

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
APRIL 7, 2020

FINAL

Mayor Arave called the meeting to order at 6:00 p.m. Note: The meeting was held electronically through Zoom.

PRESENT: Mayor Len Arave
Council Member Lisa Watts Baskin
Council Member Natalie Gordon
Council Member Brian Horrocks
Council Member Ryan Mumford
Council Member Stan Porter

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Michael Pate, Amarok.

1. CITIZEN COMMENT

There were no citizen comments.

2. PARKS TRAILS ARTS AND RECREATION ADVISORY BOARD APPOINTMENTS

Mayor Arave reported that he was not ready to make an appointment at this time.

Council Member Mumford reported that his choice for appointment to the board was Dallas Golden. He added that Mr. Golden had an interest in photography and visual arts.

Council Member Mumford moved to appoint Dallas Golden to the Parks and Arts Advisory Board. Council Member Baskin seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

3. CONSIDERATION OF ORDINANCE 2020-11: AN ORDINANCE AMENDING THE
NSL CITY LAND USE CODE, SECTION 10-1-33(F)(2)(c) ELECTRIC FENCING

Sherrie Llewelyn reported that the City had recently received an application to amend the electric fence ordinance. Currently the ordinance required that an electric fence be surrounded by a solid perimeter fence. She said when the ordinance was adopted in 2012 the reasoning for the solid

fence was for safety purposes to prohibit individuals from touching the electric fence. Historically a solid wall was interpreted to be a chain-link fence with slats. The applicant has since requested a code amendment to change the code to state that a chain-link fence with slats could be used to fulfill the requirement for a solid wall.

The Planning Commission held a public hearing on this item and determined that if the perimeter fence was solid then the interior perimeter fence could be a chain-link fence without slats as this was more aesthetically pleasing and would lessen security issues related to visibility. The Planning Commission recommended changes to the code that would remove the requirement for the solid fence but would require a non-electrical fence outside of the electric fence for safety, as well as a requirement that the fencing and signage be maintained with failure to do so resulting in a civil violation. She also said that the code change would not allow for chain-link fencing along frontages and was only related to electric fencing and not outdoor screening.

Council Member Gordon clarified that this would not allow chain-link fencing in any areas where they were not currently allowed and would only allow chain-link without slats a foot away from the electric fence in areas where it was already allowed. Sherrie Llewelyn replied that electric fences were only permitted in the industrial and commercial zones.

Council Member Baskin commented that while she did not like allowing electric fences but as it was already permitted she recommended several amendments including removing the word "easily" from the phrase "and is not easily climbable" from the code. She explained that there should be a clear standard. She also suggested that the comma be removed from subsection J.

Council Member Horrocks commented that with the proposed change that this would eliminate chain-link fencing.

Council Member Gordon was in agreeance with Council Member Baskin in that electric fencing was a concern and related the story that her daughter had been shocked by an electric fence. She suggested chain-link fencing with barbed wire on the top be placed around electric fencing. Sherrie Llewelyn replied that three strand barbed wire was permitted in the MD and MG zones.

Council Member Mumford asked about the applicant's needs or the purpose of the electric fence in the zone. Sherrie Llewelyn commented that the City Council needed to look beyond the applicant as it would affect all MD and MG zones where electric fencing was allowed. She said the applicant was MESCO who requested the electric fencing along the side and rear property lines to prohibit individuals from accessing their construction equipment.

Council Member Mumford asked about certain concerns related to the fact that the two fences would be a foot apart including maintenance, individuals or items falling between the fences, etc. He also asked about signage notifying that it was an electric fence. Sherrie Llewelyn replied that

the code required warning signs to be placed every 30 feet along the perimeter of the fence, security boxes for fire personnel, and limits on the voltage.

Michael Pate, Amarok, commented that there were requirements for the fence to be six feet in height. He also said that the fence was an alarm system tied to a 12-volt battery that was amplified with an energizer. The alarm system was set at 2,000 volts and would audibly sound on the site and was paired with a video camera system. Mr. Pate said he understood screening the fence for aesthetic purposes but felt that this would cause security issues. He explained that the fencing was required to meet international standards and was just meant as a deterrent as they had previously had issues with break-ins.

Council Member Porter commented that an individual would most likely try to cut the fence rather than climb it especially if the intent was to steal. He felt that the electric fence behind another fence was appropriate in the industrial area.

Council Member Horrocks said he was not in favor of allowing razor or barbed wire at the top of the fence. Sherrie Llewelyn said that the code allowed three strand barbed wire but prohibited razor wire.

Council Member Baskin commented that while Mr. Pate said there was no fence that was not scalable that the word “easily” should be removed from the amendment. She clarified that the intent was that the fence was designed not to be climbable. She also did not like the idea of the barbed wire across the top of the fencing.

Council Member Porter moved that the City Council adopt Ordinance 2020-11 amending the North Salt Lake City Land Use code Section 10-1-33(F) Electric Fencing.

Mayor Arave commented that Council Member Baskin suggested several changes including removing a comma from subsection j and removing the word “easily” from climbable.

Michael Pate asked for clarification of what would constitute “not easily climbable”. Sherrie Llewelyn suggested removing “and is not easily climbable”.

Council Member Porter amended his motion to remove the term “and is not easily climbable” and the comma. Council Member Horrocks seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

4. CONSIDERATION OF RESOLUTION 2020-09R: A RESOLUTION AMENDING THE CITY’S CONSOLIDATED FEE SCHEDULE TO INCREASE CERTAIN USER FEES AT THE EAGLEWOOD GOLF COURSE AND ESTABLISHING AN EFFECTIVE DATE

Ken Leetham reported that the City Council had previously reviewed the consolidated fee schedule and the Golf Course Oversight Committee was recommending approval of the amendment to the fee schedule. He said that the dynamic flexible pricing aspect had been removed at this time but staff would bring back more information on the flexible pricing for further discussion. The fee increases for an 18-hole round with a cart would be increased from \$46 to \$52.

Mayor Arave asked about the rate comparison with other courses in Davis County. Brent Moyes replied that it would put Eaglewood about \$1 above Bountiful Ridge and even with Davis and Valley View courses.

Mayor Arave then asked for an update on pricing and current conditions. Brent Moyes replied the course was available for walking customers only and the current rate for online bookings was the senior rate of \$13 for nine holes and \$26 for 18 holes. He said the course was steady with most tee times booked.

Council Member Horrocks said he liked the concept of dynamic pricing particularly in raising the prices on busy Saturdays. He said the reception center pricing needed to be adjusted so that weekend bookings were more expensive than weekdays. Ken Leetham said the reception center pricing was one of the initiatives that needed to be corrected.

Council Member Mumford asked about the technical distinction between a wedding reception and a dinner. He said someone could pay the weekend dinner rate of \$550 for their versus the \$1,100 weekend wedding reception rate. Ken Leetham replied that it seemed like wedding required extra accommodations such as tables, etc.

Brent Moyes replied that there was a lot more setup required for a wedding including tables, linens, etc.

Council Member Mumford asked if the current concessionaire had a proposal on pricing. He said the pricing needed to be solidified as there had been wedding cancellations that would need to be rescheduled. Ken Leetham replied that there was a proposal from another wedding venue operator, which he would like to pursue. He said the contract would be adjusted with the concessionaire to allow for a professional wedding group to come in and handle that portion of the business. Mr. Leetham said this was something staff could pursue now.

Council Member Baskin asked what the term "single rider" meant under the cart fees section. Brent Moyes replied that the cost would be per person per seat so that an individual did not have to pay the entire cart fee regardless if there were one or two people in the cart.

Council Member Baskin then asked about the corporate pricing and if the proposed \$44 or \$49 was per player. She also asked for clarification about the corporate membership fees. Brent

Moyes replied that the corporate pricing was per player. He said the corporate membership was \$2,500 or \$2,000 if a tournament was booked. Mr. Moyes also explained that \$2,500/\$2,000 included one tee time per day for a year. The cart fee would not be included in that cost.

Council Member Gordon moved to approve Resolution 2020-09R a resolution of the governing body of the City of North Salt Lake amending the City's consolidated fee schedule for certain user fees at Eaglewood Golf Course and establishing an effective date. Council Member Horrocks seconded the motion.

Council Member Horrocks commented that he assumed the amended fee schedule would be effective as of June 1st. He suggested honoring the old rate for any wedding that had been booked but had to be cancelled or postponed due to the pandemic. Mayor Arave commented that it seemed like the Council was in agreement.

The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

5. DISCUSSION OF ONGOING OPERATIONS OF EAGLEWOOD GOLF COURSE AND CITY PARKS AND RECREATION FACILITIES

Mayor Arave commented that Salt Lake had reopened their courses, Bountiful Ridge and other courses were allowing carts, and the City was the only course in Davis County that was not allowing carts.

Ken Leetham said the precautions taken at the course had made it as safe for employees and players as it could be. He commented that while more revenue would be generated if carts were allowed that it would be less safe. Mr. Leetham recommended that due to the rate of COVID-19 spread in South Davis County, that further review should be done in several weeks.

Brent Moyes said that Bountiful Ridge allowed carts and had actually been shut down for several days due to players congregating at the clubhouse. He commented that the other courses were sanitizing their carts with hot water or rubbing alcohol.

Council Member Porter spoke on different methods to sanitize the carts including professional cart cleaning machinery and DIY equipment.

Council Members Gordon and Baskin were in favor of continuing to operate without offering the use of golf carts. Council Member Baskin suggested that plastic gloves could potentially be offered to players.

Mayor Arave recommended that staff research what other courses were doing and sanitization methods.

Ken Leetham then spoke on other recreational facilities including the tennis courts. He said the City's courts were still open and asked for feedback from the Council.

Mayor Arave asked what other cities were doing. Ken Leetham replied that the City should monitor how busy the courts were. He said that some cities would close a facility resulting in those that were left open to then become too busy. Mr. Leetham said the basketball courts and playgrounds had been closed per the County Health Department.

Council Member Horrocks felt that the tennis courts could remain open. Mayor Arave replied that the City could leave them open until the State or County recommended otherwise.

6. CONSIDERATION OF BID AWARD FOR STORM DRAIN PROJECT AT UNION AVENUE AND MAIN STREET, TO COUNTERPOINT CONSTRUCTION COMPANY IN THE AMOUNT OF \$153,332

Paul Ottoson reported that this project had been on the list for several years. He said it was along the Union Pacific UTA railroad tracks from Main Street to Union Avenue. The pipe would be installed on property owned by UTA and approvals had been obtained. He said that there was concern that flaggers would be needed but the nearest tracks only run at night. Mr. Ottoson spoke on the phragmites, which caused water to back up there. Staff obtained five bids with the low bidder, Counterpoint Construction Co, at \$153,332. He said that while he had hoped for lower bids that contractors were still busy and prices were high. The current budget for the project was \$100,000, which would require a budget adjustment for the \$53,332.

Mayor Arave asked why the bid amounts were higher than the proposed budget. Paul Ottoson replied that he did not originally think the cost would be that much for the project.

Council Member Horrocks asked if this was a project that should be delayed in the hopes that companies may not have as much work in the next several months. Paul Ottoson responded that even though the five bids varied that the lower three were very close in price. He felt that the cost would not get much lower and attributed the difference to his cost estimate.

Council Member Horrocks moved that the City Council award the storm drain along UPRR- Union Avenue to Main Street project to Counterpoint Construction Company for the price of \$153,332. Council Member Gordon seconded the motion.

Mayor Arave asked where the funds for this project would come from. Ken Leetham replied that he thought they came from the Storm Drain Fund and not impact fees.

The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

7. APPROVE CITY COUNCIL MINUTES OF MARCH 17, 2020

The City Council minutes of March 17, 2020 were reviewed and approved. **Council Member Porter moved to approve the minutes of March 17, 2020 as written. Council Member Horrocks seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.**

8. ACTION ITEMS

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

9. COUNCIL REPORTS

Council Member Horrocks commented on the cancellation of the spring cleanup and if the Saturday garbage pickup could be extended to twice a month. Ken Leetham said there were two options including a Saturday trash pickup every Saturday in May or to have the spring cleanup, for green waste only, at the Public Works building for two weekends in May. He suggested holding the extra Saturday pickups combined with the green waste cleanup in May. Mr. Leetham also said that the County Commission may be able to persuade Wasatch Integrated Waste to re-open the transfer station to the public. He asked what the Council would prefer.

Mayor Arave clarified that the landfill was closed to residents and said that if the City held a green waste cleanup that identification would need to be checked to verify residency.

David Frandsen commented that he thought the cleanup could be done safely. He said the only negative was that staff would not be able to help the residents unload this year.

Mayor Arave asked how much the extra Saturday pickup would cost. Ken Leetham replied that staff could obtain that information.

Council Member Mumford said that as neighborhood groups were unable to do cleanup service projects that there may not be as big of a need for green waste. He said people may just want to throw away regular trash this time. He suggested postponing the spring cleanup and only offering the extra Saturday pickup. Council Member Porter was in agreement as it may encourage people to gather.

The Council discussed expanding the service to twice a month Saturday pickups for a month.

Ken Leetham commented that staff would obtain the extra Saturday pickup pricing and share this information with the City Council via email.

Council Member Horrocks reported that he had a conference call with the Northpoint annexation group on Thursday. He said that while he was not actively seeking the annexation that the City should be involved.

Council Member Mumford reported that over the past few weeks there had been several events with the odor from the sewer plant. He said while Dal Wayment had been very responsive that there were regular issues with the odor. He said he received a lot of messages and had seen comments on social media so it was important for the City to stay on top of the issue.

Council Member Mumford spoke on upcoming events including the Easter egg hunt, Kite Festival, and 5K and suggested that they be postponed rather than cancelled. Council Member Gordon said that it would be a great idea to do the events in the future to give residents something to look forward to.

Council Member Mumford talked about the Palmquist Park remodel and asked if there was any reason the construction could not occur now. Ken Leetham said that while work did need to be done that park impact fees could not be used for Palmquist Park. He said corrections needed to be made at that park related to the water tank and the suggestion for City crews to perform some of the work.

David Frandsen commented that he had obtained pricing for the designs and the dirt moving cost was high at \$200,000. He said that this would need to be discussed with the Parks and Arts Board.

Council Member Mumford said that it would be a good time to work on the parks and asked if City staff could perform the work safely. David Frandsen said that he would work with the Board and Ken Leetham to create an agenda for the top projects this year.

Council Member Baskin talked about mailbox theft in the Springwood neighborhood. She also spoke about cloudy water in the neighborhood which was related to air in the pumps. As far as she had heard the seniors were doing ok in spite of the earthquake and isolation.

Council Member Baskin reported on the Arbor Day celebration and suggested a tentative date of May 16th.

Council Member Porter reported on the virtual scavenger hunt and said that Target provided a 50% discount on the prizes. He said it would be a fun family activity for residents with prizes, such as a TV, Go Pro camera, etc. to only be awarded to City and Woods Cross residents.

10. MAYOR'S REPORT

Mayor Arave reported that the landfill was closed to noncommercial traffic but may reopen for public use due to political pressure. He said the Recreation District was closed until further notice.

He spoke on the South Davis Sewer District including the smells and that the south plant was out of compliance, which may take a year to fix. He said the Fire District was busy.

Council Member Porter said the Bountiful Dump was still open and felt there should be some pressure to reopen the dump facilities to residents. Mayor Arave said the main concern was the potential for employees to become infected. He said it was interesting to see the positions taken by different cities in regards to precautions related to the virus.

11. CITY ATTORNEY'S REPORT

David Church had nothing to report.

12. CITY MANAGER'S REPORT

Ken Leetham reported on the status of the City and said staff was still operating in two groups at City Hall. He said equipment had been purchased to allow employees to work from home.

Mayor Arave asked about security, such as unauthorized access, for those working at home. He asked about password policies. Ken Leetham replied that the City's IT company, ETS, provided hardware and software with the same level of protection as that found in the office. He said that one employee had a family member who tested positive and that employee would be quarantined at home for 14 days. Mr. Leetham said that the phones were being answered and services were being delivered.

Ken Leetham reported that a construction project on Lacey Way would result in water being shutoff for ten residents on Thursday. He said the residents had been notified via flyer and telephone. The water would be off from 8 a.m. to 4:30 p.m. on Thursday.

13. ADJOURN

Mayor Arave adjourned the meeting at 7:47 p.m.



Mayor



City Recorder