

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
AUGUST 1, 2017

FINAL

Mayor Arave called the meeting to order at 6:07 p.m.

PRESENT: Mayor Len Arave
Council Member Matt Jensen
Council Member Ryan Mumford
Council Member James Hood

EXCUSED: Council Member Brian Horrocks
Council Member Stan Porter

STAFF PRESENT: Ken Leetham, City Manager; Karyn Baxter, Assistant City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; Chief Jeff Bassett, South Davis Metro Fire; David Church, City Attorney; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community Development Director; Marty Peterson, Emergency Preparedness Manager; Andrea Bradford, Minutes Secretary.

1. DEPARTMENT REPORT-COMMUNITY DEVELOPMENT

Marty Peterson reported that red and green door hangers have been created for all households in Davis County to use for emergency response during a City or Statewide disaster. Directions for use, along with the door hanger, will be distributed via the City newsletter, local church leaders, and scout groups.

Sherrie Llewelyn reported on several new grant opportunities including FEMA pre-disaster mitigation, Davis County Prop 1 (Jordan River Trail), and Community Forestry. The FEMA grant is the same grant used for the Springhill Landslide several years ago, and while the Eaglepointe Landslide was previously ineligible, staff was told it now meets the requirements for this grant. Staff will also be applying for funding for the Jordan River Trail through the Davis County Prop 1 Funding and the Community Forestry funding grant which would provide funds for trees in park strips and beautifying areas such as Eagleridge Drive.

Ms. Llewelyn mentioned the recently awarded FTA5310 Grant for bus shelters. She said this project will include survey work, followed by the acquisition of easements by UTA, and then construction beginning spring or summer of 2018. The City was also awarded funding from the

CDBG Grant for fiscal year 2018 to help provide housing repairs to low income residents. The 2017 CDBG Grant funds have all been dispersed towards housing projects. Staff is also working on applying for funding for the Porter's Landing Takeout grant reimbursement.

Current Community Development projects include code amendments for the Town Center Form Based Code, access management, mining/gravel pit buffer area, and a business license ordinance related to home occupations. The City was awarded a grant through Wasatch Front Regional Council (WFRC) for the Town Center Form Based Code including assistance from two of their staff members through bi-weekly meetings. Staff is also working on an access management ordinance to regulate access on major streets.

Ms. Llewelyn then reported that staff also meets every two weeks to review the Main Street Neighborhood Plan and have prepared a survey to send out to residents which will be finalized soon. Other projects include the need for signage along the Jordan River to notify boaters of takeouts and the placement of a trash boom on the north side of Center Street per Salt Lake County.

Other updates include site plan approvals for Del Taco, Holiday Oil, Foxboro Marketplace pad C, and a FedEx wash bay. Other upcoming projects include development of the final lot at Recreation Way, a preliminary plat for Romaine Court, a plat amendment for Maverik, the Cimarron Apartments at Foxboro Marketplace, and Phase 2 of Towne Plaza. Ms. Llewelyn explained that the bowling alley would be taken down to start construction on Phase 2 of Towne Plaza including the proposed office buildings.

New buildings under construction include Wasatch Resource Recovery, SandBar, Parkview, Odell Crossing, Chesham Village, and Towne Plaza. Ms. Llewelyn then presented a chart comparing dwelling unit permits from 2010 up to projected numbers for 2025 which included 64 permits in 2010, 104 permits in 2011, 344 permits in 2012, 172 permits in 2013, 314 permits in 2014, 466 permits in 2015, and 63 permits in 2016. Projected permits include 208 permits in 2017, 179 in 2018, 125 in 2019, 119 in 2020, 106 in 2021, 108 in 2022, 93 in 2023, 87 in 2024 and 80 in 2025.

Mayor Arave commented that although the City is close to build-out there will still be around 100 dwelling unit permits issued after this year. Ms. Llewelyn replied that there are still vacant lots throughout the City as well as redevelopment which are tracked by staff.

Ms. Llewelyn then provided population growth numbers from 2010 to 2020 with 16,796 residents in 2010, 16,994 in 2011, 17,317 in 2012, 18,383 in 2013, 18,916 in 2014, 19,809 in 2015, 21,334 in 2016, 21,530 in 2017, 22,175 in 2018, 22,730 in 2019, and 23,116 in 2020. She also said that the projected population in North Salt Lake in 2025 would be 24,700.

2. DEPARTMENT REPORT-SOUTH DAVIS METRO FIRE

Chief Bassett reported on the Community Wildfire Protection Plan (CWPP) and said department wide “in kind” work is \$27,800.00 per year with the City’s portion at \$6,900.00. The portion amount is calculated by in kind work such as wild land mitigation, public education, equipment, red card certification, etc. The CWPP requires community involvement and is a yearly requirement with failure to comply resulting in the fire department being responsible for the entire amount of State resources in the event of a fire. Once the budget is finalized new brush trucks will be purchased with automatic sprayers which will help with wild land fires.

On June 24th the fire department, the State, and City staff worked with a local scout to clean the Wild Rose lower trail by removing dead brush and trimming and thinning overgrowth. Over 12 tons of material was chipped which helped to raise community awareness including the request for inspections of private properties and information on how to mitigate fire risk.

Chief Bassett then spoke on the proposed tax increase and said the current annual tax on average is \$1.51 and the proposed annual tax average will be \$60.42. This increase will allow for 24 full time firefighters to be hired, the completion of the new Centerville station, repairs to Mueller Park and the Foxboro station, etc. An open house was held along with the distribution of outreach material such as flyers, website information, posters, etc. The board meeting will be held Monday, August 7th at 6:00 p.m. for a vote on whether to approve the proposed tax rate and the 2018 fiscal year budget.

3. APPROVE CITY COUNCIL MINUTES

The City Council minutes of July 18, 2017 were reviewed and approved. **Council Member Mumford moved to approve the City Council minutes from July 18, 2017 as amended. Council Member Hood seconded the motion. The motion was approved by Council Members Jensen, Mumford and Hood. Council Members Horrocks and Porter were excused.**

4. ACTION ITEMS

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

Mayor Arave asked about item ten regarding changing code enforcement from civil to criminal. David Church replied that he has drafted an ordinance to address the change.

Chief Black commented that the police department has changed parking from criminal to civil offense and that this has worked well so far. Ken Leetham said that staff will bring the ordinance before the Council for review.

Council Member Mumford asked about the ways in which the City could educate residents regarding the RAP tax. Ken Leetham replied that the City can inform the public on what the RAP Tax does and what it can be used for. Staff will prepare a flyer to be reviewed by the Council.

Council Member Mumford then commented that the County has equipment for phragmites removal that the City may be able to use. He asked if these grasses created a fire risk. Chief Bassett replied that they could be a risk but that a controlled burn is also used to remove them.

5. COUNCIL REPORTS

James Hood reported that the Tour of Utah bicycle race would be traveling through Bountiful August 4th and volunteers were needed to help put up flags at 9 a.m. and to remove them at 6 p.m. He then reported that the Youth City Council's movies in the park would be held August 4th, and 11th at Hatch Park, and on the 9th at Legacy Park in conjunction with the Police Department's Night Out Against Crime.

Council Member Mumford commented on the recent rains which lead to heavy flooding in Salt Lake City and asked if this had caused movement on the landslide. Marty Peterson replied that he had recently inspected the area and did not see any issues.

Council Member Jensen reported on the upcoming NSL Live events including the Polynesian Festival on August 18 and said the budget was \$4,000. He asked if the event would require insurance. Ken Leetham replied that the trust requires insurance be in place for events.

Council Member Jensen then reported that the Second Sunday Concert would be held at City Hall on August 13th at 6:00 p.m. He asked if the City could invest in sound equipment to be used for events. Council Member Hood asked that the City also consider purchasing a screen and projector as well.

6. ADJOURN

Mayor Arave adjourned the meeting at 6:59 p.m. to being the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
AUGUST 1, 2017

FINAL

Mayor Arave called the meeting to order at 7:05 p.m. Council Member Ryan Mumford offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Matt Jensen
Council Member Ryan Mumford
Council Member James Hood

EXCUSED: Council Member Brian Horrocks
Council Member Stan Porter

STAFF PRESENT: Ken Leetham, City Manager; Karyn Baxter, Assistant City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; Chief Jeff Bassett, South Davis Metro Fire; David Church, City Attorney; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community Development Director; Marty Peterson, Emergency Preparedness Manager; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Amy Bringhurst, visitor; Alisa Van Langeveld, resident.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2017-20R BUDGET
AMENDMENT 2017-18 FISCAL YEAR BUDGETS

Janice Larsen reported that the following two agenda items related to the proposed budget amendment. The proposed vehicle purchases were approved per the 2017 budget. Staff followed the fleet replacement requirements and also researched pricing per the State bid in order to obtain the lowest price. There were also two police vehicles which need to be replaced due to accidents and one police vehicle which was approved in the previous year budget but had not yet been purchased. Staff recommended approval of the three police vehicles.

Ken Leetham explained that \$45,000 had been received from the insurance company as the payout for the totaled vehicles.

Council Member Jensen asked what occurs in the event a vehicle needs to be purchased that was not previously budgeted for. Janice Larsen replied that the funds would come from the Fleet Fund cash reserves and charged back to the General Fund.

Council Member Mumford asked about the age and replacement schedule for the two totaled police cars. Chief Black replied that one car was set to be replaced next year and the other car was a 2014 model.

Mayor Arave asked if the equipment from the police vehicles could be reused on the new vehicles. Chief Black replied that the insurance company included the equipment in the compensation and that each vehicle requires certain equipment so it would probably have been replaced anyway. He said the cost to outfit a vehicle with equipment was approximately \$15,000 and the requested \$43,000 for the new vehicle included that amount.

Janice Larsen reported that the other budget adjustment items were for the shade structure at the splash pad, new metal detectors for the court (with grant funding), the canoe takeout, the storm water project at Eagleridge Drive, and road work to be done at the railroad crossing.

Mayor Arave asked if impact fees could be used to pay for the shade structure at the splash pad. Staff will review whether it is possible to use impact fees for these improvements.

Mayor Arave opened the public hearing at 7:21 p.m. There were no public comments and he closed the public hearing at 7:21 p.m.

Council Member Mumford moved to approve Resolution No. 2017-20R a resolution adopting an amendment to increase the fiscal year 2017-2018 General Fund budget, Parks Capital Project Fund, Road Capital Project Fund, and Fleet Internal Service Fund budgets. Council Member Jensen seconded the motion. The motion was approved by Council Members Hood, Jensen, and Mumford. Council Members Horrocks and Porter were excused.

Council Member Jensen asked if the motion should specify the use of impact fees instead of the General Fund for the park improvements. Ken Leetham replied that the resolution should be adopted as written and staff will determine whether impact fees can be used.

3. VEHICLE PURCHASE APPROVALS- PUBLIC WORKS AND POLICE

Council Member Mumford moved to approve the purchasing of the vehicles in the vehicle purchase approval for FY 2017-2018 including a 2017 RAV4 for the Engineering Department, a 2018 F550 Single Cab and a 2018 Chevrolet Colorado, 4WD Crew Cab work truck per the Parks Department, six 2017 Ford Explorers per the Police Department, and a 2018 Chevrolet Colorado, 4WD Crew Cab work truck for the golf course. Council Member Jensen seconded the motion. The motion was approved by Council Members Hood, Jensen, and Mumford. Council Members Horrocks and Porter were excused.

4. CONSIDERATION OF RESOLUTION 2017-21R ENTERING INTO A LEASE AGREEMENT WITH ZIONS BANK FOR THE PURCHASE OF GOLF COURSE EQUIPMENT

Janice Larsen reported on the proposed lease through Zions Bank for 80 Yamaha golf carts. The City received two bids with a lower rate through Zions Bank at 2.29 % and a total interest amount at \$12,000 on a five-year lease. The total amount of the lease would be \$265,000.

Brent Moyes explained that the City will trade in the carts every five years. The new carts are much quieter and nicer than the current carts. Janice Larsen explained that the Golf Course will own the carts at the end of the five-year lease.

Council Member Mumford asked why the City did not just purchase the carts instead of leasing them and paying interest. Janice Larsen replied that the interest rate is low and it is uncertain if the RAP Tax will be in place for next year.

Council Member Mumford commented that he would potentially vote in opposition to the motion as the interest for one year would be \$5,000 unless the loan was paid off next year with the RAP Tax.

Council Member Jensen moved to approve Resolution No. 2017-21R a resolution approving the form of the equipment lease agreement with ZB, N.A., Salt Lake City. Council Member Hood seconded the motion. The motion was approved by Council Members Hood, Jensen, and Mumford. Council Members Horrocks and Porter were excused.

5. CONSIDERATION OF PLAT AMENDMENT OF EAGLEPOINTE ESTATES, PHASE 10, LOT 1015, 660 COUNTRY COURT

Sherrie Llewelyn reported on the previous encroachment issues with residential properties onto the City's Wild Rose Trail property. After negotiations the property owners purchased the encroached property, and the owner of Lot 1015 is now incorporating the property into their lot. The reason the plat amendment must be done is for the vacation of the public utility easement on the existing lot line. The Planning Commission held a public hearing on this item and has made a favorable recommendation with the condition that the property owner make a final payment to the City before the property deed is exchanged. All but two property owners have paid for the encroached property and have received the deeds.

Council Member Mumford moved to approve the plat amendment for Lot 1015, Eaglepointe Estates, Phase 10, with the following condition:

- 1) **Final purchase payment must be made to the City, per the purchase contract.**

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

6. MAYOR'S REPORT

Mayor Arave referred to the last meeting and the residents who were against further mining, through blasting, of the Monte Thomas property. He said he would be meeting with some of them the following week.

The Mayor then expressed gratitude for the Youth City Council and for their help with the Bountiful parade.

Mayor Arave then spoke about the need for an overpass at 1100 North and that staff met with UDOT, Senator Weiler, and the lobbyists. Ken Leetham commented that the advice received from the meeting was that if the project is "shovel ready" then funding may be available and the project would be moved from Phase 2 to Phase 1 for improved consideration.

7. CITY ATTORNEY'S REPORT

David Church had nothing to report.

8. CITY MANAGER'S REPORT

Ken Leetham reported that the League of Cities and Towns conference would be held September 13 through the 15 and asked the Council to notify Linda Horrocks if they were able to attend.

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

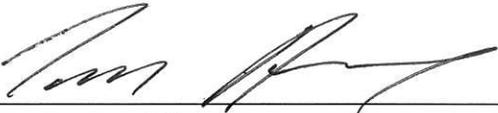
At 7:40 p.m. Council Member Jensen moved to go into closed session to discuss imminent or pending litigation. Council Member Mumford seconded the motion. The motion was approved by Council Members Hood, Jensen, and Mumford. Council Members Horrocks and Porter were excused.

10. RECONVENE INTO REGULAR SESSION

At 8:15 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 Hood, Jensen, and Mumford. Council Members Horrocks and Porter were excused.

11. ADJOURN

Mayor Arave adjourned the meeting at 8:16 p.m.



Mayor



Recorder