

NORTH SALT LAKE CITY
CITY COUNCIL MEETING – WORK SESSION
APRIL 17, 2012

Mayor Arave called the meeting to order at 6:06 p.m.

PRESENT: Mayor Len Arave
Council Member Stewart Harman
Council Member Brian Horrocks
Council Member Conrad Jacobson
Council Member Stan Porter

EXCUSED: Council Member Matt Jensen

STAFF PRESENT: Barry Edwards, City Manager; Brian Passey, Assistant City Manager and Finance Director; Ken Leetham, Community and Economic Development Director; Rod Wood, Public Works Director; Paul Ottoson, City Engineer; David Church, City Attorney; Lt. Troy Johnson, Police Department; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Marty Peterson, Emergency Preparedness Manager; Jim Allen, former Planning Commissioner; Chief Jim Rampton, South Davis Metro Fire Agency; Hunter Coleman, Conner Murray, Karson Welch, Alex Richardson, Trey Taggart, Terry Jenkins, BSA Troop 997; Josh Wilson, BSA Troop 884; Micah Green, Green Construction; Peter Evans, Woodside Homes.

1. RECOGNITION OF JIM ALLEN – RETIRING PLANNING COMMISSION MEMBER

Mayor Arave introduced Jim Allen, thanked him for his service on the North Salt Lake Planning Commission, and presented him with a plaque.

2. SOUTH DAVIS METRO FIRE AGENCY REPORT – CHIEF JIM RAMPTON

Chief Rampton, SDMFA, reported that the agency has been busy with the Utah Shakeout earlier that day. Officers were scattered throughout the county evaluating communications, capabilities and systems, should they be required in an actual emergency. They learned some things about the Emergency Operations Center (EOC), and determined they have some work to do.

Chief Rampton reported that the big wind storms last fall resulted in 144 calls in two days and five large fires. The SDMFA runs on a calendar year budget rather than a fiscal year budget, and they have already collected 39% of their ambulance fees, and are only 25% into their year. This puts them at least on target for the year. He stated that they are gearing up for the fire season, and noted that the Fireworks Ordinance has been reverted to allow them only three days before, and only three days after the major July holidays.

Chief Rampton reported that they had a line of duty death last year and have replaced that position.

Council Member Horrocks asked about the Utah Shakeout and if there will be a formal evaluation now that it is over to determine what may need to be changed. Chief Rampton stated that he was stationed at the county operations center with representatives from the County Commission, the Red Cross, etc. They did not have the ability to answer 911 dispatch calls from the emergency command center, so this will need to be addressed.

3. MARTY PETERSON – UPDATE ON UTAH SHAKEOUT

Marty Peterson reported that he felt everyone depended too heavily upon the county's virtual EOC. There were communication problems, i.e. the screen and white board (in the Police conference room at City Hall) are installed in top of each other, so it was very difficult to use both at the same time, which they needed to do. Also, the outlets on the east wall of that conference room are not live. Public Works employees checked in within 25 minutes, and all of the police officers answered their phones. They sent some officers out on assessments, and they reported to whom they were supposed to. It was a good learning experience and time well spent.

4. DISCUSSION OF CEMETERY SCHEDULE

Mayor Arave stated that the Council needs to discuss the possibility of including a cemetery near the new park on the hill, and it should be placed on an agenda in the near future. It was determined to have this discussion May 15.

5. COUNCIL REPORTS

Council Member Harman asked if there will be a pancake breakfast the morning of the July 3rd fun run. Council Member Jacobson stated that the Youth City Council will be hosting a breakfast at 8:00 a.m. at Foxboro Legacy Regional Park.

Council Member Harman received an e-mail asking for reflective posts at the roundabout on 1100 North. Barry Edwards suggested staff purchase reflectors and install them along the curb in the roundabout. Council Member Harman received another email about people bikers forcing walkers, and other slower traffic, off of the Legacy Trail. He stated that there probably is not a lot the City can do in this regard, as it is just a courtesy issue. Barry Edwards suggested having a police presence there periodically. Lt. Troy Johnson stated that they do patrol the Legacy Trail. Council Member Jensen stated it is a wide trail, and can accommodate bikers and pedestrians. Individuals should be courteous and stay on their side of the trail. Council Member Porter stated that the Trails Advisory Board is looking into having a couple of separate trails for downhill traffic (bikes) for this same reason. Council Member Jacobson suggested including a note on courtesy in the next newsletter.

Council Member Jacobson stated that there was a very brief Easter Egg dash on April 7th, but it was fun. He has heard some citizen complaints about dogs in Hatch Park. There are two

regulatory signs at the park, and one states pets are prohibited. The other sign says dogs must be on a leash. This should be changed to be consistent. Council Member Jacobson added that the resident complaining feels personally threatened. The second related issue is that even with the dog litter bag stand, there are people who do not pick up after their own dogs, or people who will pick up the stuff in the bag but still leave the bag behind. Council Member Jacobson stated he is not anxious to suggest the City prohibit dogs in the park completely. He suggested the police be present in the park more often and issue tickets. Council Member Porter said prohibiting pets was a big issue with the Camelot and apartment residents who do not have places to walk their dogs.

Council Member Porter asked if the newsletter goes to the apartment residents– since it is sent inside the utility bills. Barry Edwards stated that staff will look into this, and also place the dog ordinance on a future agenda.

Council Member Jacobson raised a safety issue on Lacey Way, after the Marialana turnoff and the sharp right hand turn. He asked if the City could put up a sign up that says, “Watch for Children.” Paul Ottoson stated he would check to see if a sign is there, as he recalled one being requested for that location previously.

Council Member Porter reported that the events for Armed Forces Day are moving forward. It is a National program and some cities have a large turnout, so he hopes to get a lot of support. He asked the Council and staff to look for military service people in their areas, and give them a personal invite. Signs for the Armed Forces Day should be put up at the golf course to advertise the event as well. Council Member Porter then addressed playground equipment for Tunnel Springs Park. In speaking with vendors at the ULCT convention, it looks like the City can get a better value than what is currently in the bid. This will be placed on a future agenda.

Council Member Jensen said the City’s next second Sunday concert will be Mothers Day. Becky Edwards will be getting some talented mothers/daughters to do some numbers. He then raised the issue of storm drains in the industrial park. He has been speaking with Jim McGee, a cyclist, who has complained that the drains are not adjacent to the curb, but are right where the cyclists ride. It could be a potential lawsuit, and the ones that far out from the curb need to be addressed. Paul Ottoson stated that most of the drains built and installed today are bicycle-safe. If there are only four or five left such as these, the City could replace them with the bike-safe ones. Paul Ottoson will determine how many storm drains in the City are out into the bicycle lanes and what the cost would be to replace them.

Council Member Jensen said he is considering putting together a City kite festival – to begin the Saturday of the annual Easter Egg Dash and have it run for a couple of weeks. Small trinkets or ice cream vouchers could be given to people when Council Members or staff see kites flying.

6. ADJOURN

Mayor Arave adjourned the meeting at 700 p.m. to begin the regular session.

NORTH SALT LAKE CITY
CITY COUNCIL MEETING – REGULAR SESSION
APRIL 17, 2012

DRAFT

Mayor Arave called the meeting to order at 7:10 p.m. Council Member Jensen offered the invocation, and Hunter Coleman, BSA Troop 997, led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Stewart Harman
Council Member Brian Horrocks
Council Member Matt Jensen
Council Member Conrad Jacobson
Council Member Stan Porter

STAFF PRESENT: Barry Edwards, City Manager; Brian Passey, Assistant City Manager and Finance Director; Ken Leetham, Community and Economic Development Director; Rod Wood, Public Works Director; Paul Ottoson, City Engineer; David Church, City Attorney; Lt. Troy Johnson, Police Department; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Hunter Coleman, BSA Troop 997.

1. CITIZEN COMMENTS

There were no citizen comments.

2. AWARD OF BID FOR CENTER STREET RECONSTRUCTION PROJECT FROM ORCHARD DRIVE TO MARIALANA

Rod Wood stated that the bid opening had been held for the Center Street reconstruction project from Orchard Drive to Marialana, which should take two weeks. The bids ranged from a low of \$279,284 (Kilgore Paving) to a high of \$330,637. The engineer's estimate was \$340,000. He stated that staff has worked with Kilgore Paving on several different projects and have always been pleased with their work. Staff therefore recommends awarding the project to Kilgore Paving for \$279,284.10. Council Member Jensen reminded staff that the Three Kings Bicycle Race is scheduled for June 16th, so it would be good to have the project completed by then.

Council Member Jacobson moved to award the Center Street reconstruction project to Kilgore Paving for \$279,284.10. Council Member Harman seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

3. CONSIDERATION OF A PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR FOXBORO NORTH PLAT 10B LOCATED ON THE EAST SIDE OF SKIPTON

DRIVE BETWEEN NORFOLK DRIVE AND 900 NORTH STREET. WOODSIDE HOMES, APPLICANT

Ken Leetham presented this issue stating that the plat is located on the east side of Skipton Drive and is bounded on the north by Norfolk Drive and on the south by 900 North. On the original concept plan for Foxboro North, Plat 10 included the lots on either side of Cambria Drive.

Council Member Horrocks moved to approve the preliminary design plan and final plat for Foxboro North Plat 10B. Council Member Harman seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

4. AUTHORIZATION TO SUBMIT AN APPLICATION TO DAVIS COUNTY FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR FY2012-2013

Ken Leetham reported that the City participates in the Community Development Block Grant (CDBG) program each year. He recently attended a training workshop sponsored by Davis County and is prepared to submit a project for the upcoming FY2012-2013 funding cycle. The proposed project is an upgrade to the existing water line in Main Street between Center Street and US89. The City commonly experiences low water pressure as a result of the existing 6” water line. The proposed project is to install a 10” water line in Main Street. This should provide much improved pressures and better fire protection to residents in this service area.

Barry Edwards stated that it is not often you can get funds for a project that has to be done anyway.

North Salt Lake has been successful in years past acquiring grants for our projects. Not all cities participate, but there aren't always a lot of qualifying projects.

Council Member Jensen moved to authorize submission of an application to Davis County for Community Development Block Grant funds for FY2012-2013. Council Member Harman seconded. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

5. CONSIDERATION OF A SITE PLAN FOR AN OFFICE WAREHOUSE BUILDING TO BE LOCATED AT 265 SOUTH RIVERBEND WAY (LOT 9, RIVER BEND INDUSTRIAL SUBDIVISION). GREEN CONSTRUCTION, APPLICANT.

Ken Leetham reported that because of the size of this plan, over five (5) acres, it requires Council's approval of the office warehouse. He said the lot is an unusual shape, with the majority of the back area to remain undisturbed, and not used for storage or other use at this time. A slatted chain-link fence six (6) feet high will surround the entire property up to the gates on the east and west sides of the building for screening the outdoor storage in the area marked "washed gravel" behind the building. The DRC is recommending a condition of approval that no storage, dumping, or any other use may occur in the rear portion of the lot marked as "native

undisturbed site” unless the applicant receives approval from the City for another site plan application to expand the use.

Council Member Harman moved to approve the site plan for Green Construction to be located at 265 South Riverbend Way, Lot 9 River Bend Industrial Subdivision, with the conditions that 1) no storage, dumping, or any other use may occur in the rear portion of the lot marked as “native undisturbed site” on the site plan unless the applicant receives approval from the Planning Commission and City Council for the expansion of the use, and 2) at the time the applicant desires to expand the use of the lot to include the rear portion marked as “native undisturbed site” on the site plan, the entire site will have to come into compliance with the 10% minimum landscaping standard. Council Member Horrocks seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

6. CONSIDERATION OF CONSULTING SERVICES AGREEMENT WITH DUTKO WASHINGTON, LLC

Barry Edwards stated that Dutko has joined forces with a lobbyist for Senate Bill 173. He and the Mayor met with Craig Peterson, and they were able to secure substantial funding for the 2600 South interchange, scheduled for construction in 2014, which will include a larger bridge deck, re-routing of the roads, and a diverging diamond intersection. The City has a number of things we can use help with in the future, and staff recommends renewing this contract.

This firm will help secure additional funding when we get the FEMA grant (notice should be given in June). Council Member Porter asked if there are any other cities participating in this consulting contract, such as Bountiful or Woods Cross. Mr. Edwards responded no, but most of the projects apply directly to NSL. Council Member Porter stated that the other cities would have an interest in the 2600 South interchange.

Council Member Jensen stated that an analysis should be done to see if the City is getting its money’s worth, as Dutko Washington is being paid over \$100,000 per year. Council Member Horrocks said he agrees with Council Member Porter that staff should ask the other cities if they will participate in the consultant fees for getting approval to update the 2600 South interchange.

Council Member Porter moved to accept the consulting services agreement addendum #1 with Dutko Washington LLC. Council Member Horrocks seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

7. CONSIDERATION OF A COST SHARING AGREEMENT FOR REDEVELOPMENT CONSULTING SERVICE

Barry Edwards stated that in order for the City to complete its General Plan and implement the ideas suggested for the gun club property, there is some property that needs to be assembled. In order to do that in today’s market, it is unlikely that the City will be able to provide some type of

incentive. Staff would like to go through and establish one to three redevelopment areas, primarily to benefit the Kimball property. The owner has agreed to pay a portion (\$40,000) of the total cost of \$46,155. The study area is larger than just his property.

Council Member Jensen moved to approve a cost sharing agreement for redevelopment consulting services. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

8. CONSIDERATION OF AN AGREEMENT FOR CONSULTING SERVICES WITH LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Barry Edwards stated that this consulting agreement for \$46,155 with Lewis Young Robertson & Burningham would take the City completely through the end of the redevelopment consulting project (above), which would probably be about 18 months.

Council Member Jensen moved to enter into an agreement for consulting services with Lewis Young Robertson & Burningham, Inc. Council Member Harman seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

Council Member Jensen asked staff to update the Council on the General Plan update process. Ken Leetham stated that Ted Knowlton, consultant with the project, has decided to take other employment, but will be available for some consultation. However, this will leave staff with the majority of the burden in finishing the project. Mr. Leetham stated that with regards to transportation and land use, the City, as a whole, will end up with a very accurate General Plan. The City now also has a good connection to the Wasatch Front Regional Council because that is where Mr. Knowlton has accepted employment. Mayor Arave stated the Council needs to sit down and review the plan, possibly at a retreat. Barry Edwards committed to have a review copy by June 15, 2012.

9. DISCUSSION OF WATER AGREEMENTS

Barry Edwards stated that they are working to have agreements in place with South Davis Water District and Weber Basin Water Conservancy District. He is disappointed in some of the terms of the agreement, including price, as they are asking the City to pay for water it cannot use yet, and the cancellation clause has caused some challenges. He added that the arrangement is still the same and is a viable, workable project.

10. DISCUSSION OF AND ACTION ON EMPLOYEE FY13 ANNUAL COMPENSATION

Barry Edwards reported that staff is proposing the Council adopt the pay scale adopted last fiscal year, allowing employees to get merit increases from 3.8 to 4 percent, with adequate performance, as well as a one-time longevity bonus for those employees who are "topped out" in their pay ranges. The total amount of increases is \$40,000, which is not large when compared to

a \$14 million City-wide budget, but it would be useful for staff to know how to plan. The total cost to implement this pay scale is about 2 % of salary. The actual retirement rate would increase 1% of salary. Public safety is 1.42% of salary. There are about nine employees who would not get step increases.

Council Member Jensen said the recommendations are excessive. The City has great leadership and staff, but in this economy, the private sector is still cutting back.

Council Member Jacobson stated that the City depends a lot on good employees, and he does not have a problem approving this.

Council Member Jacobson moved to approve the proposed annual compensation chart for FY 2013 including merit increases and one-time merit bonuses at the discretion of the City Manager. Council Member Porter seconded the motion.

Council Member Jensen moved to amend the motion to include decreasing the maximum merit increase from 4.0% to 3.0%. There was no second, so the motion died.

The motion was approved by Council Members Horrocks, Porter, Harman and Jacobson. Council Member Jensen voted in opposition to the motion.

11. CITY MANAGER'S REPORT

Barry Edwards reported that he attended a Community Impact Board (CIB) meeting about having them refinance the loan to the fire agency, so there may be a public hearing on this, and there is also a shortfall that would have to be paid off by 2033.

Mr. Edwards reported that during construction of the East Bench Park (Tunnel Springs Park), they struck water at a very shallow level. It may be water escaping tunnel springs and going around it, but it is believed the water can be captured and disposed of. The problem is that it needs to be removed because it is right on top of that clay lens, so it has to be caught. This will require a change order. Council Member Porter asked if the water could be used for a spring, or water feature. Mr. Edwards said it is a band that cuts right through the park, and they would like to capture it and direct it away from the park. Paul Ottoson stated that it has been too wet, and they hope to have a better report at the next meeting regarding this issue.

12. CITY ATTORNEY'S REPORT

David Church said he had nothing to report.

13. COUNCIL REPORTS (CONT.)

Council Member Harman stated that a month ago, he held a focus group meeting at his home with a dozen residents from Foxboro North and Foxboro South to discuss the Woodside Homes proposal, as well as the RAC proposals. At that time, before Woodside had come back with their

proposal for Foxboro North, residents were strongly opposed to Woodside's proposal. That seemed to be the same feeling of the focus group. He then brought up information about the RAC, and the residents felt pretty much the same. It was generally felt that if it is going to take that many apartments to get a grocery store, then the residents do not want the store. There was also a strong distrust for Woodside. Three weeks ago Woodside held an HOA meeting for residents in Foxboro North. The latest proposal would take plats designated for apartments and turn them into homes, and some townhomes (Berkley South) would be replaced with 69 single family homes. Castleton West would replace 177 condos with 71 single family homes, and 114 condo units in Castleton East, would be replaced with 140 apartment units. Just south of what is 900 North would be about 200 more apartment units. Stonehaven East and West would remain virtually the same, except the driveways would be slightly different. This is only a benefit for residents in Foxboro North, but they would build a separate club house in Stonehaven West. The question was raised to Woodside: "What are you going to do if this is not approved and the residents don't agree," and Woodside's response was that they have developers lined up who will buy the property and develop it as originally planned as rental condos or apartments.

Council Member Harman stated that since then, he has had several residents comment to him and on the Facebook page, and by email, that they do not like the new plan for apartments, but the alternative of having 300 apartment units is worse. A petition in opposition was distributed before Woodside's latest proposal, and about 115 people signed it. Council Member Harman commended Woodside for trying to listen to the residents and make some compromises. He said he does not know if a town hall meeting should be held, but if so, the City should be ready to discuss the RAC.

Council Member Jacobson pointed out that the people who bought homes with expectations of what they would be surrounded by have a right to complain, and he would have to side with them. Council Member Horrocks said he does not like the perceived blackmail on the part of the developers.

Council Member Jensen said he would like to see the developers add some mixed use development. Since this is the only area where homes abut Redwood Road, it would be a good place to put some commercial buildings with some apartment/condos on the second level.

Mayor Arave suggested discussing the proposed RAC, as he would like to improve the Redwood Road area. A public hearing for this has been scheduled for May 8th, stated Ken Leetham.

14. APPROVE MINUTES

The City Council minutes of March 20, 2012 were reviewed and amended. **Council Member Harman moved to approve the work session and regular session City Council minutes as amended. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Porter, Harman and Jacobson. Council Member Jensen abstained as he was absent from the meeting.**

15. ADJOURN

Mayor Arave adjourned the meeting at 9:11 p .m.

Mayor

Secretary

New Action Items – April 17

- ____ 1. Marta – May 15 Agenda item: Cemetery discussion.
- ____ 2. Action: Put a courtesy note in the newsletter (stemming from Legacy Trail complaints).
- ____ 3. Paul - Barry Edwards suggested buying reflectors and installing them along the curb in the 1100 North roundabout.
- ____ 4. There are two regulatory signs at Hatch Park, and one states pets are prohibited. The other sign says dogs must be on a leash. This should be changed to be consistent.
- ____ 5. Action: determine whether every resident gets the newsletter since it goes with the utility bills, i.e. apartment dwellers.
- ____ 6. Action: put dog ordinance on next meeting's agenda.
- ____ 7. Council Member Jacobson raised a safety issue on Lacey Way, after the Marialana turnoff and the sharp right hand turn. He asked if the City could put up a sign up that says, "Watch for Children" Action: Paul/Rod check to see if there is a sign there.
- ____ 8. Action: Staff - Signs for the Armed Forces Day should be put up at the golf course to advertise the event.– action.
- ____ 9. Action: Marta – next meeting's agenda: Playground equipment for Tunnel Springs Park.
- ____ 10. Action: Rod/Paul look into how many storm drains in the City are out into the bicycle lanes, and what the cost would be to replace them.
- ____ 11. Staff should ask the other cities if they will participate in funding the consultant for the updating of the 2600 South interchange.