

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-WORK SESSION  
JUNE 20, 2017

**FINAL**

Mayor Arave called the meeting to order at 6:04 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; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Troy Johnson, Assistant Police Chief; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Marty Peterson, Emergency Preparedness Manager; Andrea Bradford, Minutes Secretary.

1. DEPARTMENT REPORT-ENGINEERING

Paul Ottoson reported on the recently completed Eagle Ridge Storm Drain project and said it was necessary because the developer originally installed a pipe that was unable to withstand the pressure and eventually burst, causing a waterfall. The City installed a new pipe and an energy dissipater and removed 600 cubic yards of silt which improved the appearance of the pond.

Council Member Porter asked if there was a plan to place trees around the pond. Paul Ottoson responded that there was not a plan at this time but staff could look into it. He added that this site could also be part of the Arbor Day tree planting next year.

Paul Ottoson then reported on the Fox Hollow Drive reconstruction project which was completed ahead of schedule and under budget. He noted that adjacent residents were overwatering their lawns which lead to flooding and soft spots resulting in the need to turn off secondary water in the area to complete this project.

A third project, currently under construction, is the Center Street reconstruction project near Cutler Drive. Curb and gutter will be installed next week and asphalt will be in place in the next two weeks.

The fourth project is the Legacy Parkway Trail. The base has been laid but staff will need to coordinate with Questar before the asphalt is placed. Native and natural seed will be planted along the trail and Questar will also replace the sprinkler system that was damaged.

Paul Ottoson reported on the 350 East project which includes waterline and meter box improvements as well as laying new asphalt.

The sixth project is the Highway 89 Storm Drain project being funded with \$150,000.00 from UDOT and the remainder from Brighton Homes. The problem with this project is that the storm drain system is very shallow which has caused the project to take longer to complete.

Upcoming projects include miscellaneous chip seal projects, the Center Street water line crossing at the Union Pacific Railroad (UPRR) tracks, 1100 North widening at the UPRR tracks, the UTA Center Street closure at the UPRR tracks, and the US 89 micro-surfacing and ADA ramps project.

Paul Ottoson showed a map with the chip seal areas and explained which roads would be closed. The Center Street water line and 1100 North widening projects are on hold while UPRR reviews the plans. Residents will be notified of road closures via signage. The US-89 project will start at Highway 89 and Eagle Ridge Drive and proceed north. This project will include the placement of over 100 ADA ramps and micro-surfacing which will take two weeks and be performed from 7a.m. to 7p.m.

Council Member Jensen asked about the Fox Hollow Drive reconstruction project and if the damage was caused by an underground spring or the overwatering by residents. Paul Ottoson replied that they did find groundwater and there was also an issue with overwatering from residents particularly while the project was under construction. Geo grid and geo-textile fabric were installed for structural strength to help with water issues, and staff will check water usage in the area and step up enforcement if necessary.

Mayor Arave asked about the Eagle Ridge Drive storm drain project. Paul Ottoson replied that staff is considering other options including diverting the storm water to cut down on street closures and limiting the amount of replacement pipe. A geotechnical review of this option is currently being performed by GeoStrata.

Council Member Porter asked if a trail could be placed over the pipe. Paul Ottoson replied that the City would have to work with a developer to get an easement for the trail.

## 2. DEPARTMENT REPORT-GOLF

Brent Moyes reported on the monument sign at the golf course and the new electronic screen which can be customized for events, promotions, etc. The Eaglewood Men's Association has grown to over 50 players per week with an increase in rounds of 23%. The course is fully staffed with the addition of the 2<sup>nd</sup> Assistant Superintendent and most of the seasonal positions have been filled.

The Junior Golf clinics have started and over 100 kids are enrolled. There have been over 50 registrants for the Jr. Mini Tour which has been set up by age to allow the younger kids to play three holes and the older kids to play as many holes as they would like.

New rates took effect June 1<sup>st</sup> with nine holes up \$1 to \$15 and 18 holes up from \$28 to \$30. There is also a Friday and Saturday afternoon special of nine holes with a golf cart for \$17 and 18 holes with a golf cart for \$34. Other promotions include the Davis County golf passport and VIP cards.

Council Member Mumford asked if the pro shop revenue was down especially relating to rounds. Brent Moyes replied that rounds and revenue were down in March due to the grounds not being prepped or mowed, as well as spring rates. April and May were down due to weather, the cancellation of a tournament, and trading some rounds for advertising.

Brent Moyes reported that June was shaping up nicely with eight tournaments and busy days when the course was open for play. He also said that social media, particularly Facebook, was helpful in posting specials and bringing in customers especially because it is free advertising.

## 3. OVERVIEW OF JULY 3<sup>RD</sup> EVENTS-DAVID FRANDBSEN

David Frandsen presented the Council with a Third of July celebration plan which included event itinerary, the layout of restrooms, garbage cans, lights and power, flags, signage and plans for traffic control, the Extreme Party bounce houses, food trucks, and parking. No parking signs will be placed along Eagle Ridge Drive after the car show and notifications will be given to residents in the area. The band will setup on the golf course and there will also be a VIP section for top donors. Staff will sweep the street and have a garbage pickup after the event around 11 p.m.

Linda Horrocks commented that there are two main donors this year. David Frandsen said that a sponsorship packet will be created for next year to try and attract more donors.

Mayor Arave asked that staff talk to the Eagles Landing HOA as they will be affected by the road closure.

#### 4. APPROVE CITY COUNCIL MINUTES

The City Council minutes of June 6, 2017 were reviewed and approved. **Council Member Horrocks moved to accept the Council meeting minutes of June 6, 2017. Council Member Mumford seconded the motion. The motion was approved by Council Members Porter, Horrocks, Jensen, Mumford, and Hood.**

#### 5. ACTION ITEMS

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

#### 6. COUNCIL REPORTS

Council Member Hood reported that the Youth City Council (YCC) Executive Committee would be sworn in during the regular session. Their responsibilities will be split with vice chairs to help the executive committee. The determination has been made that a scholarship will only be given to the YCC mayor going forward and will be dependent on merit and responsibilities.

Council Member Mumford reported that there has been a slight uptick in auto thefts in the City and said he had spoken with Chief Black about potentially investing in a bait car, but he advised against it as it does not appear to be one group perpetrating these crimes.

Assistant Police Chief Troy Johnson commented that the DMV has bait cars which the City could use as well as working with the auto theft department with Salt Lake City. He said it is good to be proactive.

Council Member Jensen reported that there are a lot of City events in the next month including the 5K on July 1<sup>st</sup> at Legacy Park at 7a.m. He also reported that he was contacted right before someone's event in the park about turning off the sprinklers, and he thanked Ken Leetham and T.J. Riley for taking care of that.

#### 7. ADJOURN

Mayor Arave adjourned the meeting at 7:00 p.m. to being the regular session.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
JUNE 20, 2017

**FINAL**

Mayor Arave called the meeting to order at 7:07 p.m. Council Member Matt Jensen 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; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Troy Johnson, Assistant Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Marty Peterson, Emergency Preparedness Manager; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Glenn Bronson, Sherry Bronson, Jen Hood, Abby Ebert, Mindy Marx, Cameron Marx, the Jensen family, Matthew Thacker, Leah Thacker, Robert Drinkall, Sarah Drinkall, residents.

1. CITIZEN COMMENT

There were no citizen comments.

2. SWEARING IN OF THE 2017-2018 YOUTH CITY COUNCIL EXECUTIVE COMMITTEE

Council Member Hood introduced the new YCC executive committee. The adult advisors will be stepping back this year to allow the youth to take on more responsibilities. This year's YCC Mayor will be Nathan Jensen, the City Manager will be Abby Ebert, the service chair will be Sarah Drinkall, the publicity manager will be Josh Horrocks, the activities chair will be Gavin Tobin, the treasurer will be Cameron Marx, and the recorder will be Grace Bronson. He said many of these youth are younger, but are the cream of the crop.

Mayor Arave performed the swearing in of this year's Youth City Council Executive Committee.

3. CONSIDERATION OF FINAL PLAT FOR CHESHAM VILLAGE PHASE 2  
LOCATED AT APPROXIMATELY 260 EAST 350 NORTH; BRIGHTON HOMES,  
APPLICANT

Sherrie Llewelyn reported that this is Phase 2 of the project, located at 260 East 350 North, with 32 townhomes to be completed. There was one change on the plat from the general development plan as there was a curb right next to the retaining wall on the south property line. Staff asked the applicant to narrow the road, while still maintaining meeting the minimum standard, to provide room for the curbing and landscaping. The Planning Commission and the Development Review Committee (DRC) recommend approval with no conditions. A completed model will be in the Utah Parade of Homes this year.

**Council Member Mumford moved that the City Council approve the proposed final plat for Chesham Village, Phase 2, located at approximately 260 East 350 North with no conditions. Council Member Hood seconded the motion. The motion was approved by Council Members Porter, Horrocks, Jensen, Mumford, and Hood.**

4. CONSIDERATION OF AGREEMENT WITH UTAH FOR THE USE OF PROP 1  
FUNDING FOR THE CONSTRUCTION OF CERTAIN SIDEWALK PROJECTS ON  
CENTER STREET

Sherrie Llewelyn reported that UTA has collected Prop 1 funding from the gas tax increase for the last two years and has allocated \$189,722.00 to the City. UTA has requested that the City identify projects related to public transportation such as bus shelters, sidewalks, etc. City staff met with UTA regarding two potential projects and would now like the City Council's direction. The first option is the installation of sidewalk along Redwood Road to Foxboro Drive with connection to the trail network. The cost estimate is \$206,000.00 with \$189,722.00 in Prop 1 funding, \$6,000.00 from Horizon Manufacturing, and \$16,278.00 from City funds.

The second option would be the completion of sidewalk gaps on the south side of Center Street from Highway 89 to Orchard Drive at the cost of \$358,000.00. The City is currently funding the construction of a portion of this project in conjunction with the Towne Plaza Development. Sidewalk widths in this project will be over the standard sidewalk width so UTA will only fund a portion of this project equal to the standard cross section sidewalk and park strip width. Funding for this project would include \$66,000.00 from Prop 1 funding and \$292,000.00 in City funds. \$123,722.00 in Prop 1 funding would remain for future City use. If the City Council chooses to wait on either project then all funding will roll over until next year. Option 1 could be started this

year while Option 2 would not be completed until next year when Orchard Drive is stubbed at Towne Plaza.

Ken Leetham asked if Option 2 for \$358,000 included just the sidewalk or the trees and streetscape, etc. Sherrie Llewelyn replied that it would include trees, tree grates, lampposts, stamped concrete and all of the sidewalk improvements.

Council Member Mumford commented that the City receives approximately \$90,000.00 per year of Prop 1 funding. Sherrie Llewelyn replied that this was correct but the funding may not continue or the allocation may change.

Council Member Porter asked if it would be better to install sidewalk along Cutler Drive. Ken Leetham replied that UTA would most likely approve that project as well. He said that the proposed option was requested by residents and approved by staff.

Council Member Mumford commented that Option 1 may help with redevelopment of the area. Council Member Jensen was in agreement and preferred Option 1 as well.

**Council Member Mumford moved that the City Council request Prop 1 funding from the Utah Transit Authority for the construction of sidewalk on the north side of Center Street between Redwood Road and continuing north on the east side of Foxboro Drive to 148 North Foxboro Drive. Council Member Jensen seconded the motion.**

Council Member Horrocks asked where the City's contribution of \$10,000.00 would come from for this project. Sherrie Llewelyn replied that the cost for the project is just an estimate and may potentially be less.

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

## 5. COUNCIL REPORTS CONTINUED

Council Member Porter reported that a coordinator for the community garden was found and that there may be empty plots this year. He asked if the City could offer second plots for free to residents who have already rented a plot this year as long as they cleared it out.

Council Member Jensen commented that as the community garden is not a revenue generator it would be better for residents to use them.

## 6. MAYOR'S REPORT

Mayor Arave reported that the fire agency met yesterday and will try to purchase property for the new Centerville fire station and sell the current property. There will be a public meeting on July 12<sup>th</sup> from 6 p.m. to 8 p.m. at City Hall to discuss the tax increase.

## 7. CITY MANAGER'S REPORT

Ken Leetham reported that a group had approached the City about holding a food truck night on Thursday nights at Legacy Park. Staff is supportive of this idea; however, the City code does not specify how to approve this proposal. This continuing event would start July 11<sup>th</sup> and run through the warm weather months. Staff will place conditions and ensure that it does not conflict with sports at the park.

Council Member Horrocks commented that there is a food truck round-up held on Thursday nights at the Gallivan Center in Salt Lake that is very successful.

David Church said that Alpine city had a food truck round-up on Monday nights which was successful. One issue with their event was that it was privately run and vendors participated by invitation only. Potential problems include limiting who can participate and use City/public parks.

Council Member Porter asked about potential solutions to limiting vendors. David Church replied that while it was nice to have a private group run the event those vendors who were not invited were upset with the City.

Ken Leetham commented that if there is a demand then there is room for more vendors and the City could potentially expand the food truck round-up to other parks.

The City Council asked that extra garbage cans be provided for the food truck events and that the vendors be required to clean up afterwards. The Council was in favor of the food truck events as long as it was not a nuisance to the residents.

Ken Leetham then reported that he had received a request from a resident about a possible donation from the City for a bronze statue to be placed in the children's section of the Bountiful Cemetery. He recommended a donation amount of \$500 for this cause.

Council Member Jensen asked how much was still needed for the statue. Ken Leetham replied that the bronze statue is about \$60,000.00.

Council Member Porter commented that many times the mortuary and cemetery does not charge for burial services for children and said that in that same vein he would have no problem with the City donating \$500. Ken Leetham responded that the City would make a \$500 donation towards the memorial.

Ken Leetham then reported on an area of open space at Tunnel Springs Park near the parking lot. He commented that the City does not currently maintain the property as it was intended to have a natural look however dumping has occurred here. Residents have approached the City about purchasing the property so that it does not remain an eyesore. He then presented a map of the park showing the three adjacent property owners and the property being discussed.

Ken Leetham said the concern with incompatible land uses and allowing land to be sold is that the residential private property would then be even closer to the park which may cause issues. Installing a solid fence along the trail may also decrease the use and enjoyment of the trail. The other concern is that there is not a completed master plan for the property and it may be better to delay selling the land until there is a complete plan in place so the City has options. Other potential uses for the land include the addition of more parking or facilities.

Mayor Arave commented that a retaining wall would have to be installed if the property is sold.

Mr. Leetham said that if the Council would like to consider selling the land to the residents then an appraisal would be required and the property could be sold at market value. He asked what direction the Council would like to proceed.

Council Member Mumford expressed concern that if one of the three residents bordering the property does not want to purchase the land it may not be beneficial to sell the outer pieces of the property.

Ken Leetham commented that another solution could be for the City to maintain the area better and see if this made a difference. Mayor Arave replied that maintaining the property would cost money and this portion of land is not an asset to the City.

Council Member Jensen said that he supports public land and does not want to give the property away. Council Member Porter also said that someday the City might want to use this land.

Council Member Horrocks suggested that the City maintain the property throughout the summer to give the City and the residents some time to decide what should be done with the property.

8. CITY ATTORNEY'S REPORT

David Church had nothing to report.

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

**At 8:20 p.m. Council Member Porter moved to go into closed session to discuss imminent or pending litigation. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford, and Hood.**

10. RECONVENE INTO REGULAR SESSION

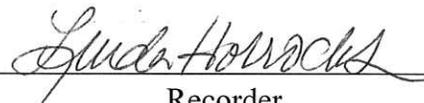
**At 9:23 p.m. Council Member Mumford moved to go out of closed session and into regular session. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford, and Hood.**

11. ADJOURN

Mayor Arave adjourned the meeting at 9:23 p.m.



Mayor



Recorder