

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-WORK SESSION  
AUGUST 15, 2017

**FINAL**

Mayor Arave called the meeting to order at 6:06 p.m.

PRESENT: Mayor Len Arave  
Council Member Brian Horrocks  
Council Member Stan Porter  
Council Member Matt Jensen  
Council Member Ryan Mumford  
Council Member James Hood

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

1. DEPARTMENT REPORT-GOLF COURSE

Brent Moyes presented a year to date (YTD) report showing 7,017 rounds of golf for July, 2017 compared to 7,633 rounds in 2016.

Mayor Arave asked if staff could prepare a 15-year report comparing revenue, rounds, etc.

Brent Moyes explained that due to declining golf revenue throughout the nation, many courses are now trying other things like Frisbee and soccer golf, larger holes, discounts, and other offers to bring in customers and increase rounds. He reported that revenue in 2017 was \$126,027 compared to \$133,253 in 2016. Tournaments are down from over 70 tournaments in 2013 to around 50 in 2017. Efforts have been made to promote the course, provide great customer service, and flexibility on costs to retain customers and tournaments.

Mayor Arave asked if staff works with local hotels to advertise to out of town players. Brent Moyes replied that he makes annual visits to the nearby hotels to advertise and works with the concierge and front desk staff, especially at the bigger hotels, to promote the course.

Brent Moyes then reported on the Junior Golf Program and said that the Junior Mini Tour and Junior Club Championship had 50 participants for an eight-week program held on Wednesday

mornings. The junior golf lessons were held three days a week for two weeks and had 100 participants. Mr. Moyes explained that even though the Junior Club Championship may not bring in a lot of revenue it can create a lifelong interest in the game. He said that the winner of this year's Men's Club Championship was City resident Peyton Hastings who has been playing at the course since he was young.

Brent Moyes said the Men's Association highlights include acquiring over 100 members with participation up 12% since 2016 and a growing increase in joining the association and participating in the Club Championship. Upcoming events at the course include the Junior Club Association, the Men's Association Match Play, NSL Family Scramble on September 2<sup>nd</sup>, Customer Appreciation Day on September 22<sup>nd</sup>, NSL Eaglewood Amateur on September 30<sup>th</sup>, and Play All Day Mondays for \$34 starting August 28<sup>th</sup>.

## 2. DEPARTMENT REPORT-ENGINEERING

Paul Ottoson reported on existing engineering projects including the Center Street project which was completed ahead of schedule. This project consisted of street light installation and the expansion to three lanes and a bike lane. This section will also be widened in the future to include a right turn lane, completion of a portion of the trail, and the potential addition of sidewalk on the north side of the street.

The next road project discussed was on Foxboro Drive and was necessary due to the road damage by Questar Gas (now called Dominion Energy). Mr. Ottoson said Dominion would repair a portion of the road near Stericycle, rotomill the other sections, and lay new asphalt on the entire road. He said they would also replace sections of curb and gutter and then overlay the entire road.

Paul Ottoson reported on the 350 North road project and said that the asphalt would be laid on Friday which would complete the project.

Council Member Porter asked if Kapp Construction would fix the curb and gutters and driveways that they damaged including the church driveway. Paul Ottoson replied that staff had reviewed the damage and asked Kapp to repair these areas.

Paul Ottoson then reported on the Eagleridge Storm Drain project and said staff had found a better solution which consisted of running the drains down the adjacent property instead of along Eagleridge Drive. This would be a more favorable option as the City owns a majority of the property, it would eliminate the need to close Eagleridge Drive, and reduce the overall cost. He

reported that Geostrata had reviewed the area and issued a positive report and that the bid on this project would start this winter.

Council Member Jensen asked if this project would affect the Springhill Trail. Paul Ottoson replied that this project would occur on top of the ridge which would lessen the impact on the road, trails, and was a straighter route which would decrease the cost.

Paul Ottoson spoke on the Eagleridge Drive resurfacing project and said it was on the agenda later that night for bid award approval. There had been some concern about potholes and sinking so the contractor would inspect these areas for potential sinkholes. The manholes had since been grouted to help with water issues. Mr. Ottoson said the contract contained a clause that two lanes must be kept open for traffic between the hours of 9 a.m. and 3 p.m. and one lane must be kept open the remainder of the time. Residents must be given 48 hours' notice when the road is closed for paving.

The final project discussed was the Redwood Road and 1-215 project with the City to fund the betterments including a 16" diameter reuse water line at \$60,000 and 2" conduit for future street lighting on the west side at a cost of \$45,000 for a total of \$105,000. Mr. Ottoson reported that other aesthetic betterments with UDOT funding, included a City entrance monument sign at \$6,000, xeriscaping in the diverging diamond interchange area on the south end of the project at \$120,000, and powder coating of six signal lights at \$30,000 for a total of \$156,000. UDOT funding would be approximately \$100,000 for the monument sign, xeriscaping and powder coating with the City to pay the additional costs.

Ken Leetham explained that any infrastructure improvements made by the City in this area may be deducted from a financial commitment the City had with the sports complex developer.

Mayor Arave asked why conduit for street lighting was not being installed on the east side of the street as well. Ken Leetham replied that there is expected development on the west side which would require the lighting; however, staff could add conduit on the east side as well.

### 3. ADJOURN

Mayor Arave adjourned the meeting at 6:57 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
AUGUST 15, 2017

**FINAL**

Mayor Arave called the meeting to order at 7:06 p.m. Council Member Stan Porter offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave  
Council Member Brian Horrocks  
Council Member Stan Porter  
Council Member Matt Jensen  
Council Member Ryan Mumford  
Council Member James Hood

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Camille Thorpe, Alisa Van Langeveld, residents.

1. CITIZEN COMMENT

There were no citizen comments.

2. CITY COUNCIL APPOINTMENT(S) TO THE PARKS TRAILS ARTS RECREATION  
ADVISORY BOARD (NSL LIVE) AND PRESENTATION TO OUGOING MEMBERS  
OF THE BOARD

Mayor Arave reported that Camille Thorpe's term on this advisory board had expired. He said she had been serving as chairman and was grateful for her willingness to volunteer and participate in all of the activities, events and projects including the design and installation of the Veteran's Memorial Amphitheater at City Hall.

Council Member Jensen said Camille had always served with enthusiasm and hoped that she would continue to be involved with future City events. Council Member Porter added that

Camille had been a wonderful addition to the committee as she had great ideas and was eager to be involved with the community.

Mayor Arave presented Camille Thorpe with a plaque in recognition of her service to the City.

Council Member Jensen reported that he had been working Shawna Gottfredson about the NSL Live concerts and said she had an interest in serving on the committee. He said she had a musical background which would be helpful in this position.

**Council Member Porter moved to appoint Shawna Gottfredson to the Parks Trails Arts and Recreation Advisory Board. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

3. CONSIDERATION OF RESOLUTION 2017-22R THE SUBMISSION OF A BALLOT QUESTION TO THE RESIDENTS REGARDING THE REAUTHORIZATION OF A LOCAL SALES AND USE TAX OF ONE-TENTH OF ONE PERCENT (0.10%) ON CERTAIN QUALIFYING TRANSACTIONS WITHIN THE CITY (RAP TAX)

Ken Leetham reported that there was a statutory requirement to approve a resolution to place the RAP Tax renewal on the ballot. He said some points for consideration included determining a general purpose for the RAP Tax such as bond repayment, the expansion of Hatch Park, and could help implement projects in the General Plan, etc.

Mayor Arave suggested that it would be better to have a broad explanation of what the RAP Tax would be used to fund such as pursuing park improvements rather than committing to specific projects.

Council Member Jensen commented that the information given to residents should explain that this tax was necessary to help repay City debts. Ken Leetham replied that staff would prepare information for the public handout to be brought to the next City Council meeting.

Council Member Hood suggested explaining to residents that this was not a new tax but a continuing tax. Ken Leetham suggested rewording to say that any funds remaining after the park bonds had been paid would be used to make improvements per the General Fund.

The City Council discussed what the RAP Tax funds would be used for and how this should be worded in the proposed resolution. It was suggested that the wording specify that the bond for Legacy Park and Tunnel Springs be paid off first and that any remaining funds would be used for other park projects. It was also suggested that the wording only specify that the funds be used for

the payment of the Legacy and Tunnel Springs Parks bond. David Church commented that the City should authorize in advance what the funds would be intended for as a limited specification may restrict how the funds could be used.

Council Member Mumford asked who was required to write the potential pros and cons for renewing the RAP Tax. Ken Leetham replied that the State statute did not specify who should write supporting and opposing statements.

David Church said that the law did not require pros and cons but said that the City should send out neutral factual information. If positive information was sent then negative information must be presented as well.

**Council Member Jensen moved to approve Resolution No. 2017-22R a Resolution Submitting a Ballot Question to the Residents of the City of North Salt Lake regarding the Reauthorization of a Local Sales and Use Tax of One Tenth of One Percent (0.10%) on Certain Qualifying Transactions within the City to Fund the Following specific projects:**

**A. Retirement of a previously-issued bond used for the construction of Legacy Park and Tunnel Springs Park;**

**B. Any additional funds to be spent on parks projects approved per the General Plan**

Council Member Porter commented that the General Plan could change and the City should not limit the funds to projects that had already been approved and outlined in the plan.

Ken Leetham suggested that the wording be changed from “any additional funds to be spent on parks projects approved per the General Plan” to “Recreation, arts and parks projects as adopted in the General Fund may also be funded.”

**Council Member Jensen amended his motion to replace the wording in Resolution 2017-22R and on the official ballot to “any additional funds to be spent on parks projects approved per the General Plan” with “Recreation, arts and parks projects as adopted in the General Fund may also be funded” and also to change the wording on the official ballot from “For the imposition of the Rap Tax” to “For the reauthorization of the Rap Tax” if possible.**

**Council Member Horrocks seconded the amended motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

#### 4. AWARD BID FOR THE EAGLERIDGE DRIVE RE-SURFACING BETWEEN PARKVIEW DRIVE AND EDGEWOOD DRIVE

Paul Ottoson reported that this bid was for the re-surfacing of Eagleridge Drive from Parkview Drive to Edgewood Drive and that this re-surfacing would be done in conjunction with the reconstruction and repair due to the faulty storm drain system. The engineering bid for this portion of the project was \$308,000. Staff received three bids and he recommended approval of the lowest bidder, Post Asphalt, at \$291,668. Post Asphalt recently completed work at the Porter's Landing Boat Takeout as well.

Council Member Horrocks asked about the timeframe for completion of this project. Paul Ottoson replied that the work should start in mid-September with completion in October. He said the storm drain design would be done in the fall and that portions of the project would go out for bid in the winter.

**Council Member Horrocks moved to award the Eagleridge Drive resurfacing, Parkview Drive to Edgewood Drive, project to Post Asphalt Construction for \$291,668. Council Member Hood seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

#### 5. CITY COUNCIL MINUTES

The City Council minutes of August 1, 2017 were reviewed and approved. **Council Member Mumford moved to approve the City Council minutes from August 1, 2017 as amended. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

#### 6. ACTION ITEMS

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

Mayor Arave asked that a meeting be arranged with the residents of the Edgewood neighborhood, the State's Division of Oil Gas and Mining and the Department of Air Quality to discuss mining and blasting.

#### 7. COUNCIL REPORTS

Council Member Hood reported that the Youth City Council (YCC) sponsored movies in the park had good attendance on August 4<sup>th</sup> but that poor weather affected attendance for the August

9<sup>th</sup> movie and Night Out Against Crime event. He added that an equipment malfunction ended the movie early on August 11<sup>th</sup>. He also thanked the Public Works Department for their help with flag placement for the Tour of Utah event.

Council Member Hood then reported that he attended the meeting with the Edgewood residents who were very concerned about future mining on the Monte Thomas parcel. Council Member Mumford asked that future meetings with this group be noticed so that council members could attend.

Council Member Mumford reported that Eaglewood Development requested a twelve-month extension from the Planning Commission for their Eaglewood Cove development.

Council Member Porter reported that the Night Out Against Crime had a decent turnout despite the weather. Chief Black thanked the City for their support of this event.

Council Member Porter then reported on the Get Into the River event on September 16<sup>th</sup> which he said would include cleanup, weed removal, and a canoe run.

Council Member Horrocks reported that Just Serve, an organization setup to connect volunteers with service opportunities, had reached 20,000 volunteers in Utah and had resulted in more volunteers than available service projects. He then reported on mosquito abatement and said recently one of the pools in Davis County tested positive for West Nile virus.

The Council discussed providing West Nile virus, mosquito and rabies awareness and education to residents.

Council Member Horrocks asked about the wooden bridge at Deer Hollow Park and if it could be reinstalled. Jon Rueckert replied that the wooden bridge had been washed away and would need to be secured better. He also asked about the trees that were destroyed by fire at Tunnel Springs Park and if they would be replaced.

Council Member Horrocks suggested that the City look into converting some of the tennis courts at Hatch Park into pickle ball courts. He then said that the County Commissioners had discussed the closure of the Bountiful library and the potential relocation near Hatch Park.

Council Member Jensen reported that the Second Sunday Concert in August was pleasant but not well attended. He said the next concert would be held either September 10<sup>th</sup> or 17<sup>th</sup> at Eaglewood Golf Course.

Council Members Hood and Jensen asked that staff look into purchasing a sound system and screen for City events.

Council Member Jensen then reported on two upcoming events that included the Eaglewood Golf Course family golf scramble and the NSL Live summer writing contest that would culminate with the NSL Reads fall family event in October.

Council Member Horrocks asked that staff respond to a resident who had submitted several code enforcement issues via the City's website

## 8. MAYOR'S REPORT

Mayor Arave reported that the South Davis Metro Fire Agency board met on August 7<sup>th</sup> and approved the tax increase. Staff also met with Diane Browning, from Senator Hatch's office, regarding a grant for the Eaglepointe Landslide. Ken Leetham commented that this was the same individual who assisted the City with the Springhill Landslide grant.

Mayor Arave spoke about the meeting with Edgewood residents regarding the gravel operations on the Monte Thomas property and said that residents suggested that the City look into purchasing the gravel pit. The cost to purchase both parcels would be approximately \$5.5 million. The discussion also included suggestions such as creating a service area so residents could purchase the property at the cost of \$1,000 per year for thirty years, or allowing the case to go to court. Other topics of discussion included the fact that the south parcel was zoned for mining, the need for some mining of the Monte Thomas pit so that the area could be cleaned up, and the difficulty in negotiating after a lawsuit.

Council Member Horrocks commented that these types of compatibility issues have arisen periodically. Another example of this was the fact that Stericycle was in place before housing development in the Foxboro area. Stericycle and the City warned developers of this fact before homes were built. He said the gravel pits had been mined for years and then homes were approved and built. He said the dilemma was always how to balance the rights of developers, landowners and mining companies.

Mayor Arave said that residents also asked why the City could not pursue a nuisance claim against the mining companies. David Church replied that in 1997 the City adopted a gravel pit ordinance which included a section that stated residents could not file a nuisance claim as the gravel pits already existed in that location and residents were aware of this fact before building or buying homes adjacent to the mining. He said that the City changed the zoning on the hillside to allow for housing and discourage mining. Mining and housing are not entirely compatible and

the City code had determined that an appropriate buffer is that mining could be performed 100 feet from a residence.

9. CITY ATTORNEY'S REPORT

David Church had nothing to report.

10. CITY MANAGER'S REPORT

Ken Leetham had nothing to report.

11. ADJOURN INTO CLOSED SESSION TO DISCUSS IMMINENT OR PENDING LITIGATION

**At 8:18 p.m. Council Member Mumford moved to go into closed session to discuss imminent or pending litigation. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford, and Hood.**

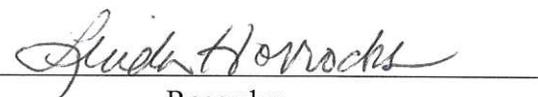
12. RECONVENE INTO REGULAR SESSION

**At 9:08 p.m. Council Member Mumford moved to go out of closed session and back into regular session. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford, and Hood.**

13. ADJOURN

Mayor Arave adjourned the meeting at 9:08 p.m.

  
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Mayor

  
\_\_\_\_\_  
Recorder