis County Sherriff's office is in favor and that most of the entities feel like they are all currently underfunded and understaffed. He said that each entity runs differently and that they would need to determine the cost of what it takes to run the paramedic services and set up an equal formula.

Barry Edwards commented that setting up a Citizen's Committee to educate the public could be a long process. Mayor Arave replied that it would be easier to have one open house in each city.

### 3. ACTION ITEMS

The list of action items was reviewed. Completed items were removed from the list. Incomplete items will remain on the carry over list.

### 4. COUNCIL REPORTS

Council Member Horrocks reported on a business symposium he attended and said that they painted a decidedly rosy picture of Utah. It was also reported that business vacancies in Davis County are lower than average. He has also been appointed Chair of the Mosquito Abatement Board this year.

Council Member Jacobson reported that he needs help transporting the Youth City Council (YCC) members to Public Officials Day on January 28<sup>th</sup>. He also mentioned that the YCC sponsored Easter egg hunt would be April 4<sup>th</sup> and that it would conflict with LDS General Conference. The City Council determined that the date would not be changed. He also reported that there would be a lunch meeting with the School Board on Monday January 12 at noon.

Council Member Porter reported that the Community Fire Prevention Plan meeting would be January 14<sup>th</sup> at 7:30 p.m. at City Hall. He also said that the Bonneville Shoreline Trails Committee would hold an open house to create interest and present the County's study for the trails, on January 15<sup>th</sup> at 7 p.m. at City Hall.

### 5. MAYOR'S REPORT

Mayor Arave had nothing to report.

### 6. CITY MANAGER'S REPORT

Barry Edwards report that City staff had met with a developer, Bill Glasgow, regarding an earnest money agreement to build a grocery store on the parcel located on Foxboro Drive. The development would include a 40,000 square foot Lee's Grocery store. The developer has asked the City for assistance and it has been determined that there is money available in the Redevelopment Fund. The City would offer some funding along with a tax sharing agreement and a sales tax incentive. Mr. Edwards commented that this would be a good catalyst for development in the area and that a site plan would be presented to the City Council within in the next few months.

### 7. ADJOURN

Mayor Arave adjourned the meeting at 6:56 p.m. to being the regular session.

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING-REGULAR SESSION  
JANUARY 6, 2015  
FINAL

Mayor Arave called the meeting to order at 7:05 p.m. Council Member Conrad Jacobson offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave  
Council Member Brian Horrocks  
Council Member Conrad Jacobson  
Council Member Stan Porter

EXCUSED: Council Member Matt Jensen  
Council Member Ryan Mumford

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and Community and Economic Development Director; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; Brent Moyes, Golf Course Director, Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Chris Mackay, Duraline; Jeff Maughan, Orbit Irrigation.

1. CITIZEN COMMENT

There were no citizen comments.

2. REAPPOINTMENT OF CITY TREASURER AND CITY RECORDER

Barry Edwards reported that the current City Treasurer and City Recorder are Stacy Steckler and Barry Edwards respectively.

**Council Member Jacobson moved that the current Treasurer and Recorder be reappointed. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Jacobson and Porter. Council Members Jensen and Mumford were excused.**

3. PUBLIC HEARING ON ORDINANCE 2015-01: AN ORDINANCE VACATING A PORTION OF THE OVERLAND DRIVE PUBLIC RIGHT OF WAY

Ken Leetham reported on the portion of Overland Drive that is to be vacated and the new parcel of land that would be acquired for a realignment of Overland Drive. The acreage of land the City is deeding to the property owner is the same amount of acreage that is being deeded back to the City. He also said that City staff is working with the Utah Department of Transportation (UDOT) on a participation agreement for the concept plan.

Mayor Arave asked when the route would be available. He also asked if removing the easement before moving the road was a good solution. Barry Edwards responded that it would be July 24<sup>th</sup> and that it was just a vacation of the right-of-way. Mr. Edwards said that changing the road would reduce the number of stacking cars.

**Mayor Arave opened the public hearing at 7:12 p.m.**

Chris Mckay, Duraline, asked how street access to his business off of Overland Drive had been determined. Barry Edwards replied that there would not be an interruption in traffic as the new road would be built and traffic would be transferred from the old road. The old road would then be abandoned.

Jeff Maughan, Orbit Irrigation, asked if there would be a light installed and if there would be an issue with rush hour traffic. Barry Edwards replied that there would not be a light installed and that hopefully this new road would improve traffic flow.

Mr. Maughan asked where the new road would intercept with the existing Overland Road. Barry Edwards responded that it would go through the south driveway of the mobile home park on Overland.

Mr. Maughan commented that there is currently a blind spot at the trailer park and asked if that would be improved going forward. Barry Edwards responded that the road would be straighter but that City staff would review to see if it would be a future issue.

**Mayor Arave closed the public hearing at 7:16 p.m.**

**4. CONSIDERATION OF ORDINANCE 2015-01: AN ORDINANCE VACATING A PORTION OF THE OVERLAND DRIVE PUBLIC RIGHT OF WAY**

Barry Edwards commented that the City Council should give the ordinance an effective date of 60 days from when it is signed. Mayor Arave responded that he would prefer that the City Attorney review this Ordinance before the property is vacated.

**Council Member Porter moved to continue this item at the next City Council meeting. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Porter, and Jacobson. Council Members Jensen and Mumford were excused.**

**5. CONSIDERATION OF CONTRACT FOR PROPERTY ACQUISITION FOR A CANOE TAKEOUT FACILITY LOCATED GENERALLY ALONG JORDAN RIVER DRIVE SOUTH OF CENTER STREET**

Ken Leetham reported that this is the same contract for property for a canoe take-out facility that the City Council had previously viewed. The City Council had asked staff to make a counteroffer

to the property owner. The property owner has since rejected the counteroffer and would like to proceed with the original offer. Mr. Leetham said a few changes would need to be made to the contract including changing the closing date from November 30, 2014 to July 1, 2015 to ensure all approvals from the State of Utah to fund the \$65,000 property acquisition have been received. The City is expected to make a financial contribution as well for the improvements at the cost of approximately \$30,000 to \$45,000. The City would then enter into an agreement with the State to restrict the use of the land for the purpose of a canoe takeout.

**Council Member Porter moved to accept the Real Estate Purchase Agreement between the Center Street Co. and the City of North Salt Lake with the change of the closing date to July 1, 2015. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, and Jacobson. Council Members Jensen and Mumford were excused.**

6. CONSIDERATION OF A CONTRACT FOR PROPERTY ACQUISITION OF NORTH TOWNE LANE

Ken Leetham reported that the North Towne Station Homeowners Association (HOA) approached the City with the request that the City take over North Towne Lane. City staff then looked at the existing condition of the road and determined that the amount needed to bring it up to an acceptable level of repair would be \$106,512.00. It was also estimated that the repairs that should have been made by the HOA in the past total approximately \$46,595.00 which the HOA has agreed to pay, minus a credit of \$5,056.00 for the right-of way in front of the North Towne Lane car wash. The HOA will pay an initial \$10,000.00 to the City at the time the right of way is accepted and will then make five yearly payments of \$6,308.00 to cover their portion of the maintenance. Mr. Leetham commented that David Church, City Attorney, has approved the agreement.

**Council Member Horrocks moved to approve the North Towne Lane Acquisition Agreement. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, and Jacobson. Council Members Jensen and Mumford were excused.**

7. ORDINANCE NO. 2015-02: AN ORDINANCE CLARIFYING AND ESTABLISHING IMPACT FEES FOR THE CITY'S CULINARY WATER SYSTEM

Barry Edwards reported that this ordinance mirrors a resolution that the City Council had previously approved clarifying that connection fees are based on lateral size and not meter size. It was found that amendments were not made to the municipal code ordinance at that time and that conflicts had been found. This ordinance would supersede the prior ordinance and make things consistent.

**Council Member Porter moved to adopt Ordinance 2015-02: An ordinance clarifying and establishing impact fees for the City's culinary water system. Council Member Jacobson**

**seconded the motion. The motion was approved by Council Members Horrocks, Porter, and Jacobson. Council Members Jensen and Mumford were excused.**

8. CITY MANAGER'S REPORT CONTINUED

Barry Edwards reported that while reviewing the general obligation bond for the golf course that refinancing these bonds to a ten year period would cut the payment from \$580,000 to \$215,000 and give the City cash to use this year. He said there are cash needs this year and that even though the City is currently three years away from paying off the current loan, there would be significant savings even with an increased interest rate and that it would provide a release of burden from the General Fund on an annual basis. City staff will compile more information if the City Council would like to consider this option.

Council Member Jacobson commented that it would be a relief to have the golf course bond paid off in three years on the current schedule and that it would be difficult to see it extended seven more years.

9. CLOSED SESSION TO DISCUSS POTENTIAL OR PENDING LITIGATION

**At 7:37 p.m. Council Member Horrocks moved to go into closed session to discuss pending litigation. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, and Jacobson. Council Members Jensen and Mumford were excused.**

10. ADJOURN

**At 7:54 p.m. Council Member Jacobson moved to go out of closed session and back into regular session. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, and Jacobson. Council Members Jensen and Mumford were excused.**

Mayor Arave adjourned the meeting at 7:54 p.m.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Secretary