

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-WORK SESSION  
SEPTEMBER 20, 2016

**FINAL**

Mayor Arave called the meeting to order at 6:23 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: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; 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: none.

1. PUBLIC WORKS REPORT-DAVID FRANDBSEN

David Frandsen presented a Powerpoint presentation showing the properties the City owns and maintains. Prior to 2005 there were 19 properties that the Parks Department maintained. Since 2005 there has been a 200% increase in properties added for a total of 57 properties.

Mr. Frandsen then reported on the mow-able area and said that the City had 17.72 acres of turf to mow before 2005 and now has 48.79 acres to maintain which is equal to approximately 37 football fields. Previously the City had 5.66 miles of area to trim, and now the City has 18 miles to trim. In 2005 there was one full-time parks employee and seven seasonal employees; now there are three full-time and twelve seasonal employees. The mowing season is approximately 30 weeks and the seasonal employees are available for about 12 of those weeks. The seasonal help mows for 40 hours per week with a five man crew and each property is covered once a week. He said that the shoulder seasons of spring and fall are approximately 18 weeks and are difficult for staff to keep up after the seasonal employees go back to school. The cost for seasonal employees to mow and trim for 12 weeks is \$28,920.00 or \$2,410.00 weekly.

David Frandsen said he spoke with 21 other cities and found that they are all facing the same issues with staffing, dealing with the shoulder months, the trend in outsourcing. He obtained four bids for mowing and trimming of all the properties with costs ranging from \$3,500.00 to \$7,900.00 for a 30 week period. Several cities that outsource include Woods Cross, Centerville, Draper and West Jordan. The Public Works Director for Woods Cross said that the savings they see are in liability, repair, less equipment and the decrease in the struggle to find employees. Mr. Frandsen said that the concerns he sees with outsourcing include the quality of work and price. The City would still need to own mowers, and hire seasonal help for weeding, planting, trash and cleaning, graffiti removal and trail work.

David Frandsen then reported on WeatherTrak which is a computerized irrigation control system that uses a web-based interface and current weather data to streamline irrigation management. Most cities are using this type of system or are planning to install one in the next few years.

David Frandsen explained the other Parks Department duties which include aeration, fertilization, pesticide spraying, tree pruning, bathroom cleaning, splash pad inspections, sprinkler head replacement, valves, emitters, trail maintenance, and cleaning up vandalism. He said the splash pad is a major time consumer as it has to be tested twice a day.

Mr. Frandsen said that they would like to introduce a tree pruning program and establish an ordinance. The City would be divided into zones and prioritize them by urgency so garbage trucks and snow plows could get through easier. The program would include tree pruning to prevent tree loss and damage, clear view and line of sight issues, winter damage, and keeping trees health.

David Church commented that the City owns the park strips and can require the adjacent landowner to maintain the landscaping in the park strips as they are technically public property.

David Frandsen then reported on the winter duties for the Parks Department which include snow plowing the roads, snow removal on 9.95 miles of trails and parking lots, irrigation inventory, and certain repairs.

Barry Edwards said that the City hires contract employees to snow plow in addition to City employees.

Council Member Jensen asked if the City contracts for maintenance in the future if this would eliminate current full-time City positions and seasonal employees. David Frandsen replied that the Parks Department is currently understaffed and uses seasonal and employees from other

departments just to get by. If additional contract help was obtained this would allow for preventative maintenance and utilizing employees in better ways.

Council Member Porter asked if volunteers could help with planting, trail maintenance, etc. David Frandsen said that any volunteers, including scouts looking for Eagle projects, would be helpful.

Barry Edwards commented that there is a program available to allow migrants to come into the City and work. City staff will look into the migrant program, the current cost to maintain the parks and the potential for outsourcing.

## 2. APPROVE CITY COUNCIL MEETING AND LOCAL BUILDING AUTHORITY MINUTES

The City Council and Local Building Authority minutes of September 6, 2016 were reviewed and approved.

**Council Member Horrocks moved to approve the City Council meeting minutes of September 6, 2016. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford, and Hood.**

**Council Member Horrocks moved to approve the Local Building Authority meeting minutes of September 6, 2016. Council Member Porter seconded the motion. The motion was approved by Len Arave, Brian Horrocks, Stan Porter, Matt Jensen, Ryan Mumford, and James Hood (as board members of the Local Building Authority)**

## 3. ACTION ITEMS

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

## 4. COUNCIL REPORTS

Council Member Porter reported that he enjoyed the Utah League of Cities and Towns conference and said that he was unsure if the City wanted to pursue the issue of short-term rentals but that there is software available that the City could use to manage and track the approximately 80 rental units and collect taxes.

Mayor Arave asked if there was a provision in the City code to cover vape/smoke shops and tattoo parlors. He also asked if there were standards in the code for conditional uses. Ken

Leetham replied that he would check the City code in regards to vape and smoke shops and that there are already standards established in the code for conditional uses.

Council Member Jensen reported that the Second Sunday concert would be held October 9<sup>th</sup> at City Hall. The NSL Reads fall event will be held October 13<sup>th</sup> at City Hall and will feature activities for the kids and a presentation with a local author.

Council Member Mumford reported that the Planning Commission meeting on September 13<sup>th</sup> was well attended as the discussion was centered on the proposal to rezone property to allow for mining and excavation of gravel.

Council Member Hood reported that Congressman Chris Stewart would be holding a Town Hall Meeting for all the Youth City Councils at the Bountiful City Hall on October 18<sup>th</sup>. He will be speaking to the youth about attending college and the resources that they may not be aware of. He also said that as six new Youth City Council members applied today they will need a new place to meet.

#### 5. ADJOURN

Mayor Arave adjourned the meeting at 7:03 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-WORK SESSION  
SEPTEMBER 20, 2016

**FINAL**

Mayor Arave called the meeting to order at 7:08 p.m. Council Member Brian Horrocks offered the invocation and James Christian, BSA Troop 1637, 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: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; 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: James Christian, Tracy Farley, Dallin Grubbs, Bryson Mclelland, Andrew Farley, Jared Farley, BSA Troop 1637; Mark Christian, resident.

1. CITIZEN COMMENT

There were no citizen comments.

2. CONSIDERATION OF DUMP BED AND PLOW EQUIPMENT PURCHASE-  
STREETS DEPARTMENT

David Frandsen reported that this request is an upgrade for the new 2017 Mack Granite cab and chassis which was previously approved and is on order. Staff obtained three bids and Semi Service was the low bid at \$93,771.17. Staff recommends awarding the bid to Semi Service to install the dump bed, plow equipment, hydraulic system and salt spreader.

Council Member Jensen asked if the City is required to award the bid to the lowest bidder. David Church replied that the City is required to obtain bids but can determine who the best fit would be based on rationales such as previous staff success with one of the bidders, if one of the bidders can complete the job quicker, etc.

**Council Member Porter moved to award the bid to install the dump bed and plow equipment on the 2017 Mack Granite cab and chassis to Semi Service for \$93,771.17. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford, and Hood.**

### 3. CONSIDERATION OF TRUCK PURCHASE FOR OPERATIONS MANAGER- PUBLIC WORKS DEPARTMENT

David Frandsen reported that this consideration is a truck purchase for the Operations Manager and that the ½ ton pick-up truck would be the ideal size. Staff obtained four bids for the same size truck and the 2017 Dodge Ram 1500 was the low State bid at \$31,706.00.

Council Member Mumford commented that he spoke with Davis County Sewer District and found that they buy new vehicles every year through the State bid, sell them to the public for cost at the end of the year, and use the profit to purchase a new vehicle. David Frandsen replied that some cities follow that trend and many dealerships are happy to do trade-ins each year. He said the City does not currently have a similar trade-in program set-up.

**Council Member Mumford moved to purchase the 2017 Ram 1500 from Salt Lake Valley Chrysler Jeep Ram for \$31,706.00. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford, and Hood.**

### 4. CONSIDERATION OF PURCHASE OF WEATHERTRAK SMART IRRIGATION CONTROL SYSTEM-WATER DEPARTMENT

David Frandsen reported that many cities, as well as the LDS Church, Jordan Valley Water Conservancy, Salt Lake County Parks, and other entities that maintain a large amount of property use the WeatherTrak computerized irrigation control system. This system is a web-based interface that uses current weather data to streamline irrigation management. Benefits include an average return on investment (ROI) of 18 months, water savings of approximately 30-70%, and flow monitoring capability which allows for automatic detection of leaks and breaks. City employees can access the controllers via a phone app and web interface which would allow for better efficiency. Davis School District had an ROI of 60 days and has saved \$50,000.00 in labor and \$178,000.00 in utility savings in the first 12 months after installing the WeatherTrak system.

David Frandsen said that the cost would include installation and service and that the WeatherTrak System is the best and most cost-efficient choice. Staff obtained four bids with Weather Trak at \$108,518.43, Rainmaster DX2 Oasis at \$126,44.75, Rainbird Maxicom at \$151,533.75, and Rainmaster Edge at \$187,087.75.

Council Member Porter commented that the City had started to install a system in the past. David Frandsen replied that a system was started but that completion of that system would be more expensive than installing an entirely new system.

Council Member Jensen said that Weber Basin offered a free monitoring system for residents and that it only waters when necessary. He said the system makes sense if it monitors local weather but asked how it would detect a leak and if a flow meter would have to be installed on all lines. David Frandsen replied that a leak would only occur and be detected when the flow is on.

Council Member Jensen asked if there was room in the fiscal year budget for the WaterTrak system. Janice Larsen replied that it has already approved in the budget.

Council Member Horrocks commented that the majority of the savings would come from the ability for the system to sense weather conditions and eliminate watering when it is not necessary. He asked if the 18 month ROI would be accurate during a dry year.

Council Member Jensen said that the City pays Weber Basin for every acre foot and asked where the savings would come in. David Frandsen replied that the savings would come from less pump time.

Barry Edwards commented that the City has a need for water savings and that conservation should be the focus, as most programs, systems etc. the City does rarely pay for themselves.

**Council Member Horrocks moved to purchase the WeatherTrak Smart Water Irrigation Control System for \$108,518.43. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford, and Hood.**

##### 5. COUNCIL REPORTS CONTINUED

Council Member Horrocks reported on the Utah League conference and said that there was a lot of discussion on automated cars as 94% of car accidents are due to human error. Google has put 1.5 million miles on their automated car and it has been in 16 accidents which were all caused by human error. UDOT is reviewing whether to add more lanes to I-15 but automation can handle

three times as many cars which may result in too many lanes. The advantages of public transportation are that you can work, etc. while traveling and an automated car would provide the same advantage with the benefit of privacy.

Council Member Mumford said that elementary schools are designed to have drop-off lanes and if automation is put in place the parking requirements could be reduced and open space would be expanded. Cities won't have to require parking stalls for apartments, etc anymore and parking issues could be resolved with an increase in buildable space in the city. He said the possibilities with automation are endless.

Council Member Porter reported that the South Davis Emergency Preparedness Fair will be Saturday from 9a.m. to 3p.m. at Woods Cross High School. He asked for volunteers to help hand-out flyers and talk to visitors at the fair.

#### 6. MAYOR'S REPORT

Mayor Arave reported that Wasatch Integrated Waste voted to participate in purchasing the landfill.

#### 7. CITY ATTORNEY'S REPORT

David Church had nothing to report.

#### 8. CITY MANAGER'S REPORT

Barry Edwards reported that City staff contacted Hughes regarding the roof issues on the City Hall building. Hughes will repair the roof as a warranty item at no charge to the City.

The proposed plans for the Eagleridge storm drain project/waterfall were presented to the City Council.

Barry Edwards also reported that City staff is making progress on the purchase of properties around Hatch Park and said that purchase agreements should be ready soon.

Council Member Jensen asked what the Council would need to know regarding the possible expansion of the gravel pit. Barry Edwards replied that City staff would obtain answers from the City attorney and provide the Council with options.

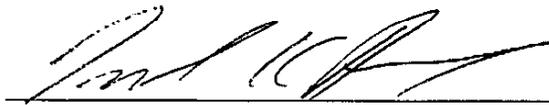
Council Member Jensen commented that the City should resist the gravel extraction and asked what the City's options would be. David Church responded that the application is for a zone change. The City can approve or deny the zone change and how this affects the owners of the land and whether or not they can mine the area is another issue. The zone change decision will not be the final word on whether the landowner can have mining activities or not. He explained that the current owner plans to sell the land to a buyer who is interested in regulated mining and would like it zoned as a certainty for that activity.

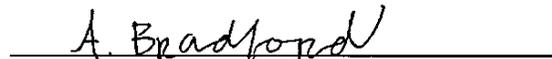
Ken Leetham commented that the matter will not be brought before the Planning Commission or City Council for several weeks as it will take some time for staff to gather more information.

Mayor Arave asked if the City could change the ordinance to require more than a 100' buffer for mining activities. Barry Edwards replied that staff would be reviewing the literature on gravel extraction to see what the current standards are.

9. ADJOURN

Mayor Arave adjourned the meeting at 7:45 p.m.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Secretary