

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
MAY 18, 2021

FINAL

Mayor Arave called the meeting to order at 6:00 p.m.

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; Todd Godfrey, City Attorney; Tyler Abegglen, Golf Course General Manager; Sherrie Pace, Community Development Director; Traci Jump, Deputy City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Via Zoom: JB, Kyle J, Benjamin Shelton. In person: Matt Wallis, Mike Whitaker, ECHO Broadband.

1. DISCUSSION OF CITYWIDE BROADBAND PROPOSAL BY ECHO BROADBAND

Ken Leetham reported that ECHO Broadband had previously presented to the Council and were working to provide service in the City. He said ECHO would like to present new technology as well as a proposal

Matt Wallis, ECHO Broadband, spoke on a new technology that they would be utilizing in place of fiber optics. He said they installed some infrastructure but were delayed due to a fire and COVID. They then began to pursue this new technology, which, he said, would allow for up to one gig speed internet to be brought to a residence wirelessly. This level of service would be guaranteed. Mr. Wallis showed examples of the equipment and explained how it worked together through main hubs and terragraph/mesh topology technology. He said the exciting part about this technology was that they could have Foxboro ready to go in 30 to 60 days.

Matt Wallis said they were asking for some assistance from the City in deploying the service throughout the City.

Mike Whitaker explained that the algorithms behind the meshed topology was developed by Facebook. Matt Wallis clarified that this was a secure network with no intrusion on personal information.

Council Member Gordon asked how many of the hubs would be needed throughout the City and where they could be placed. Matt Wallis replied that it would be around 290 boxes. He said that traffic lights could be utilized but buildings were better as they were taller.

Matt Wallis explained that they would have a lease agreement with the property owner to place a hub on their building or home in exchange for compensation.

Mike Whitaker spoke about the difference in installing fiber versus this newer technology. He said that fiber required trenches to be dug while the mesh topology could be deployed very quickly.

Council Member Baskin asked how weather conditions affected performance. She also asked about the degradation of the equipment. Matt Wallis responded that the potential for dropped connectivity was very low with this technology. He said that the equipment was produced by Cambium and had a 20 to 30-year lifespan.

Mayor Arave asked about 5G. He also questioned the encryption or security of the technology. Mike Whitaker said 5G was a grouping of different frequencies and was great for cell phones or travel but had issues with random latency so it was not as good for home use. He said the system was fully encrypted and would incorporate newer protocols as necessary.

Mayor Arave asked where the computers that ran the system would be stored. Mike Whitaker replied that they were stored in a databank data center in Salt Lake that had triple power and cooling redundancy.

Matt Wallis explained that during the fire at their building only 10% of their network was down and this was due to the firefighters cutting the lines on the roof. He said they were then able to get the service restored within five hours.

Mayor Arave asked what would happen in the event that a property owner moved or was not paying their bills. Matt Wallis replied that for the main hubs they would have precautions in place with the County that equipment could not be removed even in the event of a foreclosure. Mike Whitaker gave the example of a tower being struck by lightning and said they were able to get service restored within two hours.

Council Member Porter asked how much residents would pay for the service. Matt Wallis responded that there were several plans that would range from approximately \$60 to \$90 with no monthly contracts.

Mayor Arave asked if ECHO would provide modem and routers. Matt Wallis replied that there was no need for a modem and they would have routers available for purchase.

Council Member Horrocks asked how much funding ECHO would need to expand throughout the City. He asked about ECHO's financial commitment particularly in the Foxboro area. Matt Wallis replied that the needed amount was in the proposal. He said they were committed to the City whether there was financial assistance or not.

2. DISCUSSION OF FOXBORO WETLANDS PARK FUNDING PROPOSAL

Ken Leetham reported that the City had received a \$150,000 grant from the Utah Office of Outdoor Recreation Division (OOR). He said the City would need to secure additional funding for the Foxboro Wetlands Park within the next 90 days or these funds would expire. Mr. Leetham explained that because of development in the Redwood Road CDA approximately \$13,645,616 would be generated with \$10 million available for the Wetlands Park along with sidewalk completion, tree planting, street lighting, City entrance signage, striping and sidewalk on Center Street, and property assembly and acquisition.

Mayor Arave asked if it would make sense to bury power lines along Redwood Road. Ken Leetham replied that there were some areas where the lines could not be buried but staff could review the possibilities.

Ken Leetham said that the total estimated cost for the Foxboro Wetlands Park would be \$3,250,000. The City would collect \$1,008,000 each year from the CDA until it ended in 2031. He said if the Council wanted to explore bonding, a ten-year bond estimate would be \$362,000 annually or \$199,000 annually for a twenty-year bond. He suggested the twenty-year bond without prepayment penalties and the potential to pay off the bond in ten years to match the TIF revenue stream. Mr. Leetham explained that the cost could be reduced to \$2,175,000 if the fishing pond and cleaning station were removed and the phasing or adjustment of the boardwalks.

Ken Leetham reported on the CDA multiyear plan proposal summary with cost estimates. This plan included the Foxboro Wetlands Park for \$3,250,000, the sidewalk completion for \$455,000, tree planting completion for \$488,000, streetlight completion for \$547,000, City entrance and other signage for \$100,000, striping and sidewalks for \$45,000, property assembly on 1100 North for \$1,430,000, and property assembly for a Public Works expansion and relocation for \$3,575,000 for a total cost of \$9,889,490. The property assembly would consist of 2.5 acres on the southeast corner of 1100 North. The other property assembly would be 6.5 acres east of Stericycle for an expanded Public Works facility. He asked how comfortable the City Council would be in obtaining debt for the Wetlands Park in addition to using the Redwood Road CDA funds. Mr. Leetham commented that there was a strong revenue stream for the CDA.

Mayor Arave also suggested that a portion of the DATS trucking parcel may be beneficial to obtain.

Council Member Gordon asked how much the park budget would increase to maintain the Wetlands Park. Ken Leetham replied that these were just construction costs and explained that the trail, adjacent areas, boardwalks, and landscaping would need to be maintained.

Council Member Mumford asked for clarification on how the CDA funds could be spent. Ken Leetham responded that it would be for projects within the CDA area such as the Wetlands Park or property acquisition within the CDA area.

Sherrie Pace asked if a portion of the CDA would be allocated to affordable housing. Ken Leetham replied that \$1.3 million in housing funds would be collected and kept separately. Staff would need to prepare a long range plan for that aspect as well.

Ken Leetham said that the City Council could allow the grant to expire if they would prefer to keep reviewing the proposed plan. He explained that there was healthy and growing CDA TIF revenue, which was even more than originally estimated.

Council Member Gordon said that the Wetlands Park was part of her campaign platform and that residents really wanted the park to be completed. She suggested removing the fishing pond and cleaning station from the plan and moving forward with the other items that were proposed.

Council Member Horrocks commented that the City had discussed the Wetland Park for years and now had the chance to complete it. He was in favor of moving forward with that portion of the proposal. He asked if there would be revenue generated with disposal of the old public works building or if there were other plans. Ken Leetham replied that the plan would be to sell the existing public works property on 400 West. He said staff saw a future need for an expanded Public Works facility.

Mayor Arave asked about the Flying J gas station in that area. Ken Leetham responded that the access was cut off by a median and was unsure how this had affected them.

Council Member Mumford was also in agreement to proceed with the Foxboro Wetlands Park without the fishing pond. He said it was a beautiful amenity for the community. Council Member Porter was also in favor of moving forward.

Council Member Baskin commended staff on the Foxboro Wetlands plan and felt that as Lewis Young was in agreement that the funds could be utilized for that purpose that she would be in favor of it.

Ken Leetham commented that staff would move forward and would bring items back to the City Council for further approval including the creation of a bond and amending the CDA plan.

3. ADJOURN

Mayor Arave adjourned the meeting at 6:57 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
MAY 18, 2021

FINAL

Mayor Arave called the meeting to order at 7:02 p.m. Council Member Lisa Baskin offered the invocation and led those present in the Pledge of Allegiance.

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; Craig Black, Police Chief; Todd Godfrey, City Attorney; Tyler Abegglen, Golf Course General Manager; Sherrie Pace, Community Development Director; Traci Jump, Deputy City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Via Zoom: Benjamin Shelton, Kyle J, Dan, Russell Harris. In Person: Dee Lalliss.

1. CITIZEN COMMENT

Dee Lalliss commented that several weeks ago City staff did an excellent job of notifying residents of water shutoffs and road closures. He said that the repaired roads were smooth and that the water was back on when they said it would be.

2. CONSIDERATION OF RESOLUTION 2021-11R: A RESOLUTION APPROVING THE PROPOSED AMENDMENT TO THE DEVELOPMENT AGREEMENT (AGR 2021-14A) AND AMENDING THE GENERAL DEVELOPMENT PLAN & CONCEPT PLAN FOR WILLIAMSBURG LUXURY APARTMENTS AT 256 SOUTH HWY 89, DUAINE RASMUSSEN, APPLICANT

Sherrie Pace reported that this item was previously reviewed by the City Council and was tabled with the request for the applicant to provide a parking study. The applicant obtained a parking study and then prepared a revised development plan with an additional 20 parking spaces. They removed private garages on the west property line and replaced them with carports. The parking study compared various developments throughout the City as well as locations in Woods Cross and Centerville. The parking counts were taken from midnight to 4 a.m. to determine actual

demand. She presented a table, which showed the total number of units, the occupied units, the total spaces provided, the occupied spaces, the unoccupied spaces, the parking provided ratio, and the parking demand ratio for the nine developments.

Sherrie Pace said that the parking study proposed that a ratio of 1.89 would be appropriate for the Williamsburg development. She explained that the parking ratio should be 1.5 spaces per unit for the residential with a total of 432 spaces plus 16 street level spaces for the commercial and 17 spaces for the office for an overall total of 465 spaces. The study recommended that the 33 spaces for the office/retail should have signage dedicating those spaces for those uses during daytime hours. Ms. Pace stated that the proposed development agreement amendments included increasing the number of dwelling units from 214 to 246 for an increase of 32 units, un-mixing the residential and commercial land uses, increasing the maximum height for Building A (5 story and pedestal), reducing the front setback for Building B from 27 feet from new curb to 25 feet, decreasing the parking ratio from 1.94 (477) spaces per unit to 1.89 (465) spaces per unit for 432 residential spaces (64 guest) and 33 commercial spaces (shared overnight).

Council Member Porter asked if South Davis Fire had any issues with the proposed five story building. Sherrie Pace replied that they had not raised any concerns with the height.

Council Member Baskin asked for clarification on the proposed sidewalk extension shown on the map. Sherrie Pace confirmed that the proposed sidewalk was labeled in orange on the map and would continue from Eagleridge to Eaglegate Drive.

Council Member Porter moved that the City Council approve Resolution 2021-11R approving the amendment to the development agreement (AGR2021-14A) and amending General Development Plan for Williamsburg Luxury Apartments subject to the following conditions:

- 1) The sidewalk and park strip on Highway 89 be continued to the future intersection at Eaglegate Drive;**
- 2) A full site plan which meets the layout and setbacks as presented is submitted for approval;**
- 3) The development agreement is amended and approved to increase the total unit count to 246, a minimum overall parking ratio of 1.89 spaces per unit and a requirement that 1 covered parking space per unit be assigned to each unit, which space may not be unbundled and rented separately.**

Council Member Baskin seconded the motion.

Council Member Gordon thanked those who had requested the parking study as she had previously thought that it was unnecessary for this project.

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

3. CONSIDERATION OF BID AWARD FOR “MISCELLANEOUS STREET PRESERVATIONS 2021” PROJECT TO HOLBROOK ASPHALT IN THE AMOUNT OF \$278,500. PROJECT INCLUDES SEGMENTS OF ORCHARD AND EAGLERIDGE DRIVES

Paul Ottoson reported that this was part of the City’s annual street preservation project but did not go out for bid, as the materials used were a sole source product manufactured, sold, distributed and installed exclusively by Holbrook Asphalt. He showed a map of the project area which included Orchard Drive from Eagleridge Drive to Center Street, Orchard Drive from Eaglewood Drive to the City’s North limit line, and Eagleridge Drive from US-89 to Edgewood Drive. The project would consist of installing Bonded Matrix Overlay on sections of Orchard Drive and Eagleridge Drive. The budget for the project was \$278,500.63 and the proposed price from Holbrook was \$278,500. The City has used Holbrook Asphalt on many street projects and was pleased with the company and product.

Mayor Arave asked about the proposed amount versus the budgeted amount. Paul Ottoson replied that the remaining budget for this year was \$278,500.63. He said the original bid from Holbrook was \$281,000 but when asked to meet the remaining budget they agreed.

Paul Ottoson said that staff would be returning with a budget amendment as some funds from the account had been spent on crack seal.

Council Member Gordon moved to recommend awarding the “Miscellaneous Street Preservations-June 2021” project to Holbrook Asphalt for the price of \$278,500.00. Council Member Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

4. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of May 4, 2021 were reviewed and approved.

Council Member Mumford moved to approve the City Council minutes from May 4, 2021 as amended. Council Member Horrocks seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

5. ACTION ITEMS

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

Council Member Porter spoke on the commuter trail that ran along the frontage road to Salt Lake. He said it was hard to maintain and asked staff to look at solutions to maintaining this trail.

Mayor Arave commented on a previous action item and said the cracks on Legacy Trail were on the County's portion of the trail.

Council Member Porter asked about emergency preparedness. Ken Leetham replied that there was a need for two committees, emergency preparedness and health.

Mayor Arave suggested that it may be beneficial to combine these into one committee with appointed members.

Council Member Porter talked about the difficulty and uncertainty of coordinating emergency preparedness with Bountiful through the LDS stakes/wards. Chief Black replied that he would determine who was in charge.

Ken Leetham commented that it seemed like municipal boundaries disappeared in the event of an emergency. He found that staff and administration in other cities had been very cooperative.

Council Member Baskin commented that there was a need to do better so that those who were not members of the predominant faith could still be included in emergency preparedness.

Council Member Mumford said he would like to see the CERT training encouraged again through South Davis Fire.

6. COUNCIL REPORTS

Council Member Gordon reported that interviews for new Youth City Council (YCC) leaders would be completed tomorrow. She said they would need to swear in the new leaders, thank the outgoing leaders (the Tobins), present scholarships, and introduce the new YCC couple (the Gordons). She said the YCC would begin meeting four times a month with service activities twice a month.

Council Member Mumford reported on the Parks and Arts Board and activities. He said the Kite Festival was a huge success and thanked the YCC for handing out kites.

Council Member Mumford also reported on the 75th anniversary committee meeting and said there were some good things coming for Liberty Fest. He said December 13th was the official anniversary so there would be a winter theme celebration as well.

Council Member Porter spoke on the Jordan River Commission meeting and said several good contributors were no longer on the commission. There was a need for additional members/sponsors as well as a treasurer.

Council Member Baskin reported that she was nominated and tried to serve on the Utah Local Governments Trust Board but the incumbent was reelected.

Council Member Horrocks reported that the golf course was doing phenomenally well. He reported on the Spring Cleanup at the Public Works building. He also spoke on mosquito abatement and said they were having great results with drones but had difficulty with pesticide and seasonal employee shortages. He added that there was a doctor requesting a ban on mosquito abatement for two years.

7. MAYOR'S REPORT

Mayor Arave commented on the spring cleanup and said that staff was very thorough in checking IDs again this year.

Mayor Arave reported on the potential 10% Fire Agency tax increase per the change to paramedics including the increase to three units. Ken Leetham said there was a structural problem so the Administrative Board proposed a budget with a property tax increase as well as a 10% increase to municipalities.

Mayor Arave reported on the South Davis Recreation District and said they had a rough year with decreased memberships and revenues at a \$1.5 million dollar deficit.

8. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

9. CITY MANAGER'S REPORT

Ken Leetham thanked staff for the Spring Cleanup and said it was greatly appreciated by residents. Mr. Leetham reported on the 1100 North rail corridor widening project opened yesterday. He also said the Eagleridge Drive closure would be finished tonight.

Ken Leetham spoke on the 75th anniversary planning and said several residents were raising additional funds for the firework show. He said the 5K event on July 3rd would be greatly expanded with a volleyball tournament, vendors, games, food trucks, etc.

Ken Leetham discussed reopening City Hall and the desire to add locks to the interior doors, a camera, and an intercom system for access instead of making physical alterations to the counters

with safety glass. He said the building would be opened to the public on Tuesdays for court with an armed bailiff. Mr. Leetham said he did have safety concerns for the employees and had an estimate for safety glass if this was deemed necessary.

Council Member Porter asked what other cities were doing for security. Ken Leetham replied that some cities had safety glass, locked areas, secure doors and windows. He said he would research what other cities had implemented.

Mayor Arave asked if City Hall would remain closed until a solution was found. Council Member Mumford commented that the building would need to be open in June for election primaries. He said he was in favor of upgrading security for staff and was in favor of the buzz-in door system.

10. ADJOURN

Mayor Arave adjourned the meeting at 8:02 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday June 1, 2021 by unanimous vote of all members present.



Linda Horrocks, City Recorder