

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-WORK SESSION  
APRIL 16, 2019

Mayor Arave called the meeting to order at 6:01 p.m.

PRESENT: Mayor Len Arave  
Council Member Brian Horrocks  
Council Member Stan Porter  
Council Member Ryan Mumford  
Council Member James Hood

EXCUSED: Council Member Lisa Watts Baskin

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; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Jason Watterson, Utah Local Governments Trust.

Jason Watterson, Utah Local Governments Trust, presented the City with the Trust Accountability Program (TAP) Award. He said this was the fifth consecutive year the City had earned this award and explained that an \$8,501 check would also be issued which was a portion of the City's liability premium. Mr. Watterson said that TAP was in place to help local governments ensure the right risk management was in place to prevent losses.

Ken Leetham said that even though the City had experienced some losses that the Trust had been supportive. Jason Watterson replied that that bad things happened which was why 500 local governments had partnered together to create the Trust.

Mayor Arave and Ken Leetham recognized the efforts of staff in achieving this award including David Frandsen and the Public Works Department as well as Chief Black and the Police Department.

## 1. PROPOSED FY20 WATER UTILITY FUND AND OTHER BUDGET WORK ITEMS

Ken Leetham reported that this would be one of the last formal presentations for the 2020 budget. He said staff would present a tentative budget during the May 7<sup>th</sup> City Council meeting. Mr. Leetham said tonight there would be a discussion regarding staffing including a proposal to hire a construction crew for water projects and a way to pay for those positions. He said staff was approaching infrastructure from the standpoint of being proactive instead of reactive in all areas including water, roads, parks, etc.

Ken Leetham said clean water was the most important health and safety service the City provided. He said the water system was an excellent system but needed attention to continue to provide safe water through proper maintenance of the system and its components. This included the valves and water lines, backflows, and hydrants.

Ken Leetham said David Frandsen was hired in part due to his background and expertise in water. He said David had been evaluating the water system since then and was consistently proposing improvements. Mr. Leetham suggested that it may be beneficial for the Council members to spend some time with David Frandsen reviewing the water division/facilities before the budget was finalized.

David Frandsen reported that his presentation was based on making the City a better place to live and work. He said that he loved working for Murray City and was hesitant to leave but loves the staff he works with at North Salt Lake. Mr. Frandsen then talked about time distribution and the projects that had been pushed to the back including backflow, valve maintenance, fire hydrant maintenance, PRV maintenance, and inspection work. He then spoke about growth and said that the population in 1990 was 6,474 residents and was now over 20,000 residents.

David Frandsen referred to the same timeframe from 1990 until now and said that there were 25 miles of waterline then versus 102 miles now, 476 valves then with 1,788 valves now, 95 fire hydrants to 740 hydrants, and 1,200 meters versus 6,800 meters now, and it all needed to be maintained.

Council Member Horrocks commented that one of the positive factors of all the growth was that the pipes and other equipment were newer. David Frandsen replied that only about 25% of the pipes were considered old and the newer equipment was better but there were still some issues due to the soil, location, or other issues.

David Frandsen continued his report on growth and spoke about other impacts including the fluoridation of the water in 2004, the addition of the secondary water system in 2008, and

increased water production and usage. He then talked about pressure zone increases and the difficulties based on the different elevations throughout the City. There was an increase from 7 zones to 18 zones and 38 PRV stations from 11. He also spoke on the number of facilities that needed to be maintained including pump houses and tanks. Other responsibilities included keeping on top of increased regulations, requirements, and maintenance practices.

David Frandsen reported that the City would be the featured cover story in the national American Water Works Association (AWWA) OpFlow magazine due to their energy management efforts.

Mr. Frandsen then spoke on aging infrastructure including increased maintenance and said the estimated cost for a leak was \$4,000 due to road damage and replacement, water and energy loss, staffing costs including overtime hours, parts and supplies, and road cleanup.

David Frandsen focused on the backflow program under the Safe Drinking Water Act. He said staff was working on an action plan for compliance which included working with the State, building a database, and mapping known devices. The current list was approximately 500 backflow units short which meant that staff would need to send compliance letters, collect annual test results, conduct hazard assessment surveys, educate the public, and create a cross connection manual.

David Frandsen reported on fire hydrant maintenance which included proper function, proper drainage, preventing freezing, flushing the waterlines, static pressure and flow testing, and making necessary repairs.

Mayor Arave asked if staff was inspecting the hydrants. David Frandsen replied that staff tried to inspect as often as they could but only about 10% had been inspected.

Council Member Hood commented that there had been instances in other cities where the fire hydrants were not connected to water lines. He asked if all the hydrants in the City were connected. Ken Leetham replied that regular maintenance would ensure that all the hydrants were connected.

David Frandsen reported on valve maintenance and said that AWWA recommended operating and testing the valves annually. He said the goal was for proper operation, that the valves were all in the "on" position, and were cleaned and accessible. Valve maintenance included operating the valve through a full cycle which prevented buildup, ensured accessibility and reliability, extended the life, saved money in repairs, and allowed for isolation. Mr. Frandsen said it was worse to find out that equipment was not working properly in the event of an emergency. He

shared the example of the water break on 75 East which involved two valves that were not working properly which caused 22 homes to be out of water while repairs were made.

David Frandsen reported on inspection work which included accurate GPS points and maps of all construction, pictures, records, and water testing for bacteria and pressure. Other inspection needs included street lighting checks, sidewalks/curb & gutter, ADA ramps, map updates, plan reviews, and the maintenance of the Specification Manual. He said the spec manual would allow the City to dictate what materials could be used in the City. Inspection issues included leaks in newer areas, the wrong materials being installed, buried valves, incomplete mapping, etc.

David Frandsen said there were two employees in 1990 and now there were nine. He shared the analogy of making a bed with only one person and the inefficiencies, and said it was easier and more than twice as effective with two people, but would be more with additional people trying to help. He said that team efforts would show a bigger benefit and increased productivity but it was important not to overstaff as this could cause problems. Mr. Frandsen reviewed the current staff and said there were four water technicians and a foreman. He proposed two more water technicians and a Public Works Inspector. The two new technicians would take the water problem calls, backflow, and meters.

The responsibilities for the Public Works Inspector position would include Blue Stakes for water and storm water, water/storm water installation inspections, streets, sidewalk, and lightening inspections, GPS Points and Mapping updates, maintenance of the Specification Manual, excavation permits, and emergency help. The Blue Stakes inspections were approximately 757 hours per year and would be 38% of this position. The benefits of having an inspector performing these duties included having an inspector on-site to prevent issues, one contact for contractors, better track excavation/cuts, increased mapping accuracy, and would free up time for the water/storm projects/employees. The inspection work for this position would allow correct material and proper installation, GPS locations of installed pipe, accurate maps, soil compaction, and a liaison between Public Works, Engineering, and contractors.

The construction crew responsibilities would include preventative maintenance of PRVs, hydrants, valves, emergency repair, and infrastructure replacement. This crew would be able to make better use of existing equipment, preventing “stop and go” or switching from one project to the next, more preventative maintenance, infrastructure replacement savings, and getting a better product/service.

David Frandsen explained the infrastructure replacement plan and said that the current method was 100% contractor with all work bid out. The second method included partial contractor (55%) with the City crew to provide labor and the contractor to provide excavation/hauling. The third

method consisted of the City to provide all the labor with Public Works hauling during the pipe laying stage.

Council Member Horrocks asked if there was a safety concern with staff working in construction trenches. David Frandsen replied that most of the trenches were only three to four feet deep.

Ken Leetham commented that City staff followed OSHA safety requirements including the use of trench boxes.

David Frandsen reported on the upcoming CFP projects for the next five years and said that the potential savings for these projects would be \$549,900 with the partial contractor method or \$818,740 by using only City staff. The potential yearly savings would be \$109,980 with the partial contractor use or \$163,748 a year with only City staff.

Council Member Hood asked if these figures included the salary for the potential new employees. David Frandsen replied that it did not but he would review those numbers later in his presentation.

David Frandsen said that the additional benefits of using the proposed staff would include the ability to perform additional construction, maintenance, and replacement projects. He also said this would provide for more “on call” employees, provide more options in emergencies, less burden when current employees are sick/on vacation, and more snow plow drivers.

David Frandsen shared a diagram of the breakdown of tasks including construction work occurring in the summer, flushing the hydrants in the spring and fall, and valve actuating throughout the year. He referred to the salaries of the proposed positions and said the Public Works Inspector would cost \$80,960 including wage, benefits, and a vehicle. The Water Technicians would be \$67,000 each including wage and benefits for a total of \$216,000 for all three positions.

Mr. Frandsen summarized that the overall goal was to replace aging infrastructure for lower costs and a higher quality product, match infrastructure growth with the aging system, preventative maintenance, bringing the backflow program into compliance, better utilization of equipment, more efficient work patterns, feedback from and providing statistics to the Council, snow removal, and emergency assistance. He added that there were 37 mobilizations for snow removal this season.

David Frandsen said he would provide the annual report to the Council as well as a copy of the OpFlow AWWA article. He also invited the Council to Public Works 101 to show them the details and intricacies of the Public Works Department.

Mayor Arave asked if there would need to be a rate increase to allow for the proposed positions. Ken Leetham replied that the City had a healthy fund balance and that the cost savings would allow for these three positions without a rate increase. He said that staff wanted the Council to know how they were managing resources and what some of the difficulties and deficiencies were.

Mayor Arave commented that while there were not many fires that non-working hydrants could cause an even bigger problem. David Frandsen replied that the first year they implemented the program that they would find problems but it was better to find them during maintenance than during an emergency.

## 2. ADJOURN

Mayor Arave adjourned the meeting at 6:58 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
APRIL 16, 2019

Mayor Arave called the meeting to order at 7:07 p.m. Pastor Alex Lucero, Abundant Life Church, offered the invocation and Zack Tucker, BSA Troop 347, led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave  
Council Member Brian Horrocks  
Council Member Stan Porter  
Council Member Ryan Mumford  
Council Member James Hood

EXCUSED: Council Member Lisa Watts Baskin

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; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Jim Allen, Dee Lalliss, Garth Hood, Shawn Harvey, Carr Harvey, residents; Tad Kock, Zach Tucker, BSA Troop 347; Pastor Alex Lucero, Abundant Life Church; Clinton Thomas, Clint Thomas Apartments; Bryce Thurgood, Castle Creek Homes; Chris Robinson, Mike Shultz, Foxboro Marketplace.

1. CITIZEN COMMENT

Pastor Alex Lucero, Abundant Life Church, reported that the Abundant Life Church would like to offer food donations to the community donated to them from various sponsors. He said a trained staff would oversee the donations and the Church would offer the food to the community through information on Facebook. The Life Market would occur the first Saturday of each month starting on May 4<sup>th</sup>.

Ken Leetham asked if it would be helpful for the City to advertise the Life Market on their Facebook page. Alex Lucero replied that they would advertise through the Church's social media first but did not want to over-advertise for now. He said they may reach out to the City if there is an abundance.

Jim Allen, 902 Romsey Court, asked if public comment would be allowed during the Foxboro Marketplace agenda item. He said the biggest concern with the proposed development was parking. He made several suggestions for the development that he felt would be more palatable to the residents including two parking spaces per each one bedroom unit, changing the four story building to three stories, and reducing the number of units to 116.

## 2. EMPLOYEE RECOGNITION AND STATUS REPORT ON CITY GRANT PROGRAM

Ken Leetham introduced Ali Avery who was hired in 2010. He said she was super motivated, hard-working, and had a love for the City. Mr. Leetham explained that Ali had previously worked with the Planning Commission, prepared development applications, and was then asked to prepare the grant application for FEMA assistance for the Springhill Landslide. Ali was able to obtain two grants for that landslide. In 2015, Ali became a long range planner over the grant program including obtaining grants for trail segments, sidewalks, etc. and was also involved with the home improvement program. He then said that Ali had obtained \$4.7 million in grant awards including the FEMA grant and that, along with matching City funds, over \$6 million had been spent on important projects.

Ken Leetham then spoke on the completed grant projects including the Boater Access Grant for Porter's Landing Boat Takeout, the CDBG 2011 grant for an ADA ramp, and the CDBG 2015 grant for the Home Repair Grant Program for a total grant award of over \$ 3 million. He then reported on awarded grants that were still in progress including the CDBG 2017 and 2018 Home Repair Grant Program, the CDBG Special Solicitation City Hall ADA Accessibility Improvements Grant, etc. for a total grant award of \$2,411,457.

Ali Avery then referred to grants with submitted applications including the FEMA Grant for the Eaglepointe Landslide, Utah Outdoor Recreation Grant for the Foxboro Wetlands Boardwalk, power line burial at City's Edge, and WFRC Tap for Main Street and Redwood Road. She also spoke about several long range planning projects included the Hatch Park Expansion Plan, the Main Street Neighborhood Plan, the Jordan River Water Trail Master Plan, the South Davis Active Transportation Plan, the Town Center Form-Based Code, and Town Center branding and wayfinding signage.

The Council thanked Ali Avery for her hard work and for making a difference in the City.

3. CONSIDERATION OF RESOLUTION 2019-15R: A RESOLUTION SUPPORTING A GRANT CONTRACT WITH DAVIS COUNTY FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR ADA ACCESSIBILITY IMPROVEMENTS AT CITY HALL

Ali Avery reported that the City had been awarded a grant for ADA accessibility improvements at City Hall in the amount of \$20,000. She explained that the reason the application for this grant did not come before the City Council was because of the short submittal time. Mrs. Avery said that the funds to install ADA push buttons on the exterior doors of City Hall as well as the public restroom doors would need to be expended by May 1, 2019.

The total cost for the project would be \$31,500 to install push buttons on eight doors so the City match would be \$11,500. Staff recommended approval of Resolution 2019-15R which would authorize the City Manager to sign a contract with Davis County for those funds and would also set aside \$11,500 for the City match to cover the cost of the project beyond the grant award.

**Council Member Mumford moved that the City Council approve Resolution 2019-15R authorizing the City Manager to sign a contract for the 2019 Community Development Block Grant Special Solicitation program and set aside funds to cover the cost of the project beyond the grant award. Council Member Hood seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, and Hood. Council Member Baskin was excused.**

4. CONSIDERATION OF ORDINANCE 2019-03: AN ORDINANCE TO APPROVE THE REZONE & DEVELOPMENT AGREEMENT 2019-22A FOR CLINT THOMAS APARTMENTS LOCATED AT 521 NORTH ORCHARD DRIVE (AKA 3511 SOUTH ORCHARD DRIVE) FROM COMMERCIAL SHOPPING (CS) TO PLANNED DISTRICT (P), CLINT THOMAS, APPLICANT

Sherrie Llewelyn reported that the City Council approved the General Development Plan for this project in February 2019. The Planning Commission reviewed and recommended approval of the final site plan and the development agreement on April 9, 2019. She explained that the development agreement included detailed repair and replacement for the landscaping, the existing buildings, exterior lighting, and fencing.

The site currently consisted of two apartment buildings with four units per building. The existing carport would be removed to construct an additional building and new carports. Sherrie Llewelyn explained that the Council previously asked if a gate could be installed between this property and

the neighboring church to allow for pedestrian access. She said that the Church determined that access onto their property would not be allowed per a new church-wide policy.

Council Member Mumford commented that while he was not originally in favor the original proposal, that after the previous Council approval he had changed his consideration to determining the best way for the development to proceed.

**Council Member Mumford moved that the City Council adopt Ordinance 2019-03 an ordinance to approve the rezone and development agreement (AGR2019-22A) for the Clint Thomas Apartments located at 512 North Orchard Dr. (aka 3511 South Orchard Dr.) from Commercial Shopping (CS) to Planned District (P) with the following findings and no conditions.**

**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 surround 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 Horrocks seconded the motion.**

Mayor Arave clarified that the address was 521 North Orchard Drive.

Council Member Mumford amended his motion to correct the address to 521 North Orchard Drive. Council Member Horrocks seconded the amended motion. **The motion was approved by Council Members Horrocks, Porter, and Mumford. Council Member Hood voted in opposition to the motion. Council Member Baskin was excused.**

5. CONSIDERATION OF A SITE PLAN APPROVAL FOR CLINT THOMAS APARTMENTS LOCATED AT 521 NORTH ORCHARD DRIVE (AKA 3511 SOUTH ORCHARD DRIVE), CLINT THOMAS, APPLICANT

Sherrie Llewelyn clarified that the previous application for the rezone and approval of the development agreement was a legislative action and that the site plan approval was an administrative action.

**Council Member Mumford moved that the City Council approve the request for a site plan amendment for the Clint Thomas Apartments located at 521 North Orchard (aka 3511 South Orchard) with no conditions. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, and Hood. Council Member Baskin was excused.**

6. DISCUSSION ITEM: REQUEST FOR AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR FOXBORO MARKETPLACE AT 790 NORTH REDWOOD ROAD, PERTAINING TO THE UNIT COUNT AND CONFIGURATION OF THE MULTI-FAMILY APARTMENTS, CHRIS ROBINSON, APPLICANT

Sherrie Llewelyn reported that Chris Robinson, developer of Foxboro Marketplace, had asked to obtain feedback on the unit count and configuration from the City Council.

Chris Robinson said that in December of 2018 he wrote a letter to the City stating that they were at the point of paying for building permits but had found that the project did not work financially with current construction costs and the proposed design. He said that since then they proposed a new plan, the City Council visited the Avanti project in Farmington which was similar to the newly proposed design, he held a public open house which wasn't very well attended, and received positive recommendation on the project from the Planning Commission. Mr. Robinson said that since that time the public comments included concern with multi-family housing, the number of units, and parking.

Mr. Robinson explained that Lee's Marketplace needed the support of the additional residential development. He felt that this site was ideal for multi-family as it was adjacent to other multi-family and the Foxboro Marketplace.

Chris Robinson then asked the Council for their recommendations and what they would like to see.

Council Member Hood asked if any consideration had been given to a 55 and older community consisting of two bedroom apartment units. He said that the concern from the neighbors was related to traffic and schools which would be reduced with an age restricted development but would bring the rooftops that were needed. Chris Robinson said he would need to research the economic viability of this type of project.

Council Member Mumford mentioned that the community had apartment fatigue and asked about the potential for owner-occupied units. He said that this was a core issue with residents and suggested a townhome development.

Chris Robinson said he had entitlement for 102 apartments and asked if the architecture and the unit count was modified if there was any way to make the project work. Council Member Mumford replied that the residents were not accepting of additional units as a deal had already been made and there was no community benefit or return with adding more units.

Council Member Horrocks commented that Jim Allen was a representative from the neighborhood and asked him to restate his earlier comments as Chris Robinson had arrived after the citizen comment portion of the meeting.

Jim Allen commented that the biggest concern from the neighbors was parking particularly for the one bedroom units. He said the residents would be more supportive of 116 units, two parking spaces per each one bedroom unit, and changing the four story building to three stories. Chris Robinson asked if this proposal was agreeable to the Council as it was better than having to design the project from scratch.

Council Member Horrocks commented that Council Member Mumford's points were valid and that Jim Allen represented a community group.

Ken Leetham asked the City Council if Chris Robinson returned with an application with 102 apartment units that might have a different configuration or building type if the Council would be inclined to approve that based on the prior entitlement. He said the previously approved architecture and amenities was too expensive to be built. Chris Robinson said that the development needed a clubhouse and the cost would be better spread across more units. He asked if the Council would require them to build exactly as what was approved or if they could build more units that were palatable to the Council and the neighbors.

Mayor Arave commented that while his opinion may not be popular, he felt the difference between 102 and 124 unit was not that great. He said the focus should be on the quality of the project and the amenities.

Council Member Porter commented that the Planning Commission and staff reviewed and made a favorable recommendation on the proposed project. He also said that it was difficult to sell the project to residents based on the additional bedrooms and the parking issues with no benefit to the community.

Council Member Mumford said that he appreciated the efforts Chris Robinson had made to reach out to the public and felt that the owner occupied product would be more accepted by residents. Chris Robinson replied that he wished they had started construction of the apartments in 2016 as costs had gone up 30%.

Council Member Horrocks commented that his company built a commercial project in Sandy and that even though costs were high they were able to sell for a profit because rents were high right now. Chris Robinson replied that the leverage return on the borrowed amount versus the equity was not worth the \$20 million loan.

Council Member Mumford suggested holding another public hearing at Lee's Marketplace or a location near the site.

Mike Shultz, developer with Chris Robinson, spoke on the economics of the project and said that the proposed units would cost more than the approved product, but the difference would be that the proposed units would be higher quality. He said they built many apartments and found the proposed plan would attract higher rent.

Chris Robinson asked what the Council recommended and what the next step would be.

The Council discussed additional public outreach/input,

Ken Leetham said the amended plan cut 85 units from the plan that was approved. He said it was important for the Council to remember that the City approved a land use plan for the Foxboro Marketplace as an economic development package. Mr. Leetham said it would be disingenuous to make them adhere to an exact site plan as 22 units would not make that big of a difference. He said the proposed development would be a superior product with higher rents and a shopping center.

Council Member Porter commented that while he agreed with the sentiments made by Mr. Leetham that it was a significant increase in the number of bedrooms. He asked staff to clarify the specific number. Sherrie Llewelyn replied that it was approximately 86 to 94 additional bedrooms.

Mayor Arave asked if it was the City's responsibility to restrict the bedroom count. He said the real issue was apartment bias and the most important thing was a good project.

Council Member Mumford said that the developer needed to make money and the real issue was not the bedroom count but apartment fatigue. He said that if the plan came back as owner occupied units he would vote in approval of the project.

Council Member Hood commented that the only way he would vote in approval of the project was if it was an over 55 apartment complex or owner occupied units.

Council Member Porter said if the developer could show the difference in quality of the originally approved product and the proposed product he would vote in approval. He said the proposed project would have to be higher quality.

Council Member Horrocks commented that he wanted a high quality product as well.

Council Member Hood then said that the developer was approved to build 102 apartments and that he had an issue with a proposal for more units. He said the developer should try to build 102 high quality units or if he wanted more units than they would need to be in an age restricted development.

Council Member Hood also suggested that two different open houses could be held on separate evenings to try and accommodate as many residents as possible.

Council Member Porter thanked Chris Robinson for his efforts thus far.

7. CONSIDERATION OF RESOLUTION 2019-17R: A RESOLUTION PROCLAIMING  
APRIL 27, 2019 AS ARBOR DAY IN THE CITY OF NORTH SALT LAKE

Ken Leetham reported that the Arbor Day celebration would be held at City Hall on April 27<sup>th</sup> and that this proclamation was part of the City's requirements to retain Tree City USA status

**Council Member Horrocks moved to approve Resolution 2019-17R a resolution of the governing body of the City of North Salt Lake proclaiming April 27, 2019 as Arbor Day in the City of North Salt Lake. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, and Hood. Council Member Baskin was excused.**

## 8. APPOINTMENT AND SWEARING-IN OF DEPUTY CITY RECORDER

Ken Leetham explained that the City had a need to appoint a Deputy City Recorder, especially as it was a municipal election year. Staff recommended Sherrie Llewelyn be appointed to this position.

Mayor Arave recommended approval of the appointment of Sherrie Llewelyn as the Deputy City Recorder.

**Council Member Mumford moved to approve the Mayor's appointment of Sherrie Llewelyn as the City's Deputy City Recorder. Council Member Porter seconded. The motion was approved by Council Members Horrocks, Porter, Mumford, and Hood. Council Member Baskin was excused.**

Mayor Arave performed the swearing in of Sherrie Llewelyn as the Deputy City Recorder.

## 9. CITY ATTORNEY'S REPORT

David Church reported that an appeal had been filed relating to the City Council's decision to approve the General Development Plan for Orchard Grove. He said this decision preceded the zone change and several residents appealed this decision which would then go before the hearing officer. Mr. Church explained that the City's hearing officer had a conflict of interest as one of his law partners was involved with the land transfer. He made several recommendations for the replacement hearing officer including Craig Hall who was the hearing officer for Salt Lake County and Vaughn Pickell who was the city attorney for Bluffdale.

David Church asked the Mayor if he would give approval for City staff to obtain a replacement hearing officer for the appeal. Mayor Arave gave his approval.

David Church then reported on the Eaglepointe landslide and the potential settlement proposal. He said that all of the defendants proposed a settlement. He said that the City's proposal was what the City Council had previously authorized. If an agreement was reached the settlement could happen immediately or the case could still go to trial.

Ken Leetham commented that there was a two week window for approval of the settlement.

## 10. APPROVE CITY COUNCIL MINUTES

The City Council minutes of April 2, 2019 were reviewed and amended. **Council Member Porter moved to approve the City Council minutes of April 2, 2019 as amended. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, and Hood. Council Member Baskin was excused.**

## 11. ACTION ITEMS

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

Ken Leetham reported on the action item related to the issues with a dump truck that was parked on Main Street during rush hour. He said that staff had reached out to Brighton Homes and said that it would be a temporary problem.

## 12. CITY COUNCIL REPORTS

Council Member Hood reported on the Youth City Council (YCC) Easter Egg Dash to be held the following Saturday. He said there may be a conflict with NSL Recreation soccer games scheduled for the same time and kids that wanted to attend both.

Council Member Hood asked for a future agenda item in June to express appreciation and present plaques to the outgoing YCC Executive Council.

Council Member Hood asked about animal control services and said that he had received complaints from residents that dead animals were not being removed from the road after calls had been made. Ken Leetham replied that he would reach out to the County.

Council Member Mumford spoke on the youth soccer program and the practices held at the parks. He said he received a lot of positive feedback from residents and asked if there was an estimate on the cost to the City. Ken Leetham responded that staff would have a better idea regarding the cost at the end of the season.

Council Member Mumford then spoke on the appeal of the Orchard Grove approval and that residents wanted to do a referendum but did not have enough time. Sherrie Llewelyn clarified that a referendum could only be done for a legislative action. She said she recommended that those who filed the appeal should obtain legal counsel.

Council Member Mumford said the biggest concern was an administrative error on the unit count. Sherrie Llewelyn explained that when you calculate unit count in the RM-7 zone that for duplexes the minimum lot size is 8,500 square feet. The total square footage divided by 8,500 allowed for 12.8 units which was shown in the staff report. For an apartment building it was 7,000 square feet for the first unit and 6,000 square feet for each additional unit. So the staff report was correct but she misstated as there could be six duplexes or nine units in a variety of configurations.

Council Member Porter reported on the City's emergency preparedness and reporting during an emergency. He suggested that South Davis Fire District might potentially handle this as currently it was separated by city, but each city should work together through county coordination.

Council Member Porter commented that he would also like to formalize the City's history committee. Ken Leetham replied that staff was looking into potentially adopting a resolution to create the history committee.

Council Member Horrocks stated that the Boy Scout organization was looking into potential places to meet. He said he did not necessarily object to the Boy Scouts meeting at City Hall if it was in an approved room that wouldn't be susceptible to damage.

### 13. MAYOR'S REPORT

Mayor Arave reported on the Community Development Block Grant (CDBG) process and said that it went through the County and would be renewed to continue as is unless the City requested differently. He also reported that Wasatch Integrated Waste applied for a bond.

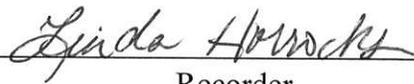
### 14. CITY MANAGER'S REPORT

Ken Leetham reported that he and the Mayor would be going to Kansas City in May to look at some of Great Life's other golf facilities and would report back to the City Council. He also said that the League of Cities and Towns Conference would be next week.

### 15. ADJOURN

Mayor Arave adjourned the meeting at 9:20 p.m.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Recorder