

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-WORK SESSION  
OCTOBER 20, 2020

**FINAL**

Mayor Arave called the meeting to order at 6:11 p.m.

PRESENT: Mayor Len Arave  
Council Member Lisa Watts Baskin arrived at 6:15 p.m.  
Council Member Natalie Gordon  
Council Member Brian Horrocks  
Council Member Ryan Mumford  
Council Member Stan Porter arrived at 6:45 p.m.

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

1. DEPARTMENT REPORT-COMMUNITY DEVELOPMENT

Sherrie Llewelyn reported on the Community Development staff and introduced the new planning technician Mackenzie Bennett. She then reported on 2020 building permits, which included 387 permits through September. Of these, there were 143 residential permits (townhomes, single dwellings, apartments, etc.), 44 commercial permits, and 2,484 inspections with 458 in August and 430 in September.

Ms. Llewelyn addressed the registration process of Accessory Dwelling Units (ADUs) throughout the City and said that staff had processed nine permits with five additional under review. There were also 16 Land Use permit applications for construction of fencing, sheds and accessory structures.

Council Member Horrocks asked about the registering of ADUs and if this was an annual process. Sherrie Llewelyn replied that it was a one-time process to ensure that these units had off-street parking, smoke detectors, and egress windows, etc. It would also ensure that these units are included in census information.

Council Member Mumford asked if the ADU's were mainly basement apartments. Sherrie Llewelyn replied that there was one accessory building and the majority were basement apartments. She said there was no charge for registration of these units.

Sherrie Llewelyn reported on commercial projects for 2020 including the Amazon project at 201,000 square feet, which would be completed in spring of 2021, the Maverik gas station remodel and reopening of the old store, the MC Green project on 750 West, the Dixon Co. project on Cutler and Center Street, the Eaglewood Plaza office building, Village Station by Brighton, and the Neighbors Market remodel. She explained that the Neighbors Market remodel would include modifications to the rooflines, stone on the buildings, and facelift of the signage per grant funding. She then showed site plans for The Dixon, MC Green, Village Station, and the Eaglewood Plaza projects.

Ms. Llewelyn focused on the residential projects under construction including City's Edge, NSL City Center, Towne Plaza, Foxboro Marketplace Apartments, The Ridge, Townes at Vantage Point, Foxboro Marketplace, City Walk (formerly The Yard), Wellington Place, and The Hepworth apartments, which had been completed. Additional residential projects under review included Williamsburg, Silver Sky Lofts (formerly Sunview Court), The Cove, Lake View PUD, and City Center Phase 2. She provided an update on the Williamsburg project and said the current developers were trying to sell the project. The proposed changes to the Williamsburg property, which staff did not like, included more units, less open space, and increased parking. Code enforcement would be reaching out to the property owner about the graffiti and vandalism on the existing buildings and possible demolition.

Council Member Horrocks said he thought Williamsburg seemed like a great property for development and asked about hazmat issues. Sherrie Llewelyn replied that there was asbestos in the buildings, which had since been removed. The buildings are demolition ready but the developer felt that the underground parking requirement was cost prohibitive.

Sherrie Llewelyn reported on Silver Sky Lofts and said this project included 13 for sale townhome units. This project was currently under preliminary plat review. She said the developers of the Cove project, consisting of 73 lots, had completed the geologic hazard study and were resolving issues with several lots. Lakeview PUD had completed the geotechnical report and would include three homes. She added that the City Center Phase 2 project now included the Chaparral parcel and would be reviewed later in the meeting for preliminary plat approval.

Sherrie Llewelyn provided an update on the annexation policy plan and said Lewis Young Robertson & Burningham (LYRB) were working to collect data on the services needed for the annexation area and associated costs. Staff made a presentation on September 30<sup>th</sup> to the West Point Community Council. She showed a map of the annexation policy plan with the proposed areas to be annexed and those areas that have been removed. Ms. Llewelyn then showed an overview of the property including the Misty River development with 994 dwelling units comprised of 533 townhomes and 461 single family homes on 125 acres. She said during the meeting with the community council that she emphasized that this was just what the developer

was requesting and the City Council had not fully reviewed or approved anything. The proposed plan would have 2,700 to 4,500 square foot lots with a proposed density of eight units per acre. Sherrie Llewelyn presented a map of the annexation policy plan study areas and she detailed the annexation policy plan approval process with all ten steps including ten additional steps once the annexation plan petition had been submitted. These steps included review by the Planning Commission and public hearings as well as review by the City Council. Staff also prepared a webpage on the City's website with updates, studies, public meetings, and draft documents related to the annexation, which could be found at <http://www.nslcity.org/638/annexation>. She said the first draft of the annexation policy plan should be ready in approximately one month.

Sherrie Llewelyn provided 2020 demographic information which included 900 active business licenses, 8.52 square miles of land in the City, 2,632 persons per square mile, approximately 7,380 housing units, a 70.9% homeownership rate, 3.1 persons per household, and a median household income of \$86,300 which was up from last year. She then reported on the projects for the next three months including the annexation policy plan study and update, a work session with the City Council and Planning Commission to review the Form Based Code, completion of the Subdivision Code update, code amendments to the Sign Code and Site Plan, and the review of Eaglewood Cove, City Center Phase 2, and Village Station projects.

Mayor Arave asked how much of the 8.52 square miles was part of the wetlands preserve area. Sherrie Llewelyn replied that the preserve was approximately a square mile so that would be about 7.52 square miles of developable area in the City.

Council Member Gordon asked if the Planning Commission was meeting virtually or in person. Sherrie Llewelyn replied that the Planning Commission would continue to meet virtually as they felt it allowed the public to more easily participate in their meetings.

Council Member Gordon commented that she was unfamiliar with many of the projects Sherrie had mentioned and asked if staff would be willing to meet with and show her the project areas. Sherrie Llewelyn replied affirmatively.

Council Member Horrocks asked about Walt Plum's development. Sherrie Llewelyn responded that she was unsure but it seemed like the properties were purchased as investment properties and were possibly being held until after the recession. She said there were no concerns with the properties but no building permits had been requested.

## 2. ADJOURN INTO REDEVELOPMENT AGENCY (RDA) MEETING

Mayor Arave adjourned the meeting at 6:38 p.m. to begin the Redevelopment Agency meeting.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
OCTOBER 20, 2020

**FINAL**

Mayor Arave called the meeting to order at 7:04 p.m. Council Member Natalie Gordon offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave  
Council Member Lisa Watts Baskin  
Council Member Natalie Gordon  
Council Member Brian Horrocks  
Council Member Ryan Mumford  
Council Member Stan Porter

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

OTHERS PRESENT: Andrea Johnson, Dee Lalliss, residents. (need to add the others who were present, including Taylor Spendlove, etc.)

1. CITIZEN COMMENT

Andrea Johnson, 623 Ridgetop Circle, spoke on the section of Redwood Road near 1100 North that did not have sidewalk. She said that there were children who used this route to go to school and were walking on Redwood Road as there was no emergency lane there either. Ms. Johnson asked the City to expedite this process even if the use of eminent domain was necessary. Ken Leetham replied that the City had a Safe Sidewalk Grant for this area and were working on the design. He said there were two property owners who were not interested in selling property to allow the City to install the sidewalk.

Council Member Baskin suggested that the City Council members could contact these residents.

Council Member Mumford clarified that it would be schoolchildren walking to Odyssey Elementary. Andrea Johnson clarified that Odyssey was the Head Start location for the area and the only option was for the children to walk along Redwood Road.

Council Member Baskin asked who the property owners were. Sherrie Llewelyn replied that she would provide this information to the Council.

Mayor Arave asked how long it would take to go through the condemnation process. David Church replied that the process would take time. If the owners contested it could be 120 days with the court's cooperation or it could take a couple years. He said the difference would be a provision in the law known as immediate occupancy that would allow the City to proceed if it could be shown that it was necessary to begin the project before the matter was determined.

Mayor Arave asked if the City should start that process immediately and still begin negotiation with the property owners. David Church said the process required pre-negotiation and then schedule the property owners to appear before the City Council and then approval of a resolution authorizing staff to move forward.

Council Member Horrocks asked about the jurisdiction as Redwood Road was a State Road. David Church said that the City could build sidewalks along State roads.

Council Member Mumford asked if the cross section was designed for that road and if the road could be widened for that. Ken Leetham responded that the City planned to build an interim cross section until the property was developed and the permanent improvement would then be done by a developer.

Council Member Baskin asked what the fair market value would be for the condemnation. Ken Leetham replied approximately \$9 to \$13 per square foot. Paul Ottoson said that both properties were about 600 feet long and about 6,000 to 7,000 square feet total.

Mayor Arave asked if the City would then own the property and the property owner would not have access. David Church replied that the City would have to pay severance damages in addition to the value of the property that was taken. He said the City only had the right to condemn the right of way for a sidewalk.

David Church said apparently there was a reason that the property owner felt that this was not in their best interest and that they would be invited to come before the City Council to explain their reasoning. Ken Leetham said staff had tried to negotiate and would now send a written notice with an offer to purchase the property.

Dee Lalliss asked about the City's recycling program and what the process was. He suggested this information be included in the City newsletter to potentially encourage residents to recycle. Mayor Arave replied that recycling goes to the Wasatch Integrated Waste facility in Layton and that information on their new plant could be found on their website.

Council Member Porter commented that the City Council toured the Wasatch Integrated Waste facility. He said that all garbage was recycled to a point and all of the aluminum cans were collected.

2. CONSIDERATION OF ORDINANCE 2020-14: AN ORDINANCE REZONING PROPERTY LOCATED AT 71 NORTH HIGHWAY 89, FROM COMMERCIAL HIGHWAY (CH) TO P-DISTRICT AND APPROVING AN AMENDED DEVELOPMENT AGREEMENT (2020-39A) FOR NSL CITY CENTER PHASE 2, BRIGHTON UTAH DEVELOPMENT, APPLICANT

Sherrie Llewelyn presented an overview of the site showing the existing NSL City Center. She reported that the purpose of this application was to facilitate an amendment to City Center P-District Development located at 25 East Center Street. The property located at 71 North was 1.55 acres, which currently contained Chaparral Fire Protection, would be added as a second phase to the residential portion of the existing 3.6-acre City Center project for a total of approximately 5 acres. The amended general development plan for City Center was approved by the City Council on August 18, 2020. In conjunction with the P-District rezone request, the amended development agreement would include preliminary plat approval for the project. Phase 2 would consist of 29 townhome units and six units from Phase 1.

Ms. Llewelyn showed the layout of the development and said that Phase 2 would have nine units facing Highway 89 with matching setbacks and sidewalk improvements as well as 20 additional feet of right-away dedicated for future expansion of the bus rapid transit system. A pedestrian pathway has been added between the existing building and the new building. Staff requested a 15-foot buffer around the perimeter around the property allowing several units to have semi-private backyards. Each unit would have two car garages, 27 units would have 18' driveways, as well as 13 additional guest parking spaces for 115 parking spaces in total. Improvements included landscaped areas for a total of 27% of the overall project. She showed the landscaping plan and said the developer was working with North Towne Station to share the maintenance and use of existing open space. Brighton Development would improve and maintain the detention area and install metal fencing and a dog park. The proposed architecture would remain the same with dark brick and stucco as found in the original development agreement. The development agreement also included a provision prohibiting the purchase of multiple units by one entity.

Council Member Gordon asked about parking as every unit did not have a driveway. Sherrie Llewelyn commented that there were 13 visitor parking stalls. She showed the location of the visitor parking stalls on the site.

Council Member Mumford thanked the developer for coming up with a solution to the North Pointe open space.

Taylor Spendlove, Brighton Homes, commented that the agreement with North Pointe was not finalized. He said they tried to come to the agreement to share the open space and to purchase the Chaparral property during the first phase and both property owners were now on board.

Council Member Porter recused himself as he owned property in this development.

**Council Member Horrocks moved that the City Council approve Ordinance 2020-14 rezoning the property at 71 North Highway 89 from CH to P-District and approve the proposed amended development agreement (AGR2020-39A) for NSL City Center Phase 2 with the following findings:**

**Findings:**

- 1) **The proposed P district can be substantially completed within two (2) years of the establishment of the P district.**
- 2) **The development contains one phase that can exist as an independent unit capable of creating an environment of sustained desirability and stability; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.**
- 3) **The proposed increased density will not generate traffic in such amounts as to overload the street network outside the P district.**
- 4) **The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.**
- 5) **Any exception from standard ordinance requirements is warranted by the design incorporated into the final plan.**
- 6) **The P district is in conformance with the city general land use plan.**
- 7) **Existing or proposed utility services are adequate for the population and use densities proposed.**

**Council Member Gordon seconded the motion. The motion was approved by Council Members Horrocks, Mumford, Baskin and Gordon. Council Member Porter abstained from voting.**

3. **CONSIDERATION OF A PRELIMINARY PLAN FOR NSL CITY CENTER PHASE 2, PARK LOFT-CITY CENTER AT 71 NORTH HIGHWAY 89, BRIGHTON UTAH DEVELOPMENT, APPLICANT**

Sherrie Llewelyn reported that the last item was the legislative action on the rezone and this would be the administrative action on the preliminary plan. The Planning Commission reviewed this item and held a public hearing. The Commission recommended approval with the following condition that engineering corrections of civil drawings be completed prior to final plat approval.

**Council Member Mumford move that the City Council approve the preliminary plan for NSL City Center, Ph. 2, Park Lofts at City Center located at 71 North Highway 89 with the following condition:**

- 1) **Engineering corrections of civil drawings prior to final plat approval.**

**Council Member Baskin seconded the motion. The motion was approved by Council Members Horrocks, Mumford, Baskin and Gordon. Council Member Porter abstained from voting.**

4. DISCUSSION OF MATTERS RELATED TO COVID-19 PANDEMIC AND THE CITY'S RESPONSE

Mayor Arave reported that staff met with Brian Hatch of the Davis County Health Department and said that due to the number of cases that the City was in the moderate risk level category. He said the City's minority populations were harder hit and the percentage of minorities were higher in the City than in Davis County. Mayor Arave said that Davis County would probably move to high risk and masks would be mandatory. Ken Leetham said there was a mask mandate now and a requirement to limit gatherings to ten individuals or less which would end on October 29<sup>th</sup>.

Mayor Arave said that people wanted things to get back to normal, which was causing part of the increase in cases. He said so much of the spread was also due to family gatherings.

Council Member Mumford asked about CARES Act funding and the third tranche. Ken Leetham said there was a process for getting the third tranche. The State would withhold a certain amount but the City would have the opportunity to obtain more funding.

Mayor Arave commented that it would be approximately 89% with 11% of the funding allocated to areas that had been harder hit such as Park City and Moab. The City would need to request the funds by November 1<sup>st</sup> or the State would use the funds for vaccinations.

Council Member Mumford asked about the building upgrade related to the barriers around the reception areas in City Hall. Ken Leetham replied that he felt a portion of the CARES Act funds could be utilized for those barriers.

Council Member Horrocks suggested that a portion of the HVAC system could potentially be reimbursed as well as the filters, etc. were being used at a higher rate.

Council Member Baskin talked about the meeting with Brian Hatch and the case numbers in the community with 604 known cases, but stated that in reality, it could be three times that amount. She said the City had been hit harder than other areas in Davis County, which may be attributed to the minority population, culture, multigenerational families living together, essential workers or those who have jobs that require them to be onsite, etc. She then spoke about contract tracing and how it was a moving target due to several factors as well as rapid testing and which individuals were having those tests done.

Council Member Baskin said the City needed to be positive, proactive, and to promote good choices. She said masks should be encouraged and large gatherings discouraged through means such as policies and signage. Fifty percent of the population would need to be vaccinated but until then residents need to be vigilant and understanding of each other.

Council Member Mumford asked about updates on Davis County hospitalizations and capacity.

Ken Leetham presented graphs from the State website including the number of patients currently hospitalized with confirmed COVID cases which was 291, the number of patients in the ICU with confirmed cases (104), the percent of all ICU beds occupied by COVID patients Statewide (69.2%), the percent of all non ICU beds occupied (46.1%), and that 215 ventilators were being used out of 1,291 ventilators.

Council Member Baskin mentioned the ICU costs and said during the meeting that she asked if there was a way to find out the average cost for hospitalization and was given a contact number for the Utah Hospital Association.

Andrea Johnson asked how residents who did not have social media, did not speak English, or did not have a water accounts were getting information from the City. She spoke on seeing large groups gathering at the pavilions and asked what the City was doing to educate residents. Ken Leetham said that many of the residents that would not receive a water bill probably lived in apartments and should receive information from the HOA. He said the City did have social media accounts but did not have anything setup in other languages which was something to consider.

Council Member Gordon commented that she would like to see more signage at the apartment complexes, at churches, in local businesses, and at the pavilions, etc.

The Council discussed hospitalization rates, restricting access to the pavilions, signage, and ways to communicate with citizens.

Ken Leetham suggested a separate mailing directly to every individual home from the City Council with instructions, opinions, etc. Mayor Arave said as information changed so rapidly that it would be more useful to put signage stating the risk level and how to act.

Council Member Gordon asked about the possibility of having a flu shot clinic and sending the mailer to residents.

Council Member Baskin asked if Council Member Gordon was in favor of a resolution endorsing the Governor's mask mandate. Council Member Gordon replied affirmatively and said the statement would be that the City encourages citizens to wear masks, a number to call with

questions, and a definitive statement that this was a real risk. Council Member Baskin was also in favor of a letter to residents and a resolution.

Ken Leetham commented that staff would put together some ideas regarding signage, a resolution, and/or a written notice to residents.

5. CONSIDERATION OF BID AWARD FOR A SETTLING BASIN AND WASH BAY FACILITY AT THE CITY'S PUBLIC WORKS BUILDING LOCATED AT 842 NORTH 400 WEST

Paul Ottoson reported that the Public Works department was in need of a settling basin for excess materials that come from street sweeping, cleaning of storm drainpipes, and water leaks. In the past, these materials were brought to South Davis Sewer District, where the materials were allowed to dry before going to the Davis County landfill in Layton. The sewer district is no longer allowing cities to drop off these materials. In addition to being a settling basin, this structure would also act as a wash bay for the Public Works vehicles. The current wash bay did not meet State regulations and during an audit, it was requested that it be updated to meet current code.

Staff obtained five bids with Wasatch West Contracting as the low bid at \$372,000. Paul Ottoson stated that as the City had never contracted with Wasatch West before, references were checked and staff recommended awarding the project to Wasatch West Contracting. The budget for this project was \$250,000 so a budget adjustment would need to be approved prior to completing this job.

Council Member Mumford asked about the project timeline and what was currently being done with the waste and how vehicles were being washed. Paul Ottoson replied that he was unsure of the start date for the project. He said the City had a temporary occupancy but could get fined so the updates had to be done.

This item was continued as part of the consideration of the agenda item related to Resolution 2020-28R a resolution amending the 2020-2021 Fiscal Year Budgets.

6. OVERVIEW OF PROPOSED SECONDARY WATER LINE AND STREET RECONSTRUCTION ON EAGLEWOOD LOOP AND ROCKWOOD DRIVE (INCLUDED IN THE PROPOSED BUDGET AMENDMENT)

Paul Ottoson reported that several years ago, the City's culinary water system had a very difficult time keeping up with demand in the east bench area. Both the 5200 and 5480 tanks were hitting dangerously low levels during the summer months and the velocities in the piping system were very high. A water study was completed and it was determined that either a new secondary water system was needed or the existing culinary system would have to be upgraded with additional

pipe lines. The City chose the former and had been working diligently to create a secondary water system in this area.

In 2012, the City began the process of getting secondary water to the east bench. An agreement between the City and Weber Basin Water Conservancy District for 800 acre feet of secondary water was reached. In 2013, a secondary reservoir and pump building were constructed at Deer Hollow Park, and a new transmission line was constructed to the golf course. Mr. Ottoson stated that to date, the golf course and the Crestpointe subdivision had secondary water. Currently, the annual usage would be approximately 400 acre feet. The next steps of the City's secondary water plans included continuing to install secondary water improvements in the surrounding neighborhood for the remaining 400 acre feet of water. In 2016, secondary water lines and laterals were installed on Woodbriar Way, Woodbriar Circle, and Mariwood Circle and in 2017 the transmission line was continued from the pump building at the lake by hole #8 along the fairway of hole #2 to Eaglewood Loop.

City staff has requested that the next phase of this project be completed. This phase would continue the transmission line along Rockwood Drive and Tanglewood Loop South where laterals would also be installed to all adjacent residents. From the end of Tanglewood Loop, the line would tie into the 5480 tank, which would be completed by the developer of the Eaglewood Cove 13-15 subdivisions as well as all future connections in this development. Funding would be needed to reconstruct Eaglewood Loop, Rockwood Drive and Tanglewood Loop South. The estimated costs for the street reconstruction projects would be \$700,000.

Mayor Arave asked if secondary water would be expanded along Eaglewood Loop in the future. Paul Ottoson replied that the plan was to see how this project went and to see how much water was used on the annual contract and then eventually expand along Eaglewood Loop to Elk Hollow.

Council Member Porter asked about the laterals and if homeowners had to pay to convert to secondary. He also asked about timing for this project. Paul Ottoson replied that the City would pay to install to the meter and it would be required for residents to use secondary water. He said staff would go out to bid in December and the project would take four months to complete.

Council Member Mumford asked about the road reconstruction and whether it was better to do the whole loop at one time. Paul Ottoson replied that due to financial constraints the project was being done in phases.

Ken Leetham said staff could review the options for this project including whether it made sense to do the whole road now.

This item was continued as part of the consideration of the agenda item related to Resolution 2020-28R a resolution amending the 2020-2021 Fiscal Year Budgets.

## 7. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2020-28R: A RESOLUTION AMENDING THE 2020-2021 FISCAL YEAR BUDGETS

Ken Leetham reported that the previous Public Works items were included in the proposed budget amendment and staff wanted to explain the projects before the budget discussion.

Janice Larsen reported that staff was recommending approval of the resolution to amend the budget. She spoke on the General Fund related to the CARES Act funds and said Total General Fund revenues in Fiscal Year 2020-2021 were expected to exceed the original budgeted revenues by a significant amount. To date, the City had received \$1,234,650, in CARES Act funds with \$436,900 of the first tranche committed to other Davis County entities. It appeared that the remaining balance from the first tranche and the full amount from the second tranche could be used to offset Public Safety payroll expenditures. The balance currently available to fund expenditures directly related to the COVID 19 and Public Safety wages and benefits was approximately \$797,750. Out of this same amount, the City may have some additional COVID-19-related expenses. While the exact amount of the third tranche was not available, budget adjustments were recommended for the CARES Act revenue and expenditures as delineated above.

In addition to the CARES Act funds, the city's sales tax and development revenues were higher than expected in the first quarter and staff was optimistic this trend would continue. A more detailed estimate of the city's estimated revenues would be presented to the Council in January of 2021 when three additional months of actual sales tax revenue data would be available. Staff also recommended budget increases to a few General Fund Expenditures related to the costs of responding to the recent windstorm event with overtime wages in the amount of \$31,200 and supplies and equipment in the amount of \$42,500.

Ms. Larsen said that office space in the Public Works building was limited and two police officers had been working from the building so they were close to activity on the West side. Because the office space was needed for Public Works employees, a free standing mobile structure was placed in the Public Works lot and rented at a monthly rate of \$650. There were costs to place the structure and install power, heat, internet, etc. so the additional budget requested in the Police Department was \$13,500 for the first year.

Janice Larsen reported on other adjustments including in the Redevelopment Agency with a recommended budget adjustment for a land purchase in the amount of \$151,500, an adjustment in the Housing Fund related to a Building Façade improvement grant, requiring an equal match from the City. The grant would result in an increase in revenue in the amount of \$25,000 and grant expenditures in the amount of \$50,000, and in the Parks Capital Fund to pay for the cost of the Hatch Park design in the amount of \$20,000. Other adjustments included construction of sidewalk on the west side of Redwood Road with funding from a grant in the amount of

\$182,500 with matching City funds of \$67,500 as well as the Eaglewood Loop project that Paul Ottoson reported on earlier in the amount of \$700,000, and the road widening project for the Town Center project in the amount of \$84,500.

Adjustments in the Water Fund included the existing Eaglewood Pump Station project, which required an additional \$25,000 to fund the cost of landscaping surrounding the structure. Staff also recommended funding a water line project located on US-89, from Center Street to 100 North. A budget adjustment for this project was requested for \$43,700. A small adjustment for \$5,500 was also recommended to fund the sick leave buyout for Water Fund employees. Adjustments in the Storm Water Fund included \$250,000 for the construction of the sediment settling basin and wash bay project as detailed by Paul Ottoson.

Janice Larsen then reported on the Fleet Fund amendments including the grant from the State Department of Environmental Quality for the replacement of an existing natural gas vehicle. The adjustment for the grant revenue was in the amount of \$109,000 and vehicle expenditures of \$116,000.

Ken Leetham spoke about the employee sick leave conversion/buyout, which was one of the wage and benefits reductions withdrawn from the Fiscal Year 2020-2021 budget due to concerns over COVID-19. The cost to add this amount back into the budget would cost \$33,500 and \$12,500. He said this would be a one-time benefit and the City had the capability to make the payment without changing the City's bottom line. It would also be a good faith gesture to employees particularly as the original reason for removing this benefit did not materialize.

Mayor Arave said there was \$3.2 million in unrestricted cash and asked if these funds could be used for road projects. Janice Larsen replied affirmatively.

Council Member Mumford asked staff to review completing the entire Eaglewood Loop project at one time.

Council Member Porter asked about the land purchase and if the formal action to purchase the property had been authorized. Ken Leetham replied that the land was acquired for \$151,000.

Council Member Horrocks asked why UDOT was not paying for the entire cost of the sidewalk on Redwood Road. Paul Ottoson replied that UDOT had a policy that they would maintain everything from the curb and gutter in. Everything else was the municipality's responsibility to maintain.

Council Member Gordon asked about the Culinary Water Fund and whether this money could be used to pay for the secondary water connections. Ken Leetham replied that staff could prepare a cost estimate per resident and bring options back to the City Council.

**Mayor Arave opened the public hearing at 8:55 p.m.**

Dee Lalliss commented that he heard the 6” waterline on 200, 250 and 300 would be replaced with an 8” waterline. David Frandsen replied that this project would be completed next year due to COVID.

**Council Member Horrocks moved to close the public hearing at 9:00 p.m. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.**

**Council Member Porter moved that the City Council adopt Resolution 2020-28R: a resolution of the City Council of the City of North Salt Lake adopting an amendment to adjust the fiscal year 2020-2021 General Fund, Redevelopment Agency, Housing Fund, Park Capital Fund, Road Capital Fund, Water Fund, Storm Water Fund and Fleet Fund budgets. Council Member Baskin seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.**

8. CONSIDERATION OF THE BID AWARD FOR A SETTLING BASIN AND WASH BAY FACILITY AT THE CITY’S PUBLIC WORKS BUILDING CONT.

**Council Member Gordon moved that the City Council award the Public Works Settling Basin Project to Wasatch West Contracting for the price of \$372,000.00. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.**

9. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of October 6, 2020 were reviewed and approved.

**Council Member Baskin moved to approve the City Council meeting minutes of October 6, 2020 as amended. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.**

10. ACTION ITEMS

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

Council Members Gordon and Baskin felt that there needed to be implicit bias training for the police department and staff/council.

Mayor Arave felt that there should be a motion from the Council before employees were forced to watch implicit bias training. He felt that the theories behind implicit bias were not proven.

Council Member Gordon felt that it should be mandatory training and said she would be happy to bring in an expert to discuss implicit bias.

Council Member Mumford asked about the open and public meetings training. Linda Horrocks replied that the training could be done before the end of the fiscal year.

Mayor Arave asked about adding a review of the Parks Master Plan to the action items.

Council Member Porter asked about considering sending the City newsletter to each resident.

Council Member Mumford asked about ways to allow residents, City Council members to participate virtually in meetings. He also asked about at posting Facebook Live or other video recordings somewhere.

Council Member Baskin asked if staff had reached out to Salt Lake City about the homeless camps along Victory Road, as the community was mostly cleaned up. Ken Leetham replied that he did not have the chance to reach out to Salt Lake.

## 11. COUNCIL REPORTS

Council Member Gordon reported that the Youth City Council (YCC) met every other Tuesday and needed service project ideas. Council Member Baskin recommended spurge removal.

Ken Leetham commented that there was a JustServe website that had many service ideas. Council Member Porter said there were many projects to be done along the Jordan River as well such as weeding or litter cleanup.

Council Member Mumford commended staff on the removal of weeds from the Wetlands area.

Council Member Horrocks reported that the golf course was doing really well and credited COVID and the new manager Tyler Abegglen. He also mentioned that there were several areas along the Legacy Trail where the asphalt needed crack sealing.

Council Member Horrocks also mentioned an amendment on this year's ballot which would allow cities the ability to sell water outside of their city boundaries. He asked about one of the City wells that had previous contamination and the potential for that water to be sold. Ken Leetham replied that the well was no longer testing in contaminated levels and could be put back in service.

Council Member Gordon commended Ryan Mumford and the Parks and Arts Board on the NSL Reads event. Council Member Mumford said the event was well attended and the Board members did a great job.

Linda Horrocks reported that the winning photos from the photography contest would be displayed in City Hall.

Council Member Baskin reported that the census 2020 in Utah was quite successful and census takers were able to get to 99% of the homes.

#### 12. MAYOR'S REPORT

Mayor Arave reported that the South Davis Sewer District would be looking at a property tax increase of approximately \$17 per household (for a \$375,000 house) to take care of the phosphorus and ammonia limits as the district was in and out of compliance with a settlement pending with the Division of Water Quality due to this issue.

Mayor Arave said the Recreation District would send out information on the master plan and a request for feedback. This plan would include a 50-meter pool and a new facility on the west side of the county.

#### 13. CITY ATTORNEY'S REPORT

David Church had nothing to report.

#### 14. CITY MANAGER'S REPORT

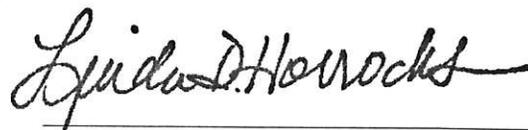
Ken Leetham reported that there were several waterline shutoffs recently including replacement of valves, the City water project tie in and particularly around the Centennial Line project. He then spoke about the Davis County Small Business project and said \$925,000 was distributed to 56 City businesses. Mr. Leetham also reported on a joint project with Woods Cross for the design of a dog park with G. Brown Design with a 50/50 cost share. He reported on the UCMA Conference and said he would be presenting on the value of city manager contracts and working with elected officials.

#### 15. ADJOURN

Mayor Arave adjourned the meeting at 9:29 p.m.



Mayor



City Recorder