

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING – WORK SESSION  
MAY 21, 2013

FINAL

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

PRESENT: Mayor Len Arave  
Council Member Stewart Harman  
Council Member Brian Horrocks  
Council Member Conrad Jacobson (was excused at 6:25)  
Council Member Stan Porter

EXCUSED: 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; Janice Larsen, Financial Director; Chief Craig Black, Police Chief; Brent Moyes, Golf Course Director; David Church, City Attorney; Linda Horrocks, Deputy Recorder.

OTHERS PRESENT: None.

1. GOLF COURSE REPORT

Brent Moyes reported that conditions are favorable at Eaglewood, and the course is doing well. They have received many compliments as well as referrals. Tournaments continue to be a great revenue source for the course.

2. FINANCIAL REPORT

Janice Larsen distributed the monthly financial report to the Council. Sales tax revenue is down somewhat; however, building permits have far exceeded what the City has budgeted. Budget adjustments will be reviewed in June, the majority of which will be for secondary water projects.

Ms. Larsen discussed changing the capitalization limit in the City. Currently items purchased for over \$5,000 are capitalized; however, she proposed increasing this amount to \$10,000, eliminating the need to focus on, and track, smaller amounts. The Council will only see those numbers at the end of the year when entity wide statements are prepared. This will be discussed at a future meeting.

3. POLICE DEPARTMENT REPORT

Chief Black presented the monthly Police Department report. He discussed the graffiti issue, and the recent arrest of the perpetrator which made the news. He stated that the officers did a great job with the investigation, communicated well within the police divisions, and were able to work effectively to arrest this criminal.

#### 4. COUNCIL REPORTS

Council Member Harman reported that the next Uniting Neighbors meeting will be held June 12<sup>th</sup>, where they will be discussing the Neighborhood Watch program. It will be at 7:00 p.m. at Tunnel Springs Park.

August 6th is the next national Night Out Against Crime, but since there is a City Council meeting that night, the Night Out Against Crime festivities will be held Wednesday, August 7th, instead. Council Member Harman said residents need to be encouraged to be aware of suspicious activity in their neighborhoods, and not be afraid to report it.

#### 5. ACTION ITEMS

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

Barry Edwards reported that staff is spraying and mowing the weeds in the Foxboro wetlands area. Mayor Arave said he thought staff was going to get a plan in place to improve the area the City is allowed to improve, which he thought was from the toe of the slope to the fence. Staff was directed to find someone who knows what they are doing with the wetlands, and get an estimate as to what it would cost to improve the Foxboro wetlands trail area.

Council Member Jensen arrived at 6:57 p.m.

The City's policy on dogs in parks will be discussed at a future meeting.

#### 6. ADJOURN

Mayor Arave adjourned the meeting at 7:10 p.m. to begin the regular session.

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING – REGULAR SESSION  
MAY 21, 2013

FINAL

Mayor Arave called the meeting to order at 7:16 p.m. Council Member Horrocks offered the invocation and Nate Stromsdorfer, BSA Troop 1858, led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave  
Council Member Stewart Harman  
Council Member Brian Horrocks  
Council Member Conrad Jacobson (arrived at 7:24 p.m.)  
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, Financial Director; Chief Craig Black, Police Chief; Brent Moyes, Golf Course Director; David Church, City Engineer; Linda Horrocks, Deputy Recorder.

OTHERS PRESENT: Bob Nacelt, Stanie Alvarez, Carolyn Millard, Mark Lockheed, residents; Dave Kimball, Ernie Willmore, Scott Kjar, Wilford Cannon, Sky Properties; Roy Scuacberg, Tom Stuart Construction; John McGee, Marv Hendrickson, vacation ordinance; Ken Johnson, Nate Stromsdorfer, BSA 1858.

1. PUBLIC COMMENT

There were no public comments.

2. AWARD BID FOR CITY HALL PARK

Paul Ottoson reported that the low bidder for City Hall Park, an extension of Hatch Park, was Bowen Construction, who submitted a base bid of \$191,228.84. The base bid and alternative bid, including more amenities, together was \$239,135.56. He added that the Council may choose not to award the bid since the price is higher than was originally budgeted.

Mayor Arave stated that between this coming year and the following year, there are sufficient impact fees in the budget for this park.

**Council Member Jensen moved to award the base and alternative bid for the City Hall Park project to Bowen Construction for \$239,135.56. Council Member Porter seconded**

**the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

**3. PUBLIC HEARING AND ACTION ON ORDINANCE NO 2013-07: AN ORDINANCE VACATING A PORTION OF PUBLIC RIGHT-OF-WAY ON MAIN STREET AND ESTABLISHING AN EFFECTIVE DATE**

Ken Leetham stated that the City may need to retain a portion of this right-of-way on Main Street, and it would be preferable to address this now rather than try to purchase this land later. He recommended holding the public hearing, but tabling the actual action on Ordinance 2013-07. **Mayor Arave opened the public hearing at 7:33 p.m.**

John McGee addressed the Council and stated that when they started looking into the area, they felt they would need all of the land, including the six-foot parcel, to make it look nice. Mayor Arave asked him if they have negotiated their access points with UDOT. Mr. McGee responded that they have not made any changes to the plan in place.

Marv Hendrickson, property owner, stated that it is an interesting piece of property. They originally wanted to do something with this property, and they retrieved the original plat. It showed a 66-foot right of way, but the road was only built as a 50-foot wide street.

**Mayor Arave closed the hearing at 7:38 p.m.**

**Council Member Porter moved to table this issue so staff can conduct additional research for the Council. Council Member Horrocks seconded the motion. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

**4. PUBLIC HEARING AND ACTION ON ORDINANCE NO. 2013-08: AN ORDINANCE VACATING CERTAIN PUBLIC UTILITY EASEMENTS WITHIN CRESTPOINTE PHASE 3 AND ESTABLISHING AN EFFECTIVE DATE**

Ken Leetham reported that there is a series of easements running through this property that need to be vacated and moved. The first action is to vacate the public utility easements, then approve the final plat for Crestpointe Phase 3 located at the south terminus of Gary Way.

**Mayor Arave opened the public hearing at 7:43 p.m.**

Mark Lockheed, 771 Centennial Way, wanted to know how this affects the trail. Paul Ottoson responded that it moves the trail very slightly. It puts a little curve in it, but there will not be much of a difference. The trail will go in front of the homes.

**Mayor Arave closed the public hearing at 7:44 p.m.**

**Council Member Harman moved to approve Ordinance 2013-08 vacating certain public utility easements within Crestpointe Phase 3 in Davis County Utah and establishing an effective date of May 21, 2013. Council Member Jensen seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

**5. CONSIDERATION OF A FINAL PLAT FOR CRESTPOINTE PHASE 3 LOCATED AT THE SOUTH TERMINUS OF GARY WAY – SKY PROPERTIES, APPLICANT.**

Staff recommended approval with the condition that the stray ball easement be approved by the City Attorney and recorded with the subdivision plat by the developer. Condition #2 in the staff report has been completed. It was noted that there will be a fence along the east and south sides.

**Council Member Harman moved to approve the final plat for Crestpointe Phase 3 located at the south terminus of Gary Way with the condition that the stray ball easement must be approved by the City Attorney and recorded with the subdivision plat within 30 days after City Council approval. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

**6. CONSIDERATION OF A PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR FOXBORO NORTH PLAT 13 LOCATED ON THE NORTH SIDE OF 900 NORTH BETWEEN AMBERLY AND CUTLER DRIVES.**

Ken Leetham reported that the Planning Commission recommended approval with no conditions.

**Council Member Jacobson moved to approve the preliminary design plan and final plat for Foxboro North Plat 13. Council Member Harman seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

**7. CONSIDERATION OF A PRELIMINARY DESIGN PLAN FOR EAGLEPOINTE ESTATES PHASE 18 LOCATED NORTH OF PARKWAY DRIVE AND EAST OF PARKWAY CIRCLE – SKY PROPERTIES, APPLICANT**

Scott Kjar, Sky Properties, stated that they are amenable with the concept of an easement, but if the school district says they do not want anything across their property, there would be an easement to nowhere. He wanted to have some way to have the property deeded back to the lot owners if, after a period of years, the City does not build a trail.

**Council Member Porter moved to approve the preliminary design plan for Eaglepointe Estates Phase 18 located north of Parkway Drive and east of Parkway Circle. Council Member Horrocks seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

**8. CONSIDERATION OF THE AMENDED DEVELOPMENT PLAN FOR BELLA VIDA AT EAGLEPOINTE – SKY PROPERTIES, APPLICANT.**

Ken Leetham reported that many of the current residents were concerned about the parking situation. Staff recommends parking agreements, allowing for all parking spaces to be treated the same. Legally, the two phases are in different HOAs. The Planning Commission reviewed this and recommended approval to the City Council.

Scott Kjar stated that the building has the same footprint as the original building, but it has 36 units instead of 24.

**Council Member Porter moved to approve the amended development Plan for Bella Vida at Eaglepointe with the condition that clubhouse parking may be used toward the guest parking calculations for Buildings 1 and 2, provided that shared parking agreements and access easements be recorded with the amendment to the condo plat for Bella Vida at Eaglewood Building #2 for all lots which utilize shared parking and access. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

9. CONSIDERATION OF A SITE PLAN FOR A NON-RESIDENTIAL BUILDING LOCATED AT 109 NORTH FOXBORO DRIVE. TOM STUART CONSTRUCTION, APPLICANT.

Ken Leetham reported that this business, Handi Quilter, is seeking to expand their operations. They meet parking and landscaping requirements, and the Planning Commission recommended approval.

**Council Member Jensen moved to approve the site plan for Handi Quilter at 109 North Foxboro drive. Council Member Porter seconded the motion. The motion was approved by Council Member Jensen, Horrocks, Porter, Harman and Jacobson.**

10. ORDINANCE NO. 2013-09: AN ORDINANCE ADOPTING AMENDMENTS TO THE CITY'S GENERAL PLAN AND ESTABLISHING AN EFFECTIVE DATE.

**Council Member Jensen moved to approve Ordinance No. 2013-09: an ordinance adopting amendments to the City's General Plan and establishing an effective date of May 21, 2013. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

11. CONSIDERATION OF A MASTER DEVELOPMENT AGREEMENT WITH URH ONE, LLC

The developer wants to complete the agreement and put it back on the agenda for the next meeting.

**Council Member Jacobson moved to table the consideration of a master development agreement with URH One, LLC.**

Dave Kimball, 1000 South Main Street, SLC, UT, stated that they hope to build up the area by building condos, and also have a parcel of land designated for a grocery store ONLY. They are trying to make it attractive for a grocer to come in.

Mayor Arave stated that he could not support the agreement as written. Other Council Members expressed similar sentiment. The Mayor stated the developers would have to get the Council's votes, and at this point, they need more support. He added that the way the agreement is written, he would direct City Staff not to put it on a future agenda unless two Council Members were willing to sponsor it.

**Council Member Jacobson withdrew his motion.**

12. CONSIDERATION OF A COOPERATIVE AGREEMENT BETWEEN THE STATE OF UTAH DEPARTMENT OF TRANSPORTATION AND NORTH SALT LAKE CITY

Barry Edwards stated that this is a significant item. During a meeting with UDOT Region One, staff discovered there is a State exchange program that allows cities to take federal funds and exchange them for state funds. Through a lot of discussions and contacts, staff was able to secure this exchange for the City, saving a significant amount of money.

**Council Member Porter moved to enter into a cooperative agreement between the State of Utah Department of Transportation and North Salt Lake City. Council Member Harman seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

13. SALARY PROPOSAL FOR 2013-14 FISCAL YEAR

Barry Edwards passed out a chart showing the consumer price index from the last few years. It shows the increase for 2012, at 2.1 percent. He recommended a 2% cost of living/market adjustment and a 1.9% merit/step increase. While this is .4% greater than what was originally proposed, the health insurance cost increase is only 3.4%, rather than 15%, as budgeted, so staff feels comfortable recommending this increase for the employees.

**Council Member Harman moved to approve the 2014 salary proposal as presented. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

Mr. Edwards also asked if department heads could accrue/carry over more hours from year to year. He stated that productivity decreases when department heads have to take time off because they are in "use it or lose it" situations. Council Member Horrocks stated there is value to having employees take vacations.

Council Member Jacobson said he gave a lot of hours back to the people of the U.S. when he retired, and he is not sure it was good for him. In the Federal Government, they could carry over 240 hours from year to year. He said there should be some way to zero it out along the way.

**Council Member Harman moved to raise the carry-over hours limit for department heads and the City Manager from 240 hours to 340 hours. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

#### 14. CITY ATTORNEY'S REPORT

David Church reported that a settlement agreement has been reached with the Merrill Sherriff litigation, although no checks have been issued.

#### 15. MAYOR'S REPORT

Mayor Arave reported that he attended the Center of Hope Food Pantry open house. They need a new sign, and more donations. He suggested the staff and Council encourage residents to help, including scout troops who might need service projects.

Mayor Arave said he has received complaints from residents in the Valley View area about the road construction staging taking place in the area. He asked Paul Ottoson to try and find a different place for the asphalt projects next year.

Wasatch Front Regional Council is holding a meeting on June 20 from 3-5 to analyze various plans affecting South Davis County. The Mayor said he will be attending and suggested some of City Staff be there.

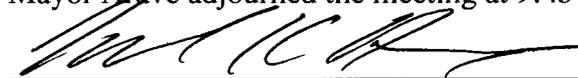
#### 16. CITY MANAGER'S REPORT

Barry Edwards reported that he attended meetings regarding the taxing district for the South Davis Metro Fire Agency. The other entities are not interested in having them become a taxing entity.

Mr. Edwards said they are in the process of meeting with taxing entities for the Redwood Road CDA, and he believes they will be successful there.

#### 17. ADJOURN

Mayor Arave adjourned the meeting at 9:45 p.m.



Mayor



Secretary