

NORTH SALT LAKE CITY
CITY COUNCIL MEETING – WORK SESSION
SEPTEMBER 20, 2011

Mayor Arave called the meeting to order at 6:12 p.m.

PRESENT: Mayor Len Arave
Council Member Stewart Harman
Council Member Brian Horrocks
Council Member Conrad Jacobson
Council Member Matt Jensen

EXCUSED: Council Member Stan Porter

STAFF PRESENT: Brian Passey, Assistant City Manager and Finance Director; Ken Leetham, Economic Development Director; Rod Wood, Public Works Director; Paul Ottoson, City Engineer; David Church, City Attorney; Craig Black, Police Chief; Marty Peterson, Emergency Preparedness Manager; Marta Nielsen, Administrative Assistant; Coralee Carroll, Minutes Secretary.

STAFF EXCUSED: Barry Edwards, City Manager.

OTHERS PRESENT: Jim Rampton, SDMFA Fire Chief.

1. FINANCE REPORT – 5-YEAR PRO FORMA PRESENTATION

Brian Passey presented the Financial Report to the Council. Mr. Passey's report included a 5-Year Pro Forma Presentation.

Mr. Passey reviewed the following fund balances:

Fund balance for all funds and programs total \$24,312,382.

The cash portion of the fund balance is \$3,663,557 or 15% of total.

Fiscal YTD General Fund revenue is \$44,257 less than last fiscal year.

Fiscal YTD General Fund expenditures are \$46,740 greater than last fiscal year.

The City continues to spend down RAP Bond proceeds.

Enterprise Fund YTD net revenues over expenditures are \$82,404 greater than last fiscal year.

Mr. Passey reviewed the financial charts and graphs comparing the current YTD and prior YTD Revenues and Expenditures; including a past 5-year performance comparison.

Mr. Passey reported sales tax revenues are up; and tax revenues will increase even more. A couple of large telecom companies haven't been properly reporting to Davis County

cities, shorting our City around \$10,000 a month in sales tax revenue. The Distribution Chief of the Tax Commission will rectify the returns and forward the past sales taxes to North Salt Lake.

Even with the 3% rate increase, the Enterprise Fund revenues are down. July revenues are down due to a wetter than usual June. However, the City will see the benefits of the 3% increase in the winter months.

On September 7, 2011, the City settled a legal dispute with Sky Properties and collected \$777,777 owed on a long term receivable.

General Fund revenues are down from previous years, an obvious result of the recession. However, revenues are starting to increase a bit. This increase reflects reports that businesses are doing better even though unemployment is still high.

Retail tax revenues for July and August are some of the best on record--evidence that the retail sector seems to be doing well. Council Member Jensen asked if the local increase was driven by car sales. Mr. Passey will research that possibility.

The Golf Course benefited from a highly profitable June, but revenue was normal in other months.

The 5-year forecast is based on factors projecting future balances on major funds. The purpose of the 5-year forecast is to plan for capital projects.

In 2017, the City will benefit from a significant revenue increase due to the end of fund transfers to the Eaglewood Golf Course.

Due to economic issues, street improvements and projects have suffered. The 5-year plan accumulates funding for future street projects; such as the \$3,000,000 needed for the 1100 North project.

Mr. Passey reviewed Parks Funded projects that are completed, still in process or planned.

Impact Fee Funds are retained in cash. They are "sacred funds" to be used for specific improvements and future projects. This fund is substantial as a result of RAP (Recreation Arts and Parks) proceeds.

Mr. Passey reported that the City appears to be financially stable and should be able to accomplish great things in the next five years.

2. JIM RAMPTON – SDMFA (SOUTH DAVIS METRO FIRE AGENCY) REPORT

Chief Rampton reported that SDMFA is on budget. With 67% of the year over, the Agency has spent 65 % of budget. Ambulance revenue is 4% ahead of budget. The busiest year on record was 2007; and this year is on target for the same high 2007 statistics and on track for large revenues.

The Fire Agency had two major recent events; a large building fire on Main Street in Bountiful and the large wild fire in the Centerville foothills. The Fire Agency does not have enough personnel and equipment to fight such major events. They must depend on other agencies for help. The recent Centerville wild fire brought fire units from Weber County, Salt Lake County, all the fire stations in Davis County and the Unified Fire Authority. Assistance was also received from Forest Service and State Lands personnel. Fighting wild fires at night is dangerous, so the extra personnel helped to keep everyone safe.

Chief Rampton thanked Chief Black and the North Salt Lake Police Department for their assistance and support in the Death in the Line of Duty Tribute for Fire Marshal Steve Cox.

Chief Rampton stated he enjoyed the opportunity to be a part of the recent 9-11 Commemoration at Eaglewood Golf Course. He is grateful for the opportunity to report to the Council. Chief Rampton also plans to meet with area city managers to gain input regarding upcoming Fire Agency budgets. Due to the economy and less available funding, the Fire Agency has delayed needed purchases of equipment. Their biggest expense spike in 2011 is vehicle maintenance. More calls than expected have resulted in higher fuel consumption and more wear and tear on vehicles. Increase in vehicle use will result in a need to replace vehicles sooner than expected, and the Agency needs to plan for funding these future purchases.

Brian Passey asked Chief Rampton if the 4% increase in revenues will reduce the revenues required from cities. Chief Rampton said it is possible, but there may still be some unforeseen future expenditures. Mayor Arave stated the City's impact fee revenue is down and payments to the Fire Agency are funded from this revenue. Chief Rampton stated that if the Fire Agency's impact revenues stay low, then they might need to request additional funding from municipalities in 2012 to cover bond payments for the recently built or refurbished fire agency facilities.

Council Member Jensen asked what the tallest building the Fire Agency can service is. Chief Rampton reported that the tallest building the Fire Agency can service is a five story building such as the MTC Building in Centerville. To fight fires in taller buildings, the Fire Agency must rely on fire codes and building codes requiring fire suppression systems, etc.

3. POLICE REPORT

Chief Black reported that the Police Department investigated many domestic problems, scrap metal thefts, a rash of graffiti, and other problems during the past two months. Detective case loads have increased dramatically, as has the call load for patrol officers. The Department hired Officer Jesse Whitear and is in the final stages of selecting an officer to work in the Community Liaison Office position with Corporal Everett.

Tom Blanchard, Code Enforcement Officer, received 48 active cases this month. Thirty-eight of those cases are closed with compliance. Eight cases are still active. Two are still open, but since these properties are in foreclosure, compliance is progressing slowly.

Apartment crimes are down. Residential burglaries are also down due to a reduction in car burglaries.

Larceny thefts are down dramatically. Chief Black stated there may be issues with the records management system; so he is not completely sure that this reduction is as low as it appears. There may be a problem with how the software is classifying certain violations or the coding used by the officers. The thefts may be counted in a different category. The charts show that regular thefts are up; but Chief Black is also not confident this is accurate. Robberies show zero because other felony crimes were committed with the robbery; and the computer software tracks the most severe charge associated with the robbery.

Adult arrests are still high. An increase in adult arrests shows that criminals are being caught, arrested and cases closed. More crimes are being solved and resolved through good detective work.

Chief Black reported it is difficult to determine where to add additional police presence to help reduce automobile accidents. Most accidents are in residential areas, and the officers can continue to review stop sign locations and enforce compliance in problem areas.

Monthly tracking shows a big jump in vehicle thefts in August which leads Chief Black to believe statistics in prior months may be missing.

Chief Black, Corporal Gwynn and Lieutenant Johnson have signed up for a daily intelligence report listing metal thefts—finding 4-5 metal theft reports daily.

Utah Metal Works helps police with identifying metals that may have been stolen. But many other metal salvage businesses are not helpful to police which facilitates the thefts. Some businesses are more profit motivated, paying pennies on the dollar for the stolen metal.

Chief Black is concerned about metal thieves operating in the area. UDOT, the City and other businesses have had expensive equipment stolen and sold as scrap metal.

4. ECONOMIC DEVELOPMENT DIRECTOR

Mr. Leetham reviewed the Notice of Non-Compliance referencing the Springhill Landslide area. The Notice states that the property is located in a geological hazard area because of an active underground landslide. Because of this hazard, no building permits will be issued by the City for any new structures or significant re-construction.

Mr. Leetham referred to the spreadsheet listing the 13 property owners in the Springhill Landslide area. The 11 owners who live in the area have been contacted and are excited to participate in the FEMA Grant. A document similar to the Notice of Non-Compliance will be recorded for each of the 18 lots in the landslide area.

Mr. Leetham reported that forty people have stated they will attend the local business outreach event next Thursday at 11:30 a.m. at the Eaglewood Golf Course. The Council is also invited. Lunch will be served from 11:30 a.m. to 12:30 p.m. Workforce Services will make a brief presentation at the luncheon.

5. MISCELLANEOUS OR ACTION ITEMS

Rod Wood advised the Council the Fall Cleanup is tentatively scheduled for the 3rd weekend in October, Friday the 15th through Monday the 17th. The Council approved the proposed date. The Fall Cleanup will be advertised in the City Newsletter and will be advertised on the water utility bills.

6. ADJOURN

Mayor Arave adjourned the work session to begin the regular session at 7:05 p.m.

NORTH SALT LAKE CITY
CITY COUNCIL MEETING – REGULAR SESSION
SEPTEMBER 20, 2011

Mayor Arave called the meeting to order at 7:10 p.m. Council Member Harman offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Stewart Harman
Council Member Brian Horrocks
Council Member Conrad Jacobson
Council Member Matt Jensen

EXCUSED: Council Member Stan Porter

STAFF PRESENT: Brian Passey, Assistant City Manager and Finance Director; Ken Leetham, Economic Development Director; Rod Wood, Public Works Director; Paul Ottoson, City Engineer; David Church, City Attorney; Craig Black, Police Chief; Marty Peterson, Emergency Preparedness Manager, Marta Nielsen, Administrative Assistant; Coralee Carroll, Minutes Secretary.

STAFF EXCUSED: Barry Edwards, City Manger.

OTHERS PRESENT: Ben Lowe, CDG; Steve Lowe, CDG; Allen Tidwell, resident.

1. CITIZEN COMMENT

No comments from the public were offered.

2. AWARD PARKS MAINTENANCE BUILDING BID, 642 N 400 W

Rod Wood reported the maintenance building front elevation on the bid shows a wainscot. The actual bid includes brick or block veneer on the entire front face of the building—the side that faces 400 West.

The bid does not include electrical, heating, fire sprinklers or side work. These items can be bid separately and will result in cost savings.

Mr. Wood recommended that the Council award the bid to Patriot Construction. The City has not used them before; but they have provided five references and staff will thoroughly check with all references. Patriot Construction has done work for school

districts and Salt Lake Community College; and they are an approved contractor for state services.

The Mayor asked the Council if the brick or block veneer upgrade is satisfactory. Mr. Wood stated it is only a warehouse, but the veneer upgrade will enhance the overall appearance.

Council Member Jacobson expressed concern over the wide range of bids. Paul Ottoson said for a variety of reasons it is standard to have a wide bid range.

Council Member Jacobson moved to award the Parks Maintenance Building Bid, located at 642 North 400 West, to Patriot Construction. Council Member Jensen seconded the motion. The motion was approved by Council Members Harman, Horrocks, Jacobson and Jensen.

3. BID AWARDS FOR COMPRESSED NATURAL GAS (CNG) CONVERSION FOR FIVE DUMP TRUCKS

Rod Wood reported he has received the \$140,000 Division of Air Quality Grant from the State of Utah. Originally, only three trucks were to be converted, but when the City Manager and staff members met with the Division of Air Quality, they assisted by providing grant money for the conversion of five dump trucks. To convert to natural gas the truck engines must be replaced. Consequently, these five trucks will receive new engines resulting in 10 years of additional use for each truck. Only three City dump trucks will not be converted to natural gas at this time.

Mr. Wood reported the new engines will have better computer software, resulting in easier diagnosis of engine problems. Savings from the natural gas conversion will begin the 4th year of use. The estimated savings is \$125,622 per truck—around the cost of purchasing a new truck. Fuel economy does not change but natural gas is less expensive to purchase, about \$2 less per gallon than diesel. Also, engine parts do not wear as quickly because natural gas burns cleaner.

There are four different conversion components to each individual truck. Emission Solutions, Inc. (ESI) is the sole provider for the International CNG engines. Therefore, Mr. Wood recommended the City award ESI the contract for \$154,000. Rush Truck is the only certified shop in the State that can install the ESI engines. Therefore, Mr. Wood recommended that Rush Truck be awarded the contract of \$25,290. AG Truck was the low bidder to remove the dump beds and extend the truck frame so that a CNG tank can be installed behind the cab. Mr. Wood recommended that AG Truck be awarded this bid for \$24,350. Semi Service is the low bidder to install the CNG tank. Mr. Wood recommended Semi Service be awarded the contract for the amount of \$68,500.

Council Member Jensen moved to authorize the Compressed Natural Gas (CNG) Conversion of five City Dump Trucks and award the respective bids to Emission Solutions, Inc. (ESI), Rush Truck, AG Truck and Semi Service. Council Member

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

4. AWARD GOLF COURSE CLUB HOUSE PARKING LOT BID, 1110 E EAGLEWOOD DRIVE

After reviewing the Golf Course Club house bids, Mr. Wood recommended the bid be awarded to Morgan Asphalt, low bid at \$66,725.

Mr. Wood expressed his concern that the weather may turn cold fairly soon. Scheduled Eaglewood Reception Center wedding dates were included in the bid contract so the contractor knows they must avoid laying the asphalt on these dates and also must avoid scheduled golf tournaments. Morgan Asphalt is confident they can complete the project in three days. They will come up with a three day window and hope the weather holds.

The lower parking lot will stay open at all times.

Council Member Jensen moved to award the Eaglewood Golf Course Club House Parking Lot Bid, 1110 East Eaglewood Drive, to Morgan Asphalt. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Harman and Jacobson.

5. REVIEW OF CITY LOGO DESIGN ENTRIES

Marta Nielsen requested input from the Council regarding logo designs. She stated the designs are concepts and if the Council does not favor any design then further concepts will be obtained. The City is not financially obligated for any of the designs. Ms. Nielsen stated cities with new logos are moving away from a contained circle or “seal look” to a more open design. A few months ago, Ms. Nielsen was advised that our old logo was outdated and she was asked to develop a new logo. Once the new logo is approved, a logo plate will be made and attached to our new City building.

The new logo also needs to be approved prior to completion of the City web site.

The Council reviewed the various logo designs and agreed that none of the designs were acceptable.

Mayor Arave requested Ms. Nielsen to obtain more logo examples.

6. CONSIDERATION AND ACTION ON A PROPOSED AMENDMENT TO THE EAGLEWOOD VILLAGE DEVELOPMENT AGREEMENT

Ken Leetham reviewed with the Council the proposed amendment to the Eaglewood Village Development Agreement.

Mr. Leetham stated this amendment is an attempt to comply with the Council's previous conditional approval. The Council was concerned with roadway widths and the status of future roadways. This amendment addresses those concerns.

Ken Leetham referred to paragraph 2 of the Eaglewood Village Development Agreement. The first sentence should read as follows: "The Developer agrees to dedicate to the City, and the City agrees to accept from the Developer, the main roadways in their current form, including Village Center Drive and Eaglegate Drive." Lakeside Drive is not included and will be removed from the agreement.

Paragraph 1 establishes that the developer will grant a 60 foot roadway easement on Village Center Drive from the roundabout at the main entrance into the project south to the project boundary. This is a potentially important roadway since future traffic from development activities south of this property may have to utilize this roadway for access to US 89 and I-15. The agreement states that the City will not exercise its right to widen the road until widening becomes necessary as a result of development activities on properties to the south. Also, the City agrees that it will maintain the current restriction on gravel and mining construction traffic for a period not less than 15 years from the date of the agreement. The dedication of the roads will take place prior to occupancy of the Loft Apartments.

Paragraph 3 of the Agreement contains proposed parking standards for the Eaglewood Village "P" District. Those standards are identical to City standards for multifamily land uses with the exception that there is a proposed category for 1 bedroom units that has the effect of lowering the requirement from two spaces per unit to 1.5 spaces per unit.

Mayor Arave asked how restriction of the roads would be enforced. Mr. Leetham stated that currently there is a gate/arch on Village Center Drive preventing traffic from entering these areas. Mayor Arave asked if a City ordinance should be enacted prohibiting access. City Attorney, David Church advised that the City already has an ordinance making it illegal to violate appropriate traffic signs. So, erecting a traffic sign (such as "no trucks") should be adequate. Mr. Leetham stated it is unlikely that there will be any development on those parcels, other than sand and gravel extraction, for at least 15 to 20 years.

Council Member Jensen stated that residents would wonder why the City only plowed the main roads. Mr. Leetham stated in a "P" District, the private property owners would be responsible to plow the private roads.

The City attorney reported he is satisfied with the proposed development agreement.

Council Member Jacobson moved to approve the proposed Amendment to the Eaglewood Village Development Agreement. Paragraph 2 of the Agreement amended as follows: "the main roadways in their current form, including Village Center Drive and Eaglegate Drive and the sidewalks adjacent to..." The motion was seconded by Council Member Harman. The motion was approved by Council Members Jensen, Horrocks, Harman and Jacobson.

7. CONSIDERATION OF A GOLF PASS FOR RETIRED CITY RECORDER
LARAЕ DILLINGHAM

Brian Passey reported that in staff meeting they discussed honoring retired City Recorder LaRae Dillingham with a life time golf pass. Council Member Jacobson pointed out that this may set a precedence and that future retirees might expect or demand the same privilege. Mr. Passey suggested that each situation be reviewed on a case by case basis at retirement. Council Member Jensen stated that the gift seems arbitrary and he is uncomfortable with a precedent being set.

Council Member Jacobson stated that LaRae Dillingham had been a very valuable City employee and he has no qualms about honoring her service with a life time golf pass. And future retirees would be reviewed on a case by case basis. Council Member Horrocks expressed similar sentiments.

Council Member Horrocks moved that the Council grant to retired City Recorder, LaRae Dillingham a Life Time Pass to the Eaglewood Golf Course as a show of appreciation for her dedicated service to the City. Council Member Jacobson seconded the motion. The motion was approved by Council Members Harman, Horrocks and Jacobson. Council Member Jensen was opposed.

8. APPROVE MINUTES OF CITY COUNCIL MEETING – SEPTEMBER 6,
2011

The City Council Minutes of September 6, 2011 were reviewed and amended.

Council Member Harman moved to approve the work session and regular session minutes of September 6, 2011 as amended. Council Member Horrocks seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Harman and Jacobson.

9. CITY ATTORNEY'S REPORT

City Attorney, David Church reminded the Council that the City was served with an Injury Lawsuit as a result of a Youth City Council member being injured in a Youth Council activity several years ago. The City's insurance company is negotiating with the plaintiff and the plaintiff's attorney. Mr. Church will monitor the progress of the suit.

10. MAYOR'S REPORT

Mayor Arave asked for clarification of the City's policy and process for reserving parks. The Mayor of Woods Cross contacted him about allowing Bountiful High School Lacrosse practices on the Foxboro Regional Park fields. Since Foxboro students attend Bountiful High School, it seems reasonable that the Lacrosse Team be allowed to use the field.

Mr. Passey reported that a parks policy revision is in process—the proposed revision addresses park fees, approved uses and reservation policy. The Parks Policy Committee is meeting tomorrow to discuss these issues. Mr. Passey will bring the proposal to the Council for discussion when a draft is completed.

Mayor Arave stated the policy needs to address priorities for use and reservation of the Foxboro fields--such as North Salt Lake residents receiving reservation preference. Mr. Passey reported that in the future, reservations will be done online. He stated that having the reservation posted at the fields would be advisable. If reservations were posted online, then residents should be able to check availability of the fields.

Mayor Arave reported he attended planning meetings on the General Plan regarding the Redwood Road corridor transportation and economic development plan.

Mayor Arave asked Mr. Wood about the bowery that Peterson Fabricators have for sale. He understands that they are willing to sell the bowery at cost, and directed Mr. Wood to pursue the purchase of the bowery.

Mayor Arave asked if the community store, at the old Legers site, is open and doing business. The Mayor had understood that improvements had to be completed before the store could open. Ken Leetham stated the store owner submitted documents supporting that the store site had not been abandoned for over a year. Mr. Leetham stated the new owner has agreed that the needed improvements would be completed within 12 months. Mayor Arave said he has not signed a beer license for the new business.

11. CITY COUNCIL COMMITTEE REPORT

Council Member Jensen thanked everyone for their participation in the 9-11 Concert and Celebration. Over 700 attended the event. He has received very positive feedback from the public.

Council Member Jensen reported he has noticed commercial advertisements being posted on the City Facebook page. This site is not for commercial interests. Perhaps guidelines should be enacted to control what can be posted on the City Facebook site. Council Member Jensen was concerned the City might face problems about freedom of speech by deleting unwanted postings. City Attorney, David Church, advised the City should be within its legal rights as long as there is a specific policy in place stating that the site cannot be used as an open forum. Ms. Nielsen suggested incorporating a time frame policy requiring that items are deleted after a certain time. Ms. Nielsen could post a warning on the site that advertising and commercial postings will be deleted immediately.

Mayor Arave asked Ms. Nielsen when the public is allowed to start making park reservations for next year. She stated the City starts accepting reservations in January.

Reservations are not accepted after October 15 because the park restrooms are closed and parks are not being serviced by park staff.

Mayor Arave asked when the City website will be ready. Ms. Nielsen stated the “go live” for the public date will be early in February or March. Mayor Arave requested Ms. Nielsen to try to get the calendar portion for facility reservations up and running earlier, if possible.

Council Member Jensen reminded the Council of the North Salt Lake Live Planning Meeting at City Hall next Thursday, September 29th at 6:30 p.m. He requested the Council to please attend and suggest calendar items or projects to include in next years events.

Council Member Jensen advised the Council that the Run for Your Lives Halloween 5K is October 8th; and Trio de Bois, a bassoon, oboe and clarinet trio concert, is scheduled for October 9th as part of the Second Sunday Concert Series. Council Member Jensen asked Ms. Nielsen to reserve the Wild Rose Trail Park from 8 a.m. to noon for the October 8th 5K.

Council Member Harman reported that the City Code is not available on line. Ms. Nielsen explained that the Council has not yet reviewed and adopted the changes to LUDMA, and as soon as they do so, the Code can made be available online. Mayor Arave asked Ms. Nielsen to schedule this for the October 4th Council agenda.

Council Member Harman reported that Marty Peterson has given him information for a proposed South Davis Emergency Preparedness Fair for next year. The proposed fair will include Centerville, Woods Cross, West Bountiful and Bountiful. They are planning it for the spring and it will likely be held at Wood Cross High School. Each city participating will be asked for a contribution of 10 cents per citizen to fund the fair. Based on North Salt Lake population, this would be about a \$1420 contribution. City staff would also have some responsibilities to set up and manage booths.

Council Member Harman reported that the United Neighbors field trip to the Springhill landslide area was successful. They met with residents and viewed the affected yards. It was “very eye opening” to walk inside the homes and see the structural and safety issues the residents deal with.

Council Member Harman reported that the October 12th United Neighbors Meeting has the “Earthquake Lady” tentatively scheduled to give a presentation. If Marty Peterson can get a firm confirmation, then Council Member Harman will prepare a flyer.

Council Member Harman stated that Norfolk Drive (new street) needs a traffic control sign (stop or yield sign). It runs east/west, intersects with Foxhollow Drive and is a potential safety hazard.

Council Member Harman reported that the church on 1100 North does not have street lighting at the church exits. It is very dark when residents are crossing the street to or from the church. Council Member Harman advised Stake President Ron Gordon of the hazard. President Gordon will determine why the lights in the church parking lot are not functioning.

Council Member Jacobson advised the Council of the Emergency Preparedness event this Saturday at 8 a.m. at City Hall. Gary Davis is teaching the HAM radio class. Council Member Harman stated that the class was full.

Council Member Jacobson reported that the Youth City Council is thriving—lots of youth participating. The Youth Council meets on Tuesday at 5 p.m. The youth are excited about helping with the October 5K and are planning for the Meet the Candidates Night on October 13th at 7 p.m. in the Council Chambers.

12. ADJOURN

Council Member Jacobson moved to adjourn the meeting. Council Member Harman seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Harman and Jacobson.

The Council Meeting adjourned at 9:01 p.m.

Mayor

Secretary