

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-WORK SESSION
MAY 19, 2015

FINAL

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

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

EXCUSED: Council Member Stan Porter

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director, Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: JR Hood, resident.

1. DEPARTMENT REPORT-PUBLIC WORKS & ENGINEERING

Paul Ottoson reported that the Overland Drive project was at a standstill as the City was waiting for W.W. Clyde to finish the 1100 N. storm drain line so it could be connected to Overland Drive. The storm drain line should be completed within a week and the curb and gutter should be finished within two weeks. Mr. Ottoson then reported on Park 11 located on Elizabeth Drive and said that the playground was installed last Friday but that the remainder of the work was delayed due to weather. The entire park should be completed by July of this year. Other projects include storm drains on Center Street and Redwood Road, secondary water lines and street reconstruction on Woodbriar Way. He also reported that the water detention basins in the City have held up well during the recent rainstorms.

Weber Basin Water Conservancy District has informed the City that after a very dry March and April that water will be reduced 20% and shut off October 1st. The majority of the Weber Basin water goes to Foxboro and as the City is now able to supplement that with Freda Well water this should not be an issue.

Jon Rueckert reported on a previous assignment to look into the cost of providing an additional day for the spring cleanup. He said it would cost approximately \$9-10,000.00 for an additional day. He then reported that the Wi-Fi towers are now in their 2nd phase which will include building out access points. The tower will help save money when all City buildings are linked together.

Mayor Arave asked how the storm drains on Eagleridge Drive were holding up with all the additional rain water. Jon Rueckert replied that there are a lot of popped manhole covers due to the overload on the system but that they would be put back in place.

Mr. Rueckert also reported that the water valve which broke on the Foxhollow roundabout would be repaired and that the Legacy splash pad would be opened Memorial Day weekend.

2. DEPARTMENT REPORT-GOLF

Brent Moyes reported that \$31,000.00 was received for the Groupon promotion. Due to the great weather in February- April, year to date (YTD) revenue is up 36% at \$48,721.00, and YTD rounds are up 35% at \$5,128.00. March 2015 was the best March for rounds since 2007 and 1997. Fiscal YTD golf revenue is up 6.1% at \$45,172.00 and YTD rounds are up 1.3% at \$501.00 due to the good early spring weather and early tournaments. The golf course is in great shape and drainage has been working well with all of the recent rain.

Mayor Arave asked if any feedback had been received regarding the pricing increase. Brent Moyes replied that he had not received any negative feedback.

3. ACTION ITEMS

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

4. CITY COUNCIL MINUTES

The City Council meeting minutes for May 5 and May 7, 2015 were reviewed. **Council Member Jacobson moved to approve the work session and regular session minutes of May 5, 2015 as written. Council Member Horrocks seconded the motion. The motion was approved by Council Members Jacobson, Horrocks, Jensen and Mumford. Council Member Porter was excused.**

Council Member Jacobson moved to approve the special session City Council minutes of May 7, 2015 as written. Council Member Mumford seconded the motion. The motion was approved by Council Members Jacobson, Horrocks, Jensen and Mumford. Council Member Porter was excused.

5. COUNCIL REPORTS

Council Member Horrocks asked if a speed monitor could be placed on Eaglewood Drive. He also asked if the City should consider a sponsor or donations for the July 3rd City firework event to offset costs.

Council Member Jacobson reported that the last senior lunch bunch event included a performance by the Orchard Elementary choir. He also said the Youth City Council would be assisting with the City's summer events.

Council Member Mumford reported that the last Planning Commission meeting had a very light agenda with just one item and had nothing else to report.

Council Member Jensen reported on the upcoming summer events including the 3 Kings Bicycle Race to be held June 20th, the annual 5K, children's theater, family golf tournament and NSL Reads book club events.

6. MAYOR'S REPORT

Mayor Arave reported that the South Davis Metro Fire Agency is expecting several expenditures which need to be funded, including: rebuilding the Centerville station and various projects on the Bountiful and Foxboro stations. The Fire Agency is proposing to form a district which would involve lowering city property taxes thus allowing the Fire District to assess a property tax to fund their operations and expenditures.

7. CITY ATTORNEY'S REPORT

David Church reported that Kern River and Questar were requesting a copy of the closed session recording from May 5th and May 7th. He stated that this was a protected document, and the City Council agreed that this request would not be granted.

Council Member Jensen was excused at 6:30 p.m.

8. CITY MANAGER'S REPORT

Barry Edwards reported that Lee's Market had been told that UDOT would not grant them access to Redwood Road. City staff had been working with UDOT and the City's lobbyists, and this item is now back on track. Mr. Edwards also reported that progress is being made with the school district on the Redwood Road CDA.

9. ADJOURN INTO CLOSED SESSION

At 6:40 p.m. Council Member Horrocks moved to go into closed session for the purpose of discussing pending or imminent litigation and the purchase or sale of real property. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jacobson, Horrocks and Mumford. Council Members Porter and Jensen were excused.

10. CLOSED SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION, AND THE PURCHASE, SALE, EXCHANGE OR LEASE OF REAL PROPERTY

At 7:01 p.m. Council Member Horrocks moved to go out of closed session and back into regular session. Council Member Jacobson seconded the motion. The motion was approved

by Council Members Horrocks, Mumford and Jacobson. Council Members Porter and Jensen were excused.

11. ADJOURN

Mayor Arave adjourned the meeting at 7:02 p.m. to begin the regular session.

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-REGULAR SESSION
MAY 19, 2015

FINAL

Mayor Arave called the meeting to order at 7:09 p.m. Council Member Brian Horrocks offered the invocation and Daniel Mulder, BSA Troop 220, led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Conrad Jacobson
Council Member Matt Jensen (rejoined the meeting at 7:05 pm)
Council Member Ryan Mumford

EXCUSED: Council Member Stan Porter

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director, Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: JR Hood, Jen Hood, Jennifer Twilley, Lannice Eyre, Paul Evans, Janette Trood Mark Lockheed; Jason Burgess; Kristi Burgess, Mike Jordan, Taylor Lloulert, residents; Wilford Cannon, Eaglepointe Development; Aaron Tibbits, Brighton Bank; Daniel Thurgood, Verizon Wireless; Brad Ferreira, Eaglepointe Tennis Club; David Mulder, Daniel Mulder; BSA Troop 220.

1. CITIZEN COMMENT

Jared Sanderson, Mountain Desert Builders Company, commented that his company was hired by Hugh Williams to develop his property from an RV storage facility to an apartment complex. He expressed concern with Ordinance 2015-14 implementing a temporary moratorium on development applications for the properties located in the Town Center. He said that they have been working closely with the City and have engaged architects, etc, to make sure it meets City standards and feels this moratorium is unfair as they have spent a lot of time, money and effort on developing the property.

Jennifer Twilley commented that she had just purchased a home in the Foxboro area next to condominiums. She said that the strict HOA parking requirements cause residents to park in front of her house continuously and interferes with her ability to do yard work for fear of damage to those vehicles parked in front of her home, as well as other issues. Chief Black stated that there are no ordinances or laws that police could enforce to prohibit parking in front of her home as it is a public street. City staff will review possible parking solutions for that area.

Mike Jordan, 19 Kingdon Lane, stated that a developer had purchased the lot on the corner of Orchard Drive and Center Street and was proposing to place eight homes/apartments there. He expressed concern and asked that the City plan responsibly and reduce high density development.

2. CONSIDERATION OF BID AWARD FOR A PORTION OF, OR ALL, THE
EALGEOINTE LANDSLIDE REMEDIATION PLAN

Barry Edwards reported that City staff had anticipated this item being further along and asked that this item be tabled until a later date. Mayor Arave added that many meetings and discussions have been held regarding the landslide and progress was being made.

Council Member Horrocks moved to table the funding agreement and awarding the bid for the Eaglepointe landslide remediation plan. Council Member Jensen seconded the motion. The motion was approved by Council Members Jacobson, Horrocks, Jensen and Mumford. Council Member Porter was excused.

Council Member Porter joined the meeting by teleconference at 7:31 p.m. and left the meeting at 7:31 p.m. after the motion to table this item.

3. CONSIDERATION OF FEASIBILITY FOR A VERIZON WIRELESS
COMMUNICATION FACILITY ON EAGLEWOOD GOLF COURSE-DANIEL
THURGOOD

Ken Leetham reported that this was being presented to the Council to determine whether Verizon should move forward with this project to build a cell tower on City-owned property. This facility would be located on Eaglewood Golf Course between Holes 2 and 3. The proposed tower would be approximately 67' tall and would resemble a pine tree. Mr. Leetham explained that the hillside progresses quickly and that the pole would blend into the horizon when looking up at the hillside. He then explained that a similar proposal had been brought before the City Council before, but that this tower would be more discrete than the previous proposal. The City Council agreed that Verizon could move forward with their plan by taking it to the Planning Commission and receiving public comment.

4. DISCUSSION AND ACTION OF WILD ROSE TRAIL ENCROACHMENTS
BEHIND COUNTRY COURT

Paul Ottoson reported that several property owners on the south side of Country Court have encroached onto City property adjacent to Wild Rose Trail and Park. He commented that possible solutions could be to do nothing, install a fence at the property line, or request that property owners purchase the land they are encroaching upon.

Council Member Horrocks commented that this was similar to the encroachment that occurred at on the golf course property years ago and that the City had enacted a strict no tolerance policy in that circumstance.

The City Council discussed other options such as requiring the homeowners to remove any improvements and return the land to native vegetation. It was determined that the area be surveyed to establish property lines with a decision to be made at that time.

5. CONSIDERATION OF ORDINANCE 2015-14: AN ORDINANCE RELATED TO A TEMPORARY MORATORIUM ON DEVELOPMENT APPLICATIONS FOR PROPERTIES IN THE TOWN CENTER WHICH ARE ZONED COMMERCIAL HIGHWAY (C-H)

Ken Leetham reported that City staff recommends approval of Ordinance 2015-14 related to a temporary moratorium on development applications for properties in the Town Center which are zoned Commercial Highway. The Town Center land use study is nearly complete and City staff will then provide recommendations to the Planning Commission and City Council for changes to the City's Land Use Ordinance related to urban design, architecture and accessibility for new and existing development. The Town Center plan could be adopted within the next 30-40 days and City staff will then provide recommendations for code changes and improvements to the Planning Commission and City Council which would take another 30-45 days.

Mr. Leetham said that an appropriate amount of time should be given to make changes to the ordinance but that the full six-month moratorium may not be necessary.

Council Member Jacobson commented that if staff could ensure changes would be made in less than six months he would approve of this moratorium in the Town Center area.

Council Member Jensen moved that the City Council adopt Ordinance 2015-14. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Jensen and Mumford. Council Member Jacobson voted in opposition to the motion. Council Member Porter was excused.

6. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2015-16R ADOPTING AN AMENDMENT TO INCREASE THE FISCAL YEAR 2014-15 GENERAL, REDEVELOPMENT AGENCY (RDA), DEBT SERVICE, CAPITAL PROJECTS, PARKS CAPITAL PROJECTS, ROAD CAPITAL PROJECTS, CULINARY WATER, IRRIGATION WATER, STORM WATER, SOLID WASTE, GOLF AND FLEET INTERNAL SERVICE FUNDS BUDGETS

Janice Larsen reported that Resolution 2015-16R addresses various budget adjustments and she highlighted the significant numbers in each fund. The General Fund revenue changes include an increase of sales tax to \$240,000.00, a grant payment from Big West Oil of \$150,000.00 and revenue from the 1100 North project of \$230,000 which is being funded through impact fee money. Changes in expenditures include an increase in the water utility charge for parks, as the City is now charged the same rate as residents and businesses, and \$25,000.00 for street striping.

Other changes include transfers from the General Fund of \$260,000.00 to the Capital Projects fund, \$38,000.00 to the golf fund and \$25,000.00 for the wetlands study. The impact fee will be

lowered in the Parks Capital fund. The City will also be receiving \$1,700,000.00 in Federal grant money for the Center Street widening project.

Mayor Arave opened the public hearing at 8:09 p.m. There were no comments and he closed the public hearing at 8:09 p.m.

Council Member Jacobson moved to approve Resolution 2015-16R adopting an amendment to increase the fiscal year 2014-15 General, Redevelopment Agency (RDA), Debt Service, Capital Projects, Parks Capital Projects, Road Capital Projects, Culinary Water, Irrigation Water, Storm Water, Solid Waste, Golf and Fleet Internal Service funds budgets. Council Member Horrocks seconded the motion. The motion was approved by Council Members Jacobson, Horrocks, Jensen and Mumford. Council Member Porter was excused.

7. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2015-17R
ADOPTING THE NEXT FISCAL YEAR 2015-2016 GENERAL,
REDEVELOPMENT AGENCY (RDA), DEBT SERVICE, CAPITAL PROJECTS,
ENTERPRISE, AND INTERNAL SERVICE FUNDS BUDGETS

Barry Edwards reported that this is essentially the same budget that was reviewed by the City Council in March, with a few adjustments.

Janice Larsen reported that the most significant changes to the 2015-2016 budget include a sales tax increase of 4% which would be an additional \$133,400.00 in revenue, a decrease in building inspection fees of \$196,450.00, and an increase in gas tax revenue imposed by House Bill 362 which will be approximately \$43,900.00. Other expenditures in the General Fund include an increase in wages of 2.5% for a 1.6% cost of living (COLA), 2% merit increase and 5% increase in cost of benefits. Other expenditures include the addition of a new police officer and an increase in fire services for additional fire and paramedic positions.

Council Member Mumford asked if the cost of the landslide remediation was included in this budget. Janice Larsen replied that the landslide remediation was not included and would come from the Capital Projects fund. She also said that 2016 and 2017 are transition years.

Mayor Arave opened the public hearing at 8:18 p.m.

Mark Lockheed, 771 Centennial Drive, asked if the trailhead on Gary Way was included in the budget and also asked about possible encroachment at this trailhead. Paul Ottoson replied that the trail would be 5' wide at Gary Way and that City staff would discuss possible encroachment.

Mayor Arave closed the public hearing at 8:20 p.m.

Council Member Horrocks moved to adopt Resolution 2015-17R adopting the next Fiscal Year 2015-16 General, Redevelopment Agency (RDA), Debt Service, Capital Projects, Enterprise, and Internal Service funds budgets and salary schedule as previously

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

8. AWARD BID FOR MISCELLANEOUS STREET PRESERVATIONS-HIGH DENSITY MINERAL BOND (HA5) TO HOLBROOK ASPHALT FOR \$184,000

Jon Rueckert reported that this project did not go out to bid as Holbrook Asphalt was the only company that offered High Density Mineral Bond HA5 and that it is the same product that was used on the Legacy Trail. He said that the City has used Holbrook in the past with good success.

Paul Ottoson explained that the HA5 was more like a slurry seal than an overlay. **Council Member Horrocks moved to award the High Density Mineral Bond to Holbrook Asphalt for \$184,000.00. Council Member Jensen seconded the motion. The motion was approved by Council Members Jacobson, Horrocks, Jensen and Mumford. Council Member Porter was excused.**

9. ADJOURN INTO CLOSED SESSION

At 8:25 p.m. Council Member Horrocks moved to go into closed session for the purpose of discussing pending or imminent litigation and the possible purchase or sale of real property. Council Member Jensen seconded the motion. The motion was approved by Council Members Jacobson, Horrocks, Jensen and Mumford. Council Member Porter was excused.

10. CLOSED SESSION TO DISCUSS PENDING OR IMMINENT LITIGATION AND THE PURCHASE OR SALE OF REAL PROPERTY

At 10:14 p.m. Council Member Mumford moved to go out of closed session. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Mumford, Jacobson, Jensen and Porter.

11. ADJOURN

Mayor Arave adjourned the meeting at 10:14 p.m.



Mayor



Secretary