



# CITY OF NORTH SALT LAKE

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## CITY COUNCIL MEETING NOTICE & AGENDA FEBRUARY 15, 2022

Posted February 14, 2022

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on **FEBRUARY 15, 2022** at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm in the Council Chambers followed by a Redevelopment Agency meeting at 7:00 p.m. and then the regular session at 7:30 pm. Some members may participate electronically.

The following items of business will be discussed; the order of business may be changed as time permits.

### WORK SESSION – 6:00 p.m.

1. Presentation of Draft Information Related to the City's Amended Water Master Plan
2. Adjourn

### REDEVELOPMENT AGENCY MEETING – 7:00 p.m.

This meeting has a separate agenda.

### REGULAR SESSION - 7:30 p.m.

1. Introduction by Mayor Brian Horrocks
2. Invocation and Pledge of Allegiance ~ Council Member Porter
3. Citizen Comment
4. Discussion Item: Proposed Amendment to Towne Plaza General Development Plan Located at 130 East Center Street
5. Consideration of Donation to Safe Harbor in the Amount of \$10,000
6. Consideration of Resolution 2022-09R: A Resolution Approving Amendment No. 7 to the Interlocal Cooperation Agreement for Animal Services with Davis County
7. Consideration of Bid Award for Eaglewood Drive Street Reconstruction Project Orchard Drive to Foxhill Circle in the Amount of \$892,184
8. Consideration of Bid Award for Lacey Way Water Line and Street Reconstruction Project in the Amount of \$1,604,253.80
9. Approve City Council Meeting Minutes of February 1, 2022
10. Action Items
11. Council Reports
12. Mayor's Report

13. City Attorney Report
14. City Manager Report
15. Adjourn

**CLOSED SESSION**

1. Possible closed session for the purpose of discussing pending or reasonably imminent litigation; to discuss the character professional competence, or physical or mental health of an individual; to discuss collective bargaining; or to discuss the purchase, exchange, sale, or lease of real property.  
*Utah Code 52-4-205*

**The public is invited to attend all City Council meetings. If you need special accommodations to participate in the City Council meeting, please call the City office at 801-335-8709. Please provide at least 24 hours notice for adequate arrangements to be made.**

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 14<sup>th</sup> day of February, 2022.

Dated this 14<sup>th</sup> day of February, 2022.







# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

## MEMORANDUM

**TO:** Honorable Mayor and City Council  
**FROM:** Sherrie Pace, Community Development Director  
**DATE:** February 15, 2022  
**SUBJECT:** Discussion of proposed amendment to Towne Plaza General Development Plan

### BACKGROUND

The Towne Plaza General Development Plan at 130 East Center St. contains two office buildings, both 2 stories. The building on the west side of 130 East was programmed for retail on the main floor and office above and the building on the east is 2 story office. The developer with whom the city has a development agreement is Dave Curtis.

Jess Curtis is the son of Dave Curtis and has approached his father regarding acquiring the projects. Mr. Curtis is interested in constructing both office buildings but would like to speak with the Council regarding a proposal to increase from two-story to three-story and utilize the 2<sup>nd</sup> and 3<sup>rd</sup> floors for micro housing units (studio apartments) and adding a third three-story building with the same types of housing units entirely.

To facilitate the proposal and address parking, Mr. Curtis is proposing to add underground parking in the west building. He is also proposing to deed restrict 50% of the units for moderate income housing at the 80% AMI.

There are 3 categories of moderate income housing. The 80% AMI, 50% AMI, and 30% AMI. Below is a table that shows the maximum rent for each category based upon household size and income. The monthly rent must include utilities or the utilities amount shown on the table would be deducted from the maximum rental rate. The Median Income is updated yearly in May and would be adjusted.

AMI	2021 Max Income (1 person household)	2021 Max Income (2 person household)
80%	\$50,750	\$58,000
Max Rent (utilities)	\$1,270 (\$76)	\$1,450 (\$76)
50%	\$31,750	\$36,250
Max Rent (utilities)	\$794 (\$76)	\$906 (\$76)
30%	\$19,050	\$21,800
Max Rent	\$476	\$545

<b>(utilities)</b>	<b>(\$76)</b>	<b>(\$76)</b>
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The City's Moderate Income Plan identifies that the City needs to add the following numbers of housing units by 2030:

AMI	Housing Units Needed by 2030
80%	112
50%	45
30%	70

Mr. Curtis has asked for a discussion with the Council regarding his proposal to determine if he should pursue a formal application to amend the General Development Plan and Development Agreement.

#### Attachments

- 1) Proposed Building Architecture Style, Site Map & Floor Plans

**Cantilevered Modern**

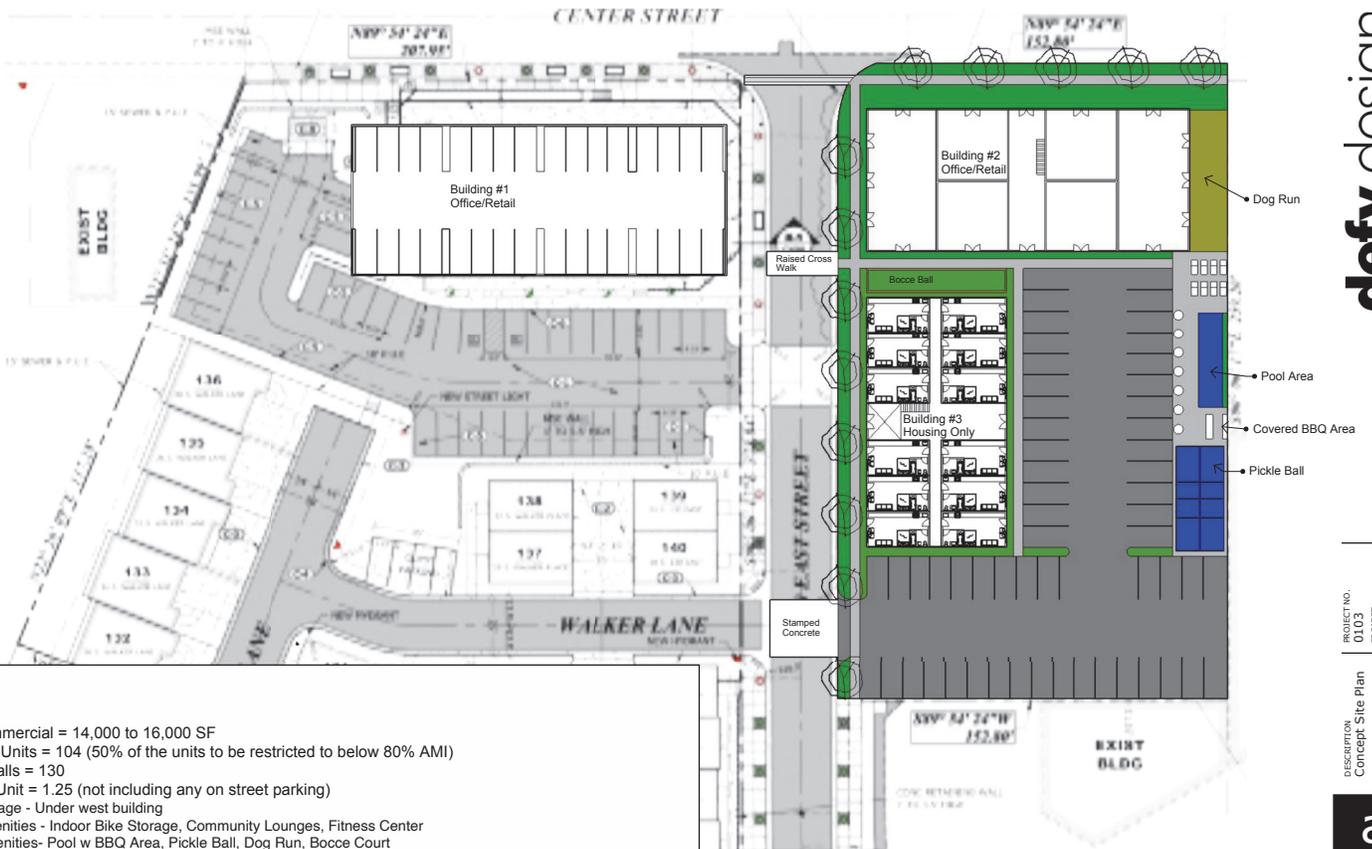


**Scandinavian  
Traditional  
Storefront  
Fusion**



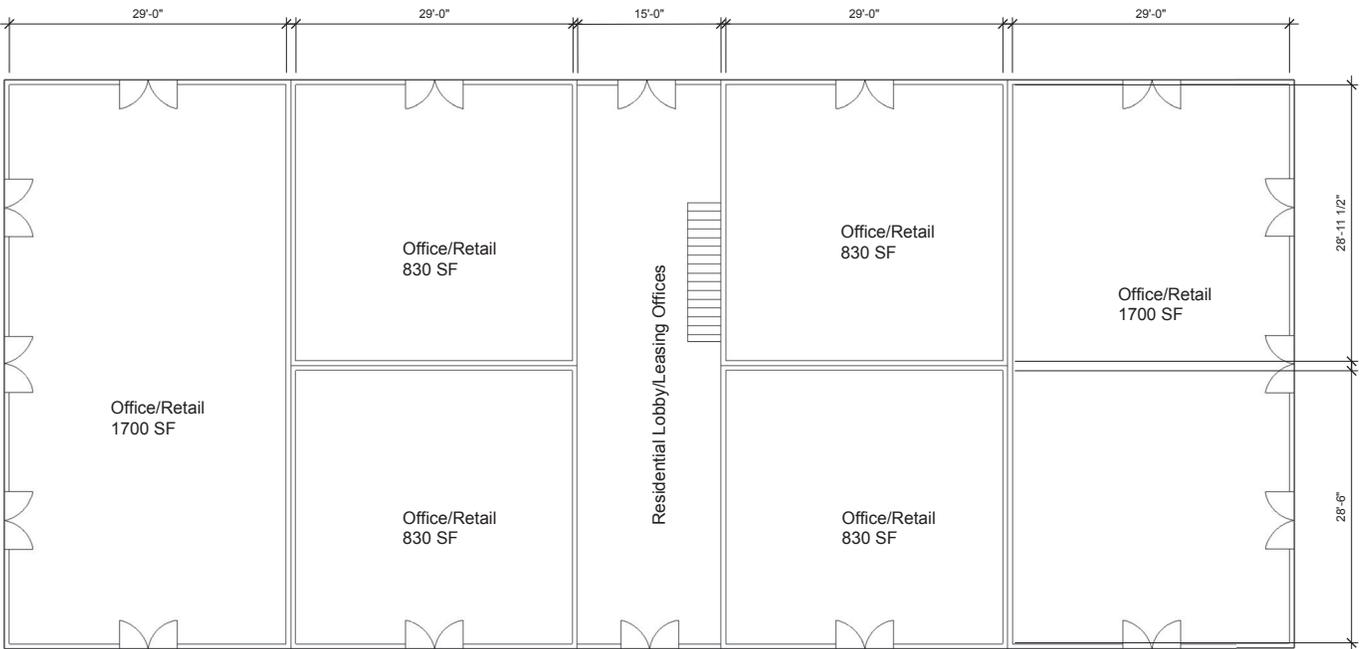
**defy** design

PROJECT Lake Lofts	PROJECT NO. 0103	ISSUE 12.10.21	DESCRIPTION Exterior Options
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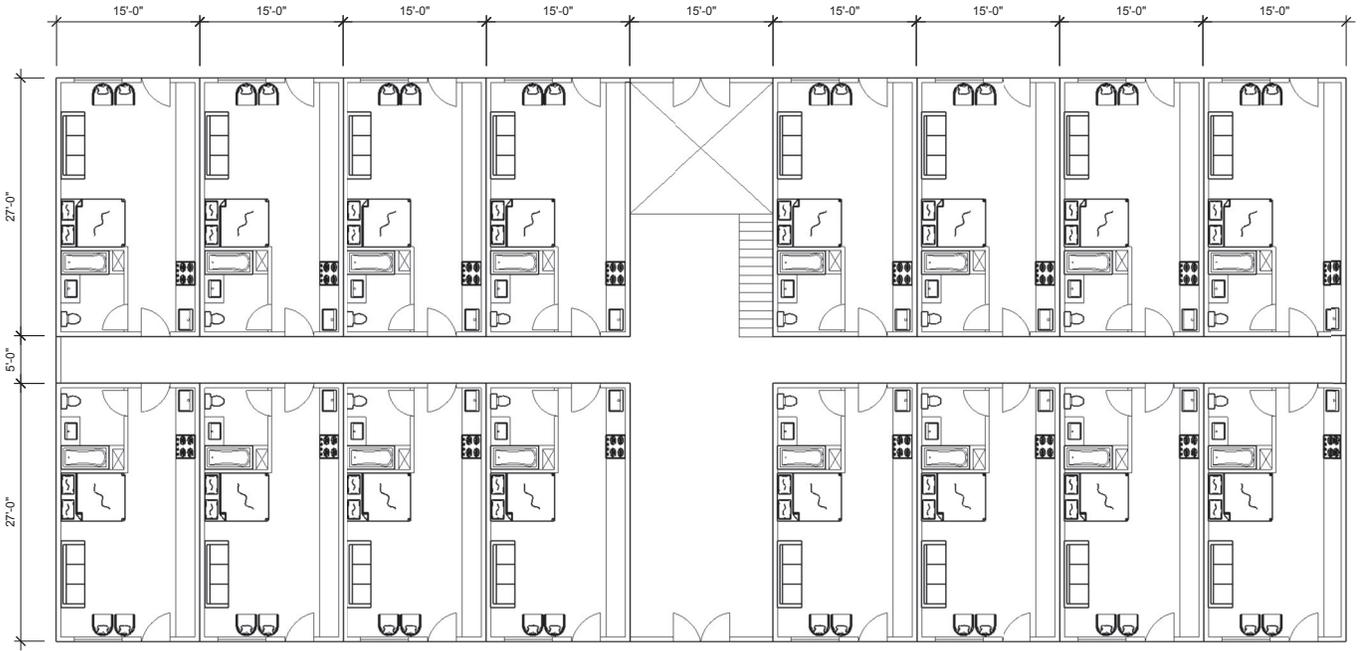


Notes:

- Office/Commercial = 14,000 to 16,000 SF
- Apartment Units = 104 (50% of the units to be restricted to below 80% AMI)
- Parking Stalls = 130
- Stalls Per Unit = 1.25 (not including any on street parking)
- Parking garage - Under west building
- Interior Amenities - Indoor Bike Storage, Community Lounges, Fitness Center
- Ground amenities- Pool w BBQ Area, Pickle Ball, Dog Run, Bocce Court
- Roof amenities- Firepits, Corn hole, Lounge & BBQ areas



Scale: 1"=10'



Scale: 1"=10'



## CITY OF NORTH SALT LAKE

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10 East Center Street  
North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

Brian Horrocks  
Mayor

Ken Leetham  
City Manager

### MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Ken Leetham, City Manager

**DATE:** February 15, 2022

**SUBJECT:** Consideration of Donation to Safe Harbor Crisis Center

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#### **RECOMMENDATION**

I recommend approval of a donation to the Safe Harbor Crisis Center in the amount of \$10,000.

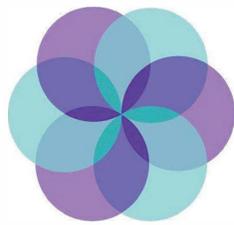
#### **BACKGROUND**

Recently in December, 2021, the City Council informally reviewed a request from Safe Harbor Crisis Center for financial assistance. I have been discussing with their staff a participation level and they have indicated to me that they would like the City to consider a donation of \$10,000. This organization, as described in the attached materials, provides much-needed services which address domestic violence in Davis County. Our City Police Department works closely with Safe Harbor staff and victims of domestic violence to facilitate solutions for those who need assistance. These services are provided at no cost to the City and its residents.

In short, City staff strongly recommends that the City make this donation in order for Safe Harbor to continue to provide these services to our residents and Davis County at large.

#### **POSSIBLE MOTION**

I move that the City Council approve a donation to the Safe Harbor Crisis Center of \$10,000.



# Safe Harbor

Offering hope. Ending the silence.

December 20, 2021

Dear Mayor Len Arave:

We are reaching out to you as a public service provider for individuals in your city. Safe Harbor, a 501(c)3 incorporated in 1994 as the Davis Citizens' Coalition Against Violence, began from the grassroots efforts of a concerned group of citizens who wanted to address the disturbing trends of interpersonal violence and lack of resources in Davis County. From this foundation, our agency opened our doors to serve survivors in 1997. As the first and ONLY domestic violence and rape crisis center in Davis County, UT, Safe Harbor has seen an increased need within the community for our services. As people become aware of our services, more and more individuals and their families are seeking our assistance. In the last fiscal year, Safe Harbor provided services to 106 residents of North Salt Lake.

Safe Harbor has over 20 years of experience working with multiple agencies to address domestic violence, dating violence, sexual assault, and or stalking. Safe Harbor is already engaged multiple local entities including: Davis Technical College, Job Corps, Weber State University, Davis Behavioral Health, Communities that Care, Davis Chamber of Commerce, Open Doors, Bountiful Rotary Club, Kaysville Rotary Club, Davis Hospital, Layton Intermountain Hospital Tanner Clinic, and the Department of Workforce Services. We offer critical, life-saving services; comprehensive case management, participant-centered group support, legal services, sustenance and basic needs, transportation, substance abuse treatment, and mental health treatment. These services are available to individuals at no cost. In previous fiscal years, Safe Harbor has provided services to nearly 4,000 individuals including 600 children.

Though Safe Harbor has the support of many community organizations, demand for our services continues to grow. There is a constant need for our emergency shelter due to the large volume of people utilizing this service. In fiscal year 20-21, Safe Harbor received over a 1000 requests for emergency shelter. We were able to fulfill 363 of those requests, leaving 640 requests unmet. Safe Harbor does all it can to house those in need, however; we are limited by space on-site despite making use of overflow facilities.

In the past fiscal year our hotline received 3148 calls. That is an average of 95 calls daily. We receive many calls for good reason. It is an unfortunate truth that Domestic Violence rates in the state of Utah exceed the national average with 1 in 3 Utah women experiencing domestic violence (DV) in her lifetime, versus 1 in 4 nationally. Sadly, we fare no better when it comes to sexual assault, with 1 in 3 Utah women reporting some form of sexual violence in their lifetime. Perhaps most disturbingly, since 2000, over 40% of the homicides in Utah were DV related compared to 30% nationwide. Last year there were over 60 domestic violence related deaths in Utah.

Though recovery can be difficult, it is possible. Clients had this to say about Safe Harbor's Services:

*"Andrea was attentive, caring & always kept a positive attitude around me. Marissa has also been very wonderful. She has boosted my confidence as a parent & has made me realize I have been doing a great job considering everything we have endured. My son has really taken a liking to her & seems to make good progress with her. Kayla has given me plenty of resources to not only better myself, but to have a better outlook in life & has encouraged me to be the open, loving person I once was before my traumas. I absolutely love Safe Harbor & recommend this to others who need help."*

*"I am still a work in progress. Safe harbor is my port in a storm. I have worked with many advocates through this program.... Mercedes is my advocate at this time and has been so much more than just that. I truly appreciate this program and all that I have worked with and continue to work with. This is my safe place where I can just be my perfectly imperfect self."*

*"Avery was extremely kind and empathetic. He did help me feel like I was going to be ok and I would be able to handle things on my own. Thanks to him and Safe Harbor being such a safe space, I am definitely reaching my goals and feeling more confident and happy than I have for as far back as I can remember. My goal is to someday be able to give back even a free action of what was given to me. This organization and Avery are truly angels on earth. Thank you isn't close to enough."*

Staff at Safe Harbor are continually seeking the means to continue and increase services available. In many ways, we have seen success. However, a federal grant that represents the largest portion of our operating expenses is being drastically cut in the upcoming years. This, along with the ever-increasing community need, has inspired us to reach out to leadership within our service area to invite you to lend your support. While Safe Harbor has received funding from a couple of the cities in the county, it is imperative that we obtain funding from the entire county in order to continue to serve everyone that is in need.

We are extremely grateful for the funding we receive to help in the fight against domestic violence and sexual assault. Funds you contribute will be an important addition to other funds solicited by Safe Harbor to continue our crucial operations. Safe Harbor serves an invaluable role in the community, and the funding we receive is crucial to assist victims in recovery. If you would like more information on funding needs or would like to review funding appropriation plans, please contact me directly.

Thank you for your consideration.

Sincerely,



Kristen Floyd, CPM, LCMHC  
Executive Director  
DCCAV – Safe Harbor Crisis Center



## CITY OF NORTH SALT LAKE

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10 East Center Street  
North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

Brian Horrocks  
Mayor

Ken Leetham  
City Manager

### MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Ken Leetham, City Manager

**DATE:** February 15, 2022

**SUBJECT:** Consideration of Resolution No. 2022-09R: A Resolution Approving Amendment #7 to the Interlocal Cooperation Agreement for Animal Services with Davis County.

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#### RECOMMENDATION

I recommend approval of Resolution No. 2022-09R: A Resolution Approving Amendment #7 to the Interlocal Cooperation Agreement for Animal Services with Davis County.

#### BACKGROUND

As you know, the City contracts with Davis County for animal services. The attached cover letter and agreement contains our obligation for 2022. The City's charges this year are going up by approximately 21%. As the cover letter points out, there are two reasons why we have such a large increase in our annual assessment. First, operational costs have increased 7% for the entire operation, mostly due to salary increases and adjustments. It should also be noted that the County hired a new director, Ashley Young and expenses overall have increased due to much needed changes that she made in how animal care services are provided. Second, the County hired a consulting firm, Citygate Associates, for the purpose of completing a feasibility and operational analysis in preparation for the construction of a new facility. This study is costing the County and participating cities (50/50 split) an additional \$189,525.

It is important to note also that even though the percentage increase in operational cost for animal care is 7%, the City's participation level is also influenced by our call volume and the total calls received by the County for this service. So, our participation percentage last year was 4.52% and this year is 4.72%. So, though a 21% increase is significant, it is also a combination of significant cost increases and a change in call volume from last year. For your information, total charges for 2021 were \$54,874.16. This was an actual decrease from the 2020 charges which were \$58,134.46.

Finally, animal care services in Davis County are moving from the current service delivery method of having all cities participate based upon a call volume formula to a Countywide service provided completely by Davis County beginning in 2023. The Davis County Commissioners, together with the cities' representatives, have worked during 2021 to put forward this methodology and this will be the

last year that the City will have to pay an assessment for this service. I was part of a group of City Managers that participated in these discussions and I strongly recommended that the funding for this service be changed so that continued unpredictable adjustments in annual assessments, like this year's, could be avoided. Also, it is difficult for the Director of this service and the supporting County finance staff to administer 15 individual contracts for services year after year. I believe that the County taking over this service will be a great improvement in the near future.

### **POSSIBLE MOTION**

I move that the City Council approve Resolution No. 2022-09R: A Resolution Approving Amendment #7 to the Interlocal Cooperation Agreement for Animal Services with Davis County.



# *Animal Care of Davis County*

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1422 East 600 North – Fruit Heights, Utah 84037  
Telephone: (801) 444-2200 – TDD: (801) 451-3228 – Fax: (801) 444-2212

**To:** Ken Leetham  
**From:** Ashleigh Young  
**Date:** 13 December 2021  
**Re:** Amendment #7 to Interlocal Cooperation Agreement for Animal Services

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Mr. Leetham,

Attached you will find Amendment #7 to Interlocal Cooperation Agreement for Animal Services provided to the city of North Salt Lake. As discussed in our last meeting, this amendment is intended to guide us through 2022, as we move towards a tax levy to be used to fund animal care in 2023. There are three specific areas of this amendment that are important to review and understand. They are the overall budget, wildlife services, and the capital projects fund.

**Overall Budget:**

We saw a slight increase in our annual expenses, as has been the case every year. This year's increase is 7% vs. 11.5% in 2021. Animal Care did not add any new positions to our team in this upcoming budget year, but due to the current state of the labor market, wages have gone up significantly over 2021. This is where the majority of the increase can be found. We are seeing a decrease in medication and operating supplies in 2021 due to heightened management in these two areas.

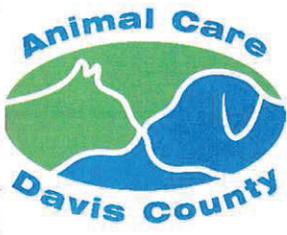
Our building improvements line item is significantly higher this year due to engaging in a 9 month long feasibility study with Citygate Associates, LLC in preparation for building a new animal care facility in the coming years. This feasibility study comes at a cost of \$189,525. This cost is being split between all the cities and the county 50/50 as discussed in the last meeting.

**Wildlife Services:**

Wildlife services has been completely removed from Amendment #7 to the Interlocal Cooperation Agreement for Animal Services.

**Capital Projects Fund:**

We are actively working towards relocating to a newer, more suitable shelter for effective animal care operations and the convenience of our citizens. However, until that time, it is important to extend the Capital Projects Fund regarding the shelter at the same rate/amount that has been collected in the past.



# *Animal Care of Davis County*

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1422 East 600 North – Fruit Heights, Utah 84037  
Telephone: (801) 444-2200 – TDD: (801) 451-3228 – Fax: (801) 444-2212

This fund will help us with any necessary facility repairs that have been identified or present themselves prior to a new facility being built.

Obviously, we will be prudent knowing that the intent is to move to a new building in the near future. However, it is also sensible to ensure the aged facility is still able to properly house animals, provide a safe work environment for our employees, and safely and effectively serve our citizens and their pets.

In addition to the electronic version of this letter and contract amendment, we will be sending the original documents to you via U.S. Mail. Please use those original documents for the official signatures and return them to us in the stamped manila envelope provided *by January 28, 2022.*

Once received we will get the necessary signatures of our county officials and forward a copy to you for your records. We appreciate any efforts made to expedite the review and signature process, and will do our part to turn around any contracts we receive prior to January 28. If you have any questions or concerns, please do not hesitate to contact me. Again, thank you for the opportunity to provide professional animal care and control services to the citizens of your city.

Sincerely,

A handwritten signature in blue ink that reads "Ashleigh Young".

Ashleigh Young

Director

Animal Care of Davis County

**AMENDMENT NO. 07 TO INTERLOCAL COOPERATION AGREEMENT FOR ANIMAL SERVICES**

This Amendment No. 07 to Interlocal Cooperation Agreement for Animal Services (this “Amendment No. 07”) is made and entered into as of January 1, 2022, by and between Davis County, a political subdivision of the state of Utah (the “County”), and North Salt Lake City, a municipal corporation of the state of Utah (the “City”). The County and the City may be collectively referred to as the “Parties” herein.

**RECITALS**

This Amendment No. 07 is made and entered into by and between the Parties based, in part, upon the following recitals:

- A. In 2016, the Parties entered into an *Interlocal Cooperation Agreement for Animal Services*, which is labeled by the County as Contract No. 2016-255 (the “Agreement”); and
- B. The Parties, through this Amendment No. 07, desire to modify certain terms and/or provisions of the Agreement.

Now, based upon the foregoing, and in consideration of the terms set forth in this Amendment No. 07, the Parties do hereby agree as follows:

- 1. **Exhibit A of the Agreement is replaced in its entirety with the Exhibit A below:**

**EXHIBIT A**

The City’s 2022 calendar year obligation to the County for service calls, excluding calls for wild nuisance, animal pick up and/or euthanization:

<u>Title/Category</u>	<u>Subtitle/Subcategory</u>	<u>Amount</u>
Budgeted 2022 Expenditures by Davis County for Animal Care and Control:	Personnel:	\$2,359,650.00
	Operating:	\$535,949.00
	Capital Equipment:	\$302,843.00
	Allocations:	\$176,349.88
	Total Expenditures:	\$3,374,792.00
Projected 2022 Revenues of Davis County Animal Care and Control:	Licenses:	\$202,216.00
	Shelter Fees:	\$135,311.00
	Adoptions:	\$78,000.00
	Budget Adjustment:	\$129,000
	Donations:	\$18,085.00
	Total Revenues:	\$562,612.00
Projected 2022 Expenditures Less Projected 2021 Revenues:		<b>2,812,180</b>
Combined Cities’ 50% Obligation:		<b>1,406,090</b>
Average of the City’s Total Billable Calls for 2020 and 2021:		409
Average of Combined Cities’ Total Billable Calls for 2020 and 2021:		8662
The City’s 2021 Usage Rate:		<b>4.72%</b>
The City’s 2022 Calendar Year Obligation to the County:		\$66,367.45

The City shall pay the foregoing calendar year obligation to the County on a monthly basis and within thirty calendar days of receipt of a monthly invoice from the County.

The City's 2022 calendar year obligation to the County for  
the capital projects fund regarding the Shelter:

<u>Title/Category</u>	<u>Amount</u>
Total of Capital Projects Fund Regarding the Shelter:	\$562,000.00
Combined Cities' Portion of the Capital Projects Fund Regarding the Shelter:	\$281,000.00
2022 Obligation of the Combined Cities:	\$56,200.00
The City's 2021 Usage Rate:	4.72%
The City's 2021 Calendar Year Obligation to the County:	\$2,652.64

The City shall pay the foregoing calendar year obligation to the County on a monthly basis and within thirty calendar days of receipt of a monthly invoice from the County.

1. **Discontinuation of Wildlife Services.** Wildlife services were discontinued July 1<sup>st</sup>, 2020 and any fees associated with this service have been removed from the contract.
2. **Capital Projects Fund Regarding the Shelter.** In reference to Section 5 of the Agreement Capital Projects Fund Regarding the Shelter, this Amendment No. 07 hereby extends the contribution by the Combined Cities to the Capital Projects Fund Regarding the Shelter through December 31, 2022. The parties hereby agree to extend the obligation to contribute to the capital projects fund as calculated in the Agreement and summarized below:
  - a. The combined cities' annual calendar year obligation for 2022 to the capital projects fund regarding the shelter as referenced in Exhibit A above will be \$56,200. The City's specific portion of the Combined Cities obligation, shall be the average of the City's calls for animal care and control services for the two calendar years immediately prior divided by the average of all of the combines cities' calls for animal care and control services for the two calendar years immediately prior ("usage rate") multiplied by the combined cities calendar year obligation.
3. **Term of Agreements** In reference to Section 10 of the Agreement *Term of agreement*, this Amendment No. 07 shall, subject to the termination and other provisions set forth therein, terminate on December 31, 2022 at 11:59 p.m. (the "Term"). The parties may, by written amendment to this Agreement, extend the Term of this Agreement.
4. **Continuing Effect of the Agreement.** Except to the extent specifically modified by this Amendment No. 07, the terms and conditions of the Agreement shall remain in full force and effect.
5. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, and all such counterparts shall have the same force and effect as original signatures.

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment No. 07 to be signed by their duly authorized representatives on the dates indicated below.

<p>DAVIS COUNTY</p> <p>By: _____ Chair, Board of Davis County Commissioners Date: _____</p> <p>ATTEST:</p> <p>_____ Davis County Clerk/Auditor Date: _____</p> <p>APPROVED AS TO FORM:</p> <p>_____ Davis County Attorney's Office Date: _____</p>	<p>NORTH SALT LAKE CITY</p> <p>By: _____ Mayor Date: _____</p> <p>ATTEST:</p> <p>_____ City Recorder Date: _____</p> <p>APPROVED AS TO FORM:</p> <p>_____ City Attorney Date: _____</p>
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**RESOLUTION NO. 2022-09R**

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF  
NORTH SALT LAKE AUTHORIZING EXECUTION OF  
AMENDMENT NO. 7 TO INTERLOCAL COOPERATION  
AGREEMENT FOR ANIMAL SERVICES WITH DAVIS COUNTY**

**WHEREAS**, Davis County provides animal control services to unincorporated portions of Davis County and by contract to other municipalities located in Davis County; and

**WHEREAS**, the City of North Salt Lake is in need of such animal control services and Davis County is willing to provide these services pursuant to the terms and conditions of this Agreement; and

**WHEREAS**, pursuant to the authority granted in Utah Code 11-13-1 et seq. (“Interlocal Cooperation Act”), the City desires to continue the service contract with Davis County for animal control services; and

**WHEREAS**, the City Council hereby finds that entering into Amendment No. 7 to Interlocal Agreement for Animal Control Services with Davis County will further the public health, safety, and welfare;

**THEREFORE, BE IT RESOLVED BY THE CITY OF NORTH SALT LAKE CITY COUNCIL AS FOLLOWS:**

**Section 1. Authorization to Execute Amendment No. 7 to Interlocal Cooperation Agreement for Animal Services.** The City Council hereby authorizes and directs the Mayor to execute Amendment No. 7 to Interlocal Cooperation Agreement for Animal Control services in substantially the same or similar form attached hereto. The effective date of the agreement is January 1, 2022.

**Section 2. Effective Date.** This Resolution shall become effective immediately upon passage.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 15<sup>th</sup> day of February, 2022.

CITY OF NORTH SALT LAKE

By:

\_\_\_\_\_  
BRIAN J. HORROCKS

Mayor

ATTEST:

\_\_\_\_\_  
WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin \_\_\_\_\_

Council Member Gordon \_\_\_\_\_

Council Member Knowlton \_\_\_\_\_

Council Member Porter \_\_\_\_\_

Council Member Van Langeveld \_\_\_\_\_



## NORTH SALT LAKE ENGINEERING

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10 East Center Street  
North Salt Lake, Utah  
84054  
(801) 335-8723  
Paulo@nslcity.org

**BRIAN HORROCKS**  
Mayor

**PAUL OTTOSON, PE**  
City Engineer

### **MEMORANDUM**

To: Honorable Mayor & City Council

From: Paul Ottoson

Date: February 15, 2022

Subject: Eaglewood Drive Street Reconstruction Project – Orchard Drive to Foxhill Circle

### **RECOMMENDATION**

Staff recommends awarding the Eaglewood Drive Street Reconstruction Project – Orchard Drive to Foxhill Circle to Black Forest Paving for the price of \$892,184.

### **BACKGROUND**

Eaglewood Drive was constructed in 1992. At thirty years old, it has reached the end of its lifespan and needs to be reconstructed. With good subbase soils under the road, the new pavement design is removing and replacing the asphalt and roadbase to a depth of 9.5 inches. The section of road to be replaced is from Orchard Drive to Foxhill Circle (see attached map).

In addition to the street reconstruction, a new storm drain line will be installed near Fairway Drive and will connect to an existing storm drain line near the tee box area of Hole #14. A new pressure reducing valve (PRV) will also be installed as part of this project.

The contractor is required to keep Eaglewood Drive open to traffic during construction and it will be done in two phases (see attached map). Phase 1 will start at Orchard Drive and go to Springwood Drive and Phase 2 will go to Foxhill Circle.

This project is scheduled to be completed before the Freedom Festival to avoid conflicts with the Lacey Way Water Line and Street Reconstruction project.

The City received five bids and they are shown below:

<u>Contractor</u>	<u>Price</u>
Black Forest Paving	\$892,184.00
Advanced Paving	\$911,910.00
Staker Parson Co.	\$952,835.25
Post Asphalt	\$984,031.25
MC Contractors	\$1,209,251.25

The costs of the project will be broken up into the streets, storm water, and water funds and the breakdown is shown below:

	<u>Budgeted Amount</u>	<u>Contracted Amount</u>
Streets Budget	\$1,466,000 *	\$776,904
Storm Water Budget	\$177,700 **	\$ 63,380
Water Budget	\$139,266	<u>\$ 51,900</u>
Total		\$892,184

\*The original streets budget of \$1,466,000 is for all of Eaglewood Drive from Orchard Drive to Eagleridge Drive. The portion to Eagleridge Drive will be completed next year.

\*\*The original storm water budget of \$177,700 includes a waterfall feature which will be done by another contractor upon completion of the street reconstruction project.

### **POSSIBLE MOTION**

I recommend City Council award the Eaglewood Drive Street Reconstruction Project – Orchard Drive to Foxhill Circle to Black Forest Paving for the price of \$892,184.

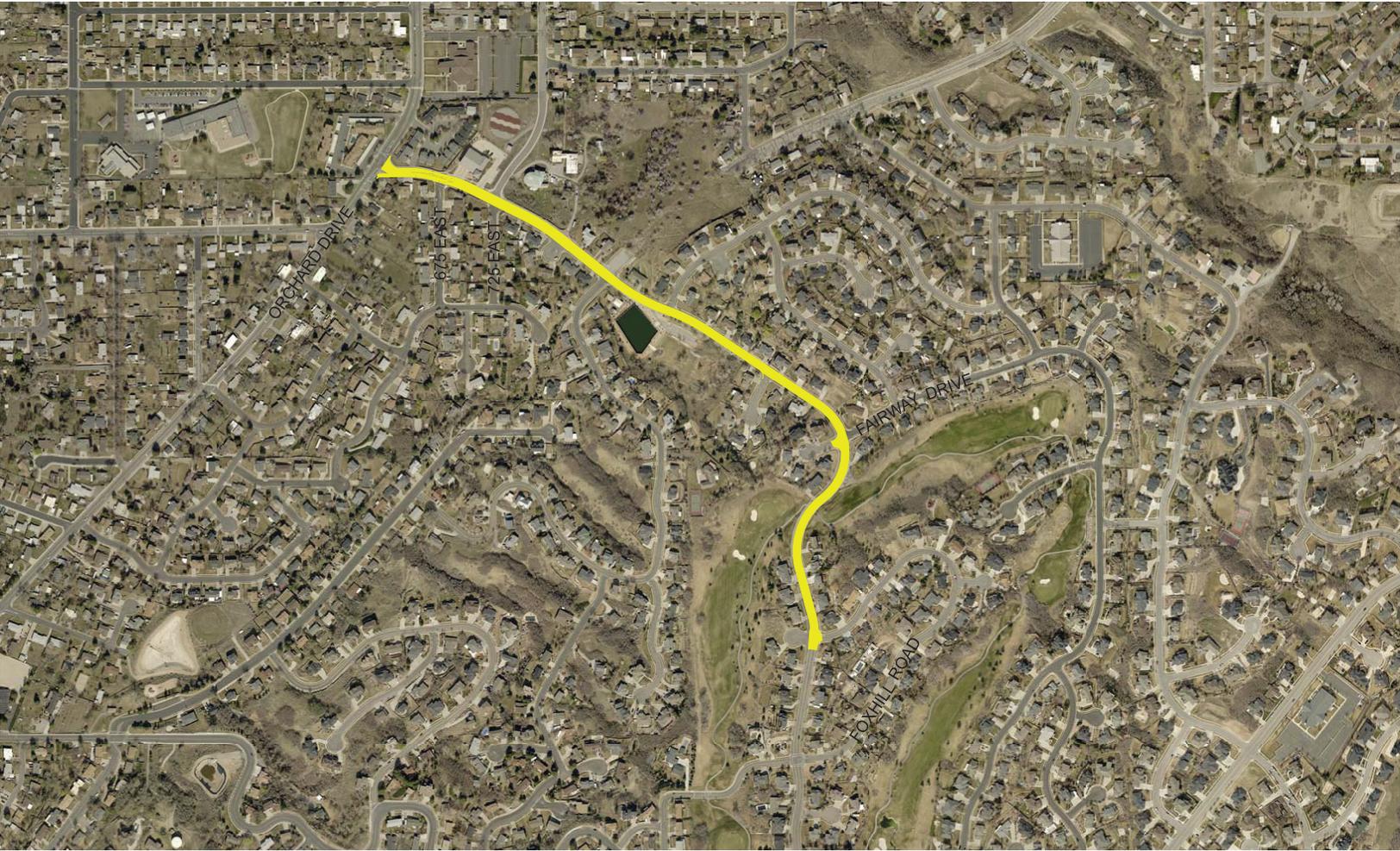
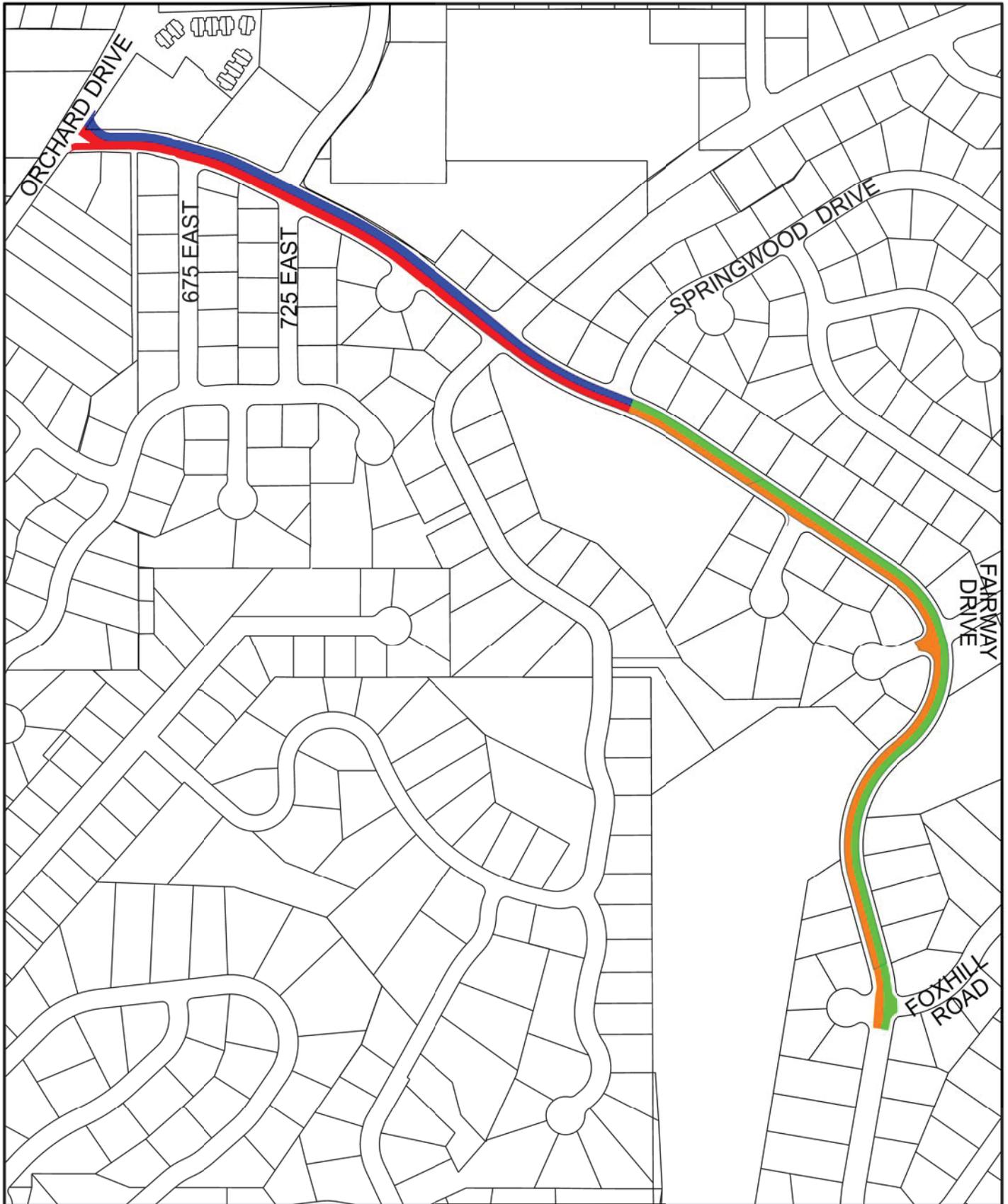


Figure 1. Segments for road work



DESIGN KDB  
 DRAWN LDB  
 CHECKED PAO  
 DATE DEC 2021  
 F.B. NO.  
 P.G. NO.

# SEGMENTS FOR STREET RECONSTRUCTION PROJECT



**CITY OF NORTH SALT LAKE**  
 10 East Center Street  
 North Salt Lake, UT 84054  
 (801) 336-8700  
 BRIAN J HORROCKS  
 Mayor  
 KEN LETHAM  
 City Manager

SHEET 1  
 OF 1  
 PROJECT NO.  
 21-016



## NORTH SALT LAKE ENGINEERING

---

10 East Center Street  
North Salt Lake, Utah  
84054  
(801) 335-8723  
Paulo@nslcity.org

**BRIAN HORROCKS**  
Mayor

**PAUL OTTOSON, PE**  
City Engineer

### **MEMORANDUM**

To: Honorable Mayor & City Council

From: Paul Ottoson

Date: February 15, 2022

Subject: Lacey Way Water Line and Street Reconstruction Project

### **RECOMMENDATION**

Staff recommends awarding the Lacey Way Water Line and Street Reconstruction project to Allied Underground Technology for the price of \$1,604,253.80.

### **BACKGROUND**

The original water line on Lacey Way was installed in 1976 and the product installed is asbestos-cement pipe. During the last few years, there have been several leaks on this line. Some of the leaks have resulted in extensive damage to the street and homes. In one instance, water from a leak went under the curb and sidewalk and damaged a home and yard on Keri Circle. In November of 2021 alone, there were four leaks on the line which caused considerable undermining and sinkholes on the street. Due to the emergency situation, the City hired a contractor and the section of Lacey Way between David Way and Nancy has already been fixed.

This project will complete the remaining sections along Lacey Way and Nancy Way (see Lacey Way Water Area Map). The majority of the new water line will be fusible HDPE pipe and since this pipe is installed in long sections (up to 300 feet) it will be impossible to keep Lacey Way open to traffic. The water line portion of the project will be divided into four phases so the whole street will not be closed during construction (see Lacey Way Water Phase Map). During each phase, the contractor can close the road to local traffic only and will be required to make every effort to allow residents access to their driveways. However, there will be times when residents will have to park on adjacent streets. Detour routes will be provided for pass-through traffic.

The street reconstruction portion of the project will be divided into two phases, again so the whole road is not closed during construction (see Lacey Way Road Phase Map). During this

phase of the work, the contractor can close the street to local traffic only with detour routes but will be required to give all residents access to their driveways.

This project will not begin until after the Freedom Festival in July to avoid conflicts with the Eaglewood Drive street reconstruction project.

The cost of this project has come in much higher than the original budgeted amount. This is in part due to the following factors:

1. Material and labor costs have skyrocketed recently. One example is 10” PVC water line last year was approximately \$45 per lineal foot and is now about \$75 per lineal foot.
2. Due to unstable on-site conditions and past history, staff decided to install HDPE pipe instead of the traditional PVC pipe for the majority of the project. Cost of the HDPE are \$108 per lineal foot.
3. In the original cost estimate of the project, the lower portion of the water line was scheduled to receive an asphalt patch from Valley View Drive to Marialana. Staff decided to mil and fill the whole street instead.

The City received three bids and they are shown below:

<u>Contractor</u>	<u>Price</u>
Allied Underground Technology	\$1,604,253.80
Toncco, Inc.	\$1,631,885.00
MC Green & Sons	\$1,682,856.12

In addition to the \$1,604,253.80 from Allied Underground, the section of HDPE pipe and asphalt patching between David Way and Nancy Way has already been completed, but not paid yet. We are still waiting for those final invoices, but we expect final costs to be a little over \$200,000 with approximately \$167,000 to the water fund and \$40,000 to the street fund.

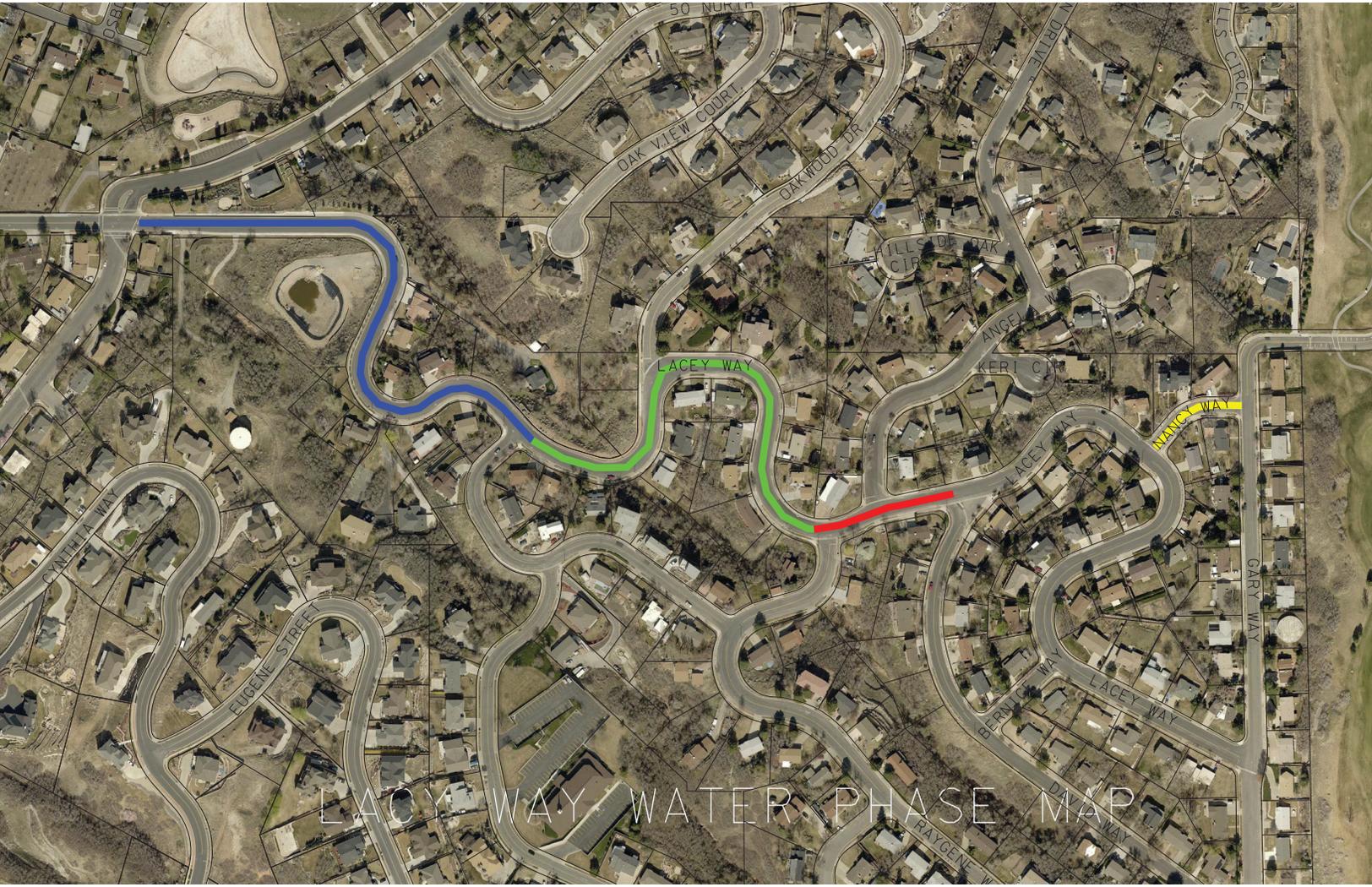
The total budget for this project is \$880,000 in the water budget and \$438,000 in the street budget for a total of \$1,318,000. There is a currently a shortfall of funding for this project in both funds as shown below:

	<u>Water Fund</u>	<u>Street Fund</u>
Estimated Costs of Work Already Done	\$ 167,000.00	\$ 40,000.00
Contracted Amount to Allied Underground	<u>\$1,099,430.70</u>	<u>\$504,823.10</u>
 Total Estimated Costs for Project Completion	 \$1,266,430.70	 \$544,823.10
 Budgeted Amount	 \$ 880,000.00	 \$438,000.00
Estimated Budget Adjustment Needed	<b>\$ 386,430.70</b>	<b>\$106,823.10</b>

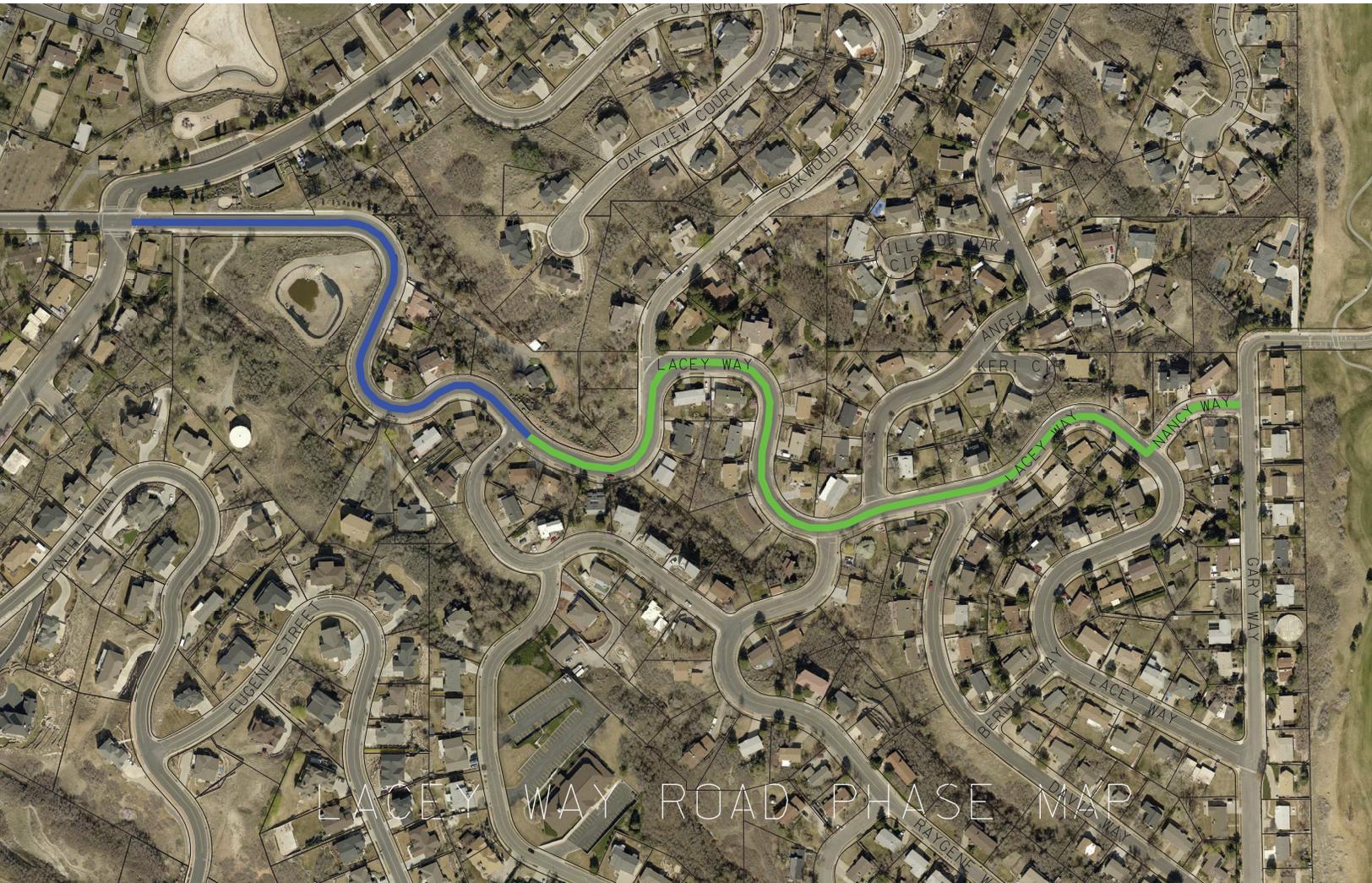
**POSSIBLE MOTION**

I recommend City Council award the Lacey Way Water Line and Street Reconstruction project to Allied Underground Technology for the price of \$1,604,253.80.





LACEY WAY WATER PHASE MAP



1 CITY OF NORTH SALT LAKE  
2 CITY COUNCIL MEETING-WORK SESSION  
3 FEBRUARY 1, 2022

4  
5 **DRAFT**  
6

7 Mayor Horrocks welcomed those present at 5:30 p.m.

8  
9 PRESENT: Mayor Brian Horrocks  
10 Council Member Lisa Watts Baskin  
11 Council Member Natalie Gordon  
12 Council Member Stan Porter  
13 Council Member Alisa Van Langeveld  
14

15 STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen,  
16 Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; Todd  
17 Godfrey, City Attorney; Tyler Abegglen, Golf General Manager; Sherrie Pace, Community  
18 Development Director; Wendy Page, City Recorder.

19  
20 OTHERS PRESENT: Todd Weiler, State Senator; Melissa Ballard, Utah House of  
21 Representatives; Dee Lalliss, resident.  
22

23 1. 2022 LEGISLATIVE SESSION DISCUSSION  
24

25 Senator Weiler commented on the mask mandate, which was overturned. He said he was  
26 sponsoring 25 bills this session but did not think any of them directly affected the City.  
27

28 Council Member Baskin asked about the electric bike bill. Senator Weiler replied that he was  
29 approached by someone in the industry and agreed to sponsor the bill. He has since met with  
30 multiple people who were opposed to the bill and would not pass it until there was a general  
31 consensus.  
32

33 Mayor Horrocks spoke on the bills related to water conservation and landscaping. He felt that  
34 cities should be able to regulate these items. He also mentioned H.B. 151 related to low income  
35 housing, development, and TIF funds and spoke on the possible unintentional consequences.  
36 Ken Leetham said TIF funds were related to CDA/CRA which were geographic project areas and  
37 all the taxing entities would share tax increment in these areas. He explained that some cities  
38 were concerned about H.B. 151 as it would curtail TIF funding and tie the use of incentives to  
39 high density/affordable housing.  
40

41 Ken Leetham commented that H.B. 151 had been placed on hold so the League of Cities and  
42 Towns could refine the language. Melissa Ballard replied that when the substitute bill comes out  
43 to reach out to her if the City was still opposed to the changes.

44 Council Member Baskin mentioned H.B.135 sub 1 related to public comment in public meetings  
45 and how the substitute stated the legislature did not have to allow for public comment. She  
46 commented that while it was to protect the caucus system she felt the message was offensive.  
47 She also spoke on Ms. Ballard's bill related to initiative and referenda and offered to sit down  
48 and discuss it directly.

49

50 Melissa Ballard reported in the 2022 legislative session she had a water bill that would require a  
51 governing board and the water board to communicate about water loss and set goals. She also  
52 had two clean air bills with one relating to rail with zero emissions and the other to heavy-duty  
53 machinery and trucks. Ms. Ballard spoke on a bill related to education in prisons that would  
54 address some of the current barriers.

55

56 Ken Leetham commented that it seemed like the bill would also help women inmates obtain  
57 more access to education. Melissa Ballard replied she was the vice-chair of the Higher Education  
58 Appropriations Committee and this bill would require the prisons to report yearly which would  
59 help to facilitate completion for inmates.

60

61 Council Member Baskin asked about any bills the representatives were concerned about. Melissa  
62 Ballard responded that H.B. 234 was dropped related to education transparency, S.B. 114 would  
63 have a substitute soon with some new changes including one she suggested that would require  
64 changes to information related to school curriculum updates. Ms. Ballard mentioned the focus on  
65 tax cuts and facilitating changes during the session.

66

67 Senator Weiler said while he had voted in opposition to several bills, he did not have any that  
68 caused too much concern.

69

70 Melissa Ballard spoke on the bill related to requiring businesses to have signage for handicap  
71 parking for wheelchairs only. She said it was problematic due to enforcement issues and had  
72 suggested that there be wording on the handicap signage asking that those who have a pass but  
73 do not have a wheelchair to park in a non-van position first.

74

75 Council Member Van Langeveld asked Senator Weiler about his bill related to wrongful death  
76 amendments. Senator Weiler commented the bill was requested by Troy Rawlins. He asked  
77 Council Member Van Langeveld to follow-up with him via text or email.

78

79 Council Member Van Langeveld commented on Izzy's bill. Senator Weiler replied the Davis  
80 County School District entered into a settlement with the Justice Department. He explained that  
81 the scope of the bill would take some of those terms of the settlement and broaden it across the  
82 State related to preventing racism and bullying.

83

84 Melissa Ballard explained they would like to hold a Town Hall on February 24<sup>th</sup> to discuss Izzy's  
85 bill. She said there would be a diversity superintendent and a doctor in attendance as well an

86 opportunity to receive input from the community. Ms. Ballard expressed her opinion there  
87 needed to be better follow-up from the teacher and principal in similar instances.

88  
89 Council Member Van Langeveld mentioned follow through might be difficult due to privacy  
90 issues. Senator Weiler replied he would review the issue to see what laws were in place that  
91 might prohibit certain things.

92  
93 Council Member Van Langeveld also said there should be additional training for teachers and  
94 other staff related to what complaints should be escalated. Senator Weiler responded part of the  
95 bill might include that each district create a council from the community that would be aware of  
96 those types of issues. Council Member Van Langeveld recommended using the Community  
97 Councils already in place for those discussions.

98  
99 Council Member Gordon suggested the creation of a new special committee that would discuss  
100 bullying, digital citizenship requirements, and school safety rather than using the existing school  
101 community councils currently in place. Mr. Weiler clarified the bill's intent was to create a new  
102 committee as suggested.

103  
104 Council Member Van Langeveld asked for additional guidelines on the February 24<sup>th</sup> town hall.  
105 Melissa Ballard clarified that it would be a Town Hall panel discussion and Q&A with the  
106 superintendent of diversity for the County and a medical doctor.

107  
108 Ken Leetham thanked the representatives for attending and for their efforts to support the City  
109 with construction of the 1100 North bridge.

110  
111 Senator Weiler asked about participation from Woods Cross in the 1100 North bridge project.  
112 Ken Leetham replied they had not agreed to participate but staff would continue to meet with  
113 them.

114  
115 Melissa Ballard commented that UDOT was working on an environmental study on the  
116 interchange between I-215 and I-15 North onramp from the City. She suggested being sensitive  
117 to land requirements for this. Ms. Ballard also encouraged the City to work with Woods Cross,  
118 West Bountiful, and UDOT on planning for Redwood Road.

119  
120 Council Member Knowlton said that the I-15 project was a huge opportunity and mentioned  
121 difficulties to traverse between Salt Lake and Davis counties. Melissa Ballard suggested  
122 engaging in the committee that discussed the Warm Springs exit/area particularly in relation to  
123 installing a bike path.

124  
125 2. APPROVAL OF CITY COUNCIL MINUTES

126  
127 The City Council minutes of January 18, 2022 were reviewed and approved.

128 **Council Member Baskin moved to approve the minutes of January 18, 2022. Council**  
129 **Member Porter seconded the motion. The motion was approved by Council Members**  
130 **Baskin, Gordon, Knowlton, Porter and Van Langeveld.**

131

132 3. ACTION ITEMS

133

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

135

136 Council Member Gordon asked for an update on item three related to having the annexation  
137 policy plan as a discussion item or a voting item on a City Council agenda. Sherrie Pace replied  
138 that in order to amend the annexation policy plan the process would have to be restarted with  
139 public hearings and notifications.

140

141 Council Member Porter asked if there was a need for this as the City Council could turn down a  
142 request for annexation. Sherrie Pace replied she had spoken with the developer on whether they  
143 would like to attend a work session with the City Council. She also shared the video of the  
144 previous City Council meeting with them. She said the developer was now determining how they  
145 would like to proceed.

146

147 4. COUNCIL REPORTS

148

149 Council Member Knowlton commented that the City had great department heads.

150

151 Council Member Baskin reported the Senior Lunch Bunch was not meeting due to Omicron.

152

153 Council Member Gordon reported the Youth City Council would be attending the Youth City  
154 Council Leadership Convention that would be held March 17-19<sup>th</sup>. The YCC would also  
155 continue their work with the Food Bank and the Super Bowl of Caring.

156

157 Council Member Van Langeveld reported she had attended the Hatch Park Redevelopment  
158 Committee meeting. She said the plans would be presented to the City Council soon. She also  
159 reported on the previously mentioned Town Hall event and said the Health and Wellness  
160 Committee should sponsor this event.

161

162 Council Member Porter asked if there was additional information on whether the Recreation  
163 District would consider placing a rec center in Hatch Park. Mayor Horrocks replied when  
164 reviewing the Hatch Park plans that it was unclear if they had plans for an additional center  
165 there. He said 300 children were turned away from the Junior Jazz program last year due to lack  
166 of facilities. Mayor Horrocks commented there was a need and the Rec District was interested in  
167 the free land at Hatch Park.

168

169 Council Member Porter asked if plans for the park could proceed unless it was determined if a  
170 rec center would be placed there or not. Ken Leetham replied the City had compiled designs that  
171 included the rec center. He said Tif Miller with the South Davis Recreation District had invited  
172 the City to participate in the process to discuss what an agreement might look like. Mr. Leetham  
173 suggested moving ahead with the expansion of Hatch Park per the master plan with or without  
174 the Rec District. He spoke on a ballot initiative for a general obligation bond for the Rec Board  
175 to build the facility.

176  
177 Council Member Van Langeveld asked if the City would be giving the land to the Rec District.  
178 Ken Leetham replied what the City would be giving the Rec District needed to be defined.

179  
180 Council Member Knowlton commented that a recreation center facility would put the City on the  
181 map and reinforce the town center. He asked how many acres the recreation center would  
182 require. Ken Leetham responded it would be two to three acres. He said the total park acreage  
183 was approximately ten acres.

184  
185 5. CITY MANAGER'S REPORT

186  
187 Ken Leetham reported other attendees had already reserved the block of hotels at the ULCT rate.  
188 He encouraged the City Council to attend and staff could make reservations at another facility.

189  
190 6. CITY ATTORNEY'S REPORT

191  
192 Todd Godfrey had nothing to report.

193  
194 7. MAYOR'S REPORT

195  
196 Mayor Horrocks reported that he had attended many Zoom meetings including one about Safe  
197 Harbor. He asked if this was something the City could do on their own. Chief Black replied that  
198 the City had assigned a clerk to be a part time victim specialist. This clerk followed up with each  
199 victim of domestic violence to ensure awareness of any resources and any roadblocks they may  
200 have with Safe Harbor. He said the City was a partner with Safe Harbor and felt there may be  
201 other ways to close the loop as well.

202  
203 Council Member Gordon asked if Safe Harbor provided sexual assault assistance. Chief Black  
204 replied that Safe Harbor had a Sexual Assault Response Team (SART) and there was another  
205 team which specialized in sexual assault assistance known as the Northern Regional Sexual  
206 Response Team (NRSRT); so, the City utilized assistance from both organizations.

207  
208 Mayor Horrocks asked if the City had donated funds to Safe Harbor in the past. He said they had  
209 requested \$25,000 from the City this year. Ken Leetham replied he was unsure but thought that  
210 they had requested \$10,000 for this year.

211 Chief Black commented that he thought the request was for a \$10,000 donation as well. He said  
212 the City had donated a vehicle to SART six years ago.

213

214 Mayor Horrocks reported that he attended a walk-through of the Sewer District Plant this  
215 morning with several Foxboro residents. He said the process was impressive and it would be  
216 great once all of the issues were resolved. Mayor Horrocks said residents were able to identify  
217 the odors. He said there was a website for residents to log odor complaints and the Sewer District  
218 was discussing the idea of hiring a resident to follow up on odor occurrences.

219

220 Mayor Horrocks reported that Wasatch Integrated Waste Management had 30 employees on  
221 leave with COVID. He then spoke on dog waste issues and signage at the golf course and in the  
222 Eaglewood area.

223

224 8. ADJOURN

225

226 Mayor Horrocks adjourned the meeting at 6:55 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
FEBRUARY 1, 2022

**DRAFT**

Mayor Horrocks called the meeting to order at 7:07 p.m. Council Member Ted Knowlton offered a thought and led those present in the Pledge of Allegiance.

PRESENT: Mayor Brian Horrocks  
Council Member Lisa Watts Baskin  
Council Member Natalie Gordon  
Council Member Ted Knowlton  
Council Member Stan Porter  
Council Member Alisa Van Langeveld

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; Wendy Page, City Recorder.

OTHERS PRESENT: Dee Lalliss, Ryan Holbrook, Gentry Holbrook, residents; Mark Anderson, Zions Public Finance; Brandon Johnson, Farnsworth Johnson.

1. CITIZEN COMMENT

There were no citizen comments.

2. CONSIDERATION OF MAYOR'S APPOINTMENT OF IRENE STONE TO THE PLANNING COMMISSION (SEAT 3) FOR THE REMAINING TERM OF 3 YEARS, EXPIRING JANUARY 1, 2025

Sherrie Pace reported on Irene Stone and said she applied to be on the Planning Commission two years ago. Ms. Stone was a teacher at Foxboro Elementary in the French immersion program and was now employed by the Department of Education and oversaw the French immersion programs statewide. She has been a resident of the City for five years.

**Council Member Porter moved that the City Council approve Mayor Horrock's appointment of Irene Stone to the Planning Commission (Seat 3) for the remainder of the three years expiring January 1, 2025. Council Member Knowlton seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter and Van Langeveld.**

269 3. CONSIDERATION OF MAYOR’S APPOINTMENT OF RYAN HOLBROOK TO  
270 THE PLANNING COMMISSION (SEAT 6) FOR THE REMAINING TERM OF 2  
271 YEARS, EXPIRING JANUARY 1, 2024  
272

273 Sherrie Pace reported that Ryan Holbrook had been a resident of the City for six years. Mr.  
274 Holbrook owned an engineering firm, which designed and built water treatment systems for  
275 power plants and cities.  
276

277 Ryan Holbrook commented that he had been interested in serving on the Planning Commission  
278 for several years.  
279

280 **Council Member Porter moved that the City Council approve Mayor Horrock’s**  
281 **appointment of Ryan Holbrook to the Planning Commission (Seat 6) for the remaining two**  
282 **years expiring January 1, 2024. Council Member Van Langeveld seconded the motion. The**  
283 **motion was approved by Council Members Baskin, Gordon, Knowlton, Porter and Van**  
284 **Langeveld.**  
285

286 4. CONSIDERATION OF RESOLUTION NO. 2022-08R: A RESOLUTION  
287 AUTHORIZING THE ISSUANCE AND THE SALES OF AGGREGATE WATER  
288 REVENUE REFUNDING BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED  
289 \$2,100,000  
290

291 Ken Leetham reported that the City’s financial advisor, Mark Anderson with Zions Public  
292 Finance, had worked with staff on maximizing funds and saving money. He said this action was  
293 a parameters resolution, which identified the City’s intention to issue bonds. The purpose of the  
294 resolution was a simple refinance of a bond to construct water projects in 2010. Interest rates  
295 were very low and it would be in the City’s best interest to refinance the principal remaining on  
296 that debt. The amount remaining was \$2.1 million and would save an estimated \$48,000 per year  
297 in bond payments.  
298

299 Council Member Gordon asked what the current interest rate was on the bonds that were  
300 originally issued and if there was a concern that interest rates would increase before the deal was  
301 finalized. Mark Anderson, Zions Public Finance replied that the interest rates on the bonds  
302 ranged from 4.5 to 6.5% and anticipated the refinanced rates would be 2%. He said the longer the  
303 City waited the less savings would be available and suggested that this could be completed by  
304 March 8<sup>th</sup>. The Council would need to adopt the parameters and resolution and a notice would  
305 then be placed in the paper to start the 30-day contest period. The parameters would include the  
306 maximum term, maximum interest rate, maximum par, and maximum discount. It would also  
307 authorize Ken Leetham or Janice Larsen to accept the terms that were ultimately offered by the  
308 bank. Mr. Anderson recommended Bank of Utah purchase the debt so the City could restructure  
309 the debt or pay it off early with no penalties.  
310

311 Council Member Baskin spoke on the language of the resolution, which stated that the  
312 designated officer had certain duties and authority. She asked for clarification on the authority of  
313 the designated officer to make determinations and effectuations of the use and deposit of the  
314 proceeds of the bonds. Mark Anderson replied that the designated officer had the ability to make  
315 the decision on what terms were ultimately accepted provided it was within the parameters  
316 provided by the Council. He said all of the proceeds would go to pay off the existing debts and  
317 cost of issuance and there would be no surplus funds.

318  
319 Council Member Baskin asked if the City Council could receive a copy of the exhibits A, B, and  
320 C subsequent to the decision made. Mark Anderson responded the exhibits were provided by the  
321 bond council this afternoon.

322  
323 Ken Leetham replied he had sent the exhibits to the City Council this afternoon. Mark Anderson  
324 explained that the forms were examples of what the final documents would look like and had to  
325 be available for the public to view when the notice of intent was published on Friday. He said  
326 Brandon Johnson, with Farnsworth Johnson, was the bond council and had provided those forms.

327  
328 Mayor Horrocks commented it seemed like the City had done this several times over the last few  
329 years. He wondered if there were other opportunities the City should take advantage of with the  
330 currently low interest rates. Mark Anderson replied they reviewed the City's debt regularly and  
331 had refinanced taxable bonds in 2019 that had high interest rates. He was not aware of any other  
332 debt that needed to be refinanced currently.

333  
334 Janice Larson mentioned several outstanding vehicle leases but said they had one or two year  
335 lease lengths remaining.

336  
337 **Council Member Gordon moved that the City Council approve Resolution No. 2022-08R: a**  
338 **resolution authorizing the issuance and the sale of aggregate water revenue refunding**  
339 **bonds in the principal amount not to exceed \$2,100,000. Council Member Baskin seconded**  
340 **the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton,**  
341 **Porter and Van Langeveld.**

342  
343 5. CONSIDERATION OF BID AWARD FOR RENOVATION OF EAGLEWOOD GOLF  
344 COURSE CLUBHOUSE AND RELATED CONSTRUCTION

345  
346 Tyler Abegglen reported the City had received three bids for its request for proposals (RFP) for  
347 the renovation of Eaglewood golf course clubhouse project with ALCO Construction as the low  
348 bidder at \$2,625,575. He provided a rendering of what the exterior of the golf course clubhouse  
349 would look like with the inclusion of a covered deck. He also showed renderings of the interior  
350 renovation as well. The renovation would include the exterior, roof, decking, interior kitchen,  
351 event center, and a conversion of office space to golf simulators.

352

353 Mayor Horrocks asked about the construction schedule. Tyler Abegglen replied that the  
354 completion date was set for July 1, 2022, which included contingency dates.

355  
356 Mayor Horrocks asked about the architect overseeing construction management and felt that  
357 Tyler Abegglen would also take on this responsibility. Tyler Abegglen responded that the  
358 architect would be involved but he planned to be very involved with the project as well.

359  
360 Council Member Porter asked if there were any penalties if the project was not completed on  
361 time. Tyler Abegglen commented that in a normal year there would be end dates and penalties  
362 but with COVID and supply issues he did not want to discourage good work.

363  
364 **Council Member Van Langeveld moved that the City Council approve the award of bid for**  
365 **the Eaglewood Golf Course Renovation Project to ALCO Construction in the amount of**  
366 **\$2,625, 575.60 and authorize the Mayor to sign any necessary documents. Council Member**  
367 **Baskin seconded the motion.**

368  
369 Mayor Horrocks asked about potential change orders and the need for additional funds. Ken  
370 Leetham clarified that the contract was less than the amount borrowed. He said the complete  
371 budget was included and any change orders that exceeded \$25,000 would come back the Council  
372 for approval.

373  
374 Council Member Porter asked about asphalt repair and resurfacing. He commented that he  
375 thought this had been done recently. Tyler Abegglen replied that the cart paths were completed  
376 recently and said the upper parking lot was redone five or six years ago but needed to be patched.

377  
378 Council Member Baskin questioned the number of umbrellas needed for the outdoor tables.  
379 Tyler Abegglen replied that some of the tables would be placed under the covered patio and did  
380 not need umbrellas.

381  
382 **The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter and**  
383 **Van Langeveld.**

384  
385 6. CONSIDERATION OF RESOLUTION NO. 2022-05R: A RESOLUTION AMENDING  
386 THE CITY'S COMPREHENSIVE FEE SCHEDULE FOR SERVICES AT THE  
387 EAGLEWOOD GOLF COURSE

388  
389 Tyler Abegglen reported that the last time the golf course changed fees was about a year and a  
390 half ago. He said he would keep changes consistent to the off-season. The changes included a  
391 cart fee increase to accommodate the new carts coming in July. The increase for the carts would  
392 go from \$8 for nine holes to \$10 for nine holes. The junior punch card would be eliminated due  
393 to the Youth on Course program, which would provide cheaper rounds. The senior rate would be  
394 eliminated and offered as the price of the punch card to encourage repeat play. The fee schedule

395 for the new golf simulators would include hourly, monthly, six month, and yearly membership  
396 prices. The event center upgrade resulted in adjusted fees and may be revised once a new  
397 professional was hired to run the event center. The Golf Committee recommended offering a  
398 20% discounted rate to City residents on event center bookings. He also spoke on changes to the  
399 employee golf benefit. Currently employees paid a cart fee Monday-Thursday and weekends  
400 after 2 p.m. Mr. Abegglen felt that employees did not utilize this benefit and suggested the  
401 change to providing employee punch cards that could also be used for family members. The City  
402 would reimburse the golf course for the employee punch cards per department based upon use.  
403 Tournament fees would increase as well.

404  
405 Council Member Baskin asked in regards to the employee punch card. Tyler Abegglen clarified  
406 that the employee would pay for the tax through payroll on 80% of the punch card value. He said  
407 per an IRS audit at his previous place of employment this was the recommended route.

408  
409 Council Member Gordon questioned if those who booked the event center could utilize outside  
410 catering. Tyler Abegglen replied affirmatively and said there would be a prep kitchen area in the  
411 new remodel.

412  
413 Council Member Van Langeveld asked about the bartending service fee of \$250. Tyler Abegglen  
414 responded the fee allowed the user to have an outside bartender service. He said George's Grill  
415 operated the alcohol license out of the property and in order to serve alcohol through a bartender  
416 the City would need to go through that business and this would be the service charge to do so. He  
417 reported in-house bar services would also be available and included the same \$250 fee.

418  
419 Council Member Van Langeveld asked how much the price was increasing to rent the facility.  
420 Tyler Abegglen replied it was under \$1,500.

421  
422 Council Member Van Langeveld pointed out that the hourly rental rate was cheaper than the bulk  
423 rate. Tyler Abegglen said that the hourly rate was in addition to the bulk rate which could be  
424 clarified on the fee schedule. He said there would be a minimum of six hours in the evenings and  
425 the hourly rate would be an addition to that. Mr. Abegglen clarified the event center could not be  
426 rented hourly.

427  
428 Council Member Van Langeveld asked when the fee schedule would be in place and suggested  
429 that the proposed rates not be put into place until the event center was remodeled. She also  
430 recommended a discussion on the size of the price increase after the remodel. Tyler Abegglen  
431 responded the interior would be completed before the exterior and a 10% discount would be  
432 offered during construction.

433  
434 Council Member Gordon commented that the pricing was reasonable. Tyler Abegglen said they  
435 were trying to be competitive and that the proposed pricing was mid-range compared to those he

436 surveyed. He felt with the upgrades that the pricing was justified but the professional hired to run  
437 the event center could provide better information.

438  
439 Council Member Baskin said while the price increase seemed high, she was comfortable with the  
440 cost if a comparable price analysis was done. She expressed concern about employees playing  
441 golf for free. Ken Leetham clarified that City employees had previously paid cart fees but not  
442 green fees.

443  
444 Tyler Abegglen explained the employee punch card fee would be priced to include golf carts. He  
445 said the golf course was not getting paid for employee use currently and there were not very  
446 many employees who played golf. Tyler Abegglen estimated maybe a half dozen to a dozen  
447 employees were utilizing the benefits. He explained the punch cards would be limited to two per  
448 employee per year.

449  
450 Ken Leetham suggested that the punch card system could reflect the current system and require  
451 the employees to pay the cart fees. He noted there would also be a limit to how often employees  
452 could play.

453  
454 Council Member Porter said the current perk for employees had been in place for some time.

455  
456 Council Member Baskin commented she was unaware that this was a current perk for employees  
457 and expressed concern with favoritism.

458  
459 Council Member Gordon felt if the City Council was getting the perk that City employees should  
460 receive it as well. She liked that the punch card system would limit the number of rounds they  
461 could play. She asked about having a discussion on whether cart fees should be included and if  
462 board/committee members should also receive the benefit. Tyler Abegglen suggested tabling this  
463 portion of the proposal while he surveyed what other city golf courses offered their employees.

464  
465 Council Member Van Langeveld was in favor of allowing this perk for employees and the punch  
466 card limits. She felt that there should be a discussion about offering the benefit to other City  
467 committee members.

468  
469 Council Member Knowlton commented that he did not have an issue with the proposal.

470  
471 Council Member Porter commented most people did not golf alone and said it was more like a  
472 buy one get one free or coupon as the employee's guests would be paying full price.

473  
474 Ken Leetham mentioned the punch card could be used for the employee's family. Tyler  
475 Abegglen replied that the punch card was only for the employee and their family members.

476

477 Ken Leetham said it was reasonable to expect that City employees would receive perks or  
478 bonuses within reason as there was a fine line on the use of public funds.

479  
480 Council Member Knowlton commented this did not represent a large amount of money. He said  
481 the net effect was a thank you to employees.

482  
483 Council Member Baskin said her focus was not the money but felt benefits should not be given  
484 away that were paid by tax dollars. Council Member Gordon agreed and felt it was ok for  
485 employees but said the ethical question to her was if City Council members should have this  
486 perk.

487  
488 Mayor Horrocks commented he was probably the most avid golfer of the group but he only  
489 played three times a year. He said the Golf Committee would take advantage of the offer but felt  
490 there was some merit there as they would be able to provide great feedback.

491  
492 Council Member Van Langeveld said golf was an exclusionary recreation and it was important to  
493 make it more accessible to residents and staff. She expressed her desire to see more residents  
494 utilize the golf course as a resource.

495  
496 **Council Member Knowlton moved that the City Council approve Resolution No. 2022-05R:**  
497 **a resolution amending certain fees for services at Eaglewood Golf Course and Event Center**  
498 **for the 2022 season. Council Member Porter seconded the motion.**

499  
500 Council Member Van Langeveld asked who would have access to the employee punch cards.  
501 Tyler Abegglen responded the changes would only apply to City employees. The current  
502 structure for Golf Committee members, City Council, Mayor, and other committee members  
503 would be free green fees and payment for carts Monday-Thursday and after 12 p.m. on  
504 weekends. He said limitations could be placed on the punch cards for committee members.

505  
506 Council Member Van Langeveld also questioned if the event center fee schedule increase should  
507 be postponed to July 1<sup>st</sup>. Council Member Porter said there would be a 10% discount and Tyler  
508 could manage whether this needed to be revised based on any lack in bookings.

509  
510 **The motion was approved by Council Members Gordon, Knowlton and Porter. Council**  
511 **Members Baskin and Van Langeveld voted in opposition to the motion.**

512  
513 Mayor Horrocks expressed his opinion the golf course manager should be able to increase rates  
514 without waiting for City Council input if he felt it was warranted. Council Member Baskin said  
515 what Tyler had done at the golf course was phenomenal but was alarmed by the policy on free  
516 green fees for employees. She requested to learn what other cities were offering their employees.

517 7. CONSIDERATION OF RESOLUTION NO. 2022-06R: A RESOLUTION  
518 APPOINTING MAYOR BRIAN HORROCKS TO THE SOUTH DAVIS  
519 RECREATION DISTRICT ADMINISTRATIVE CONTROL BOARD  
520

521 **Council Member Porter moved the City Council approve Resolution 2022-06R an**  
522 **appointment of Mayor Horrocks to the South Davis Recreation District Administrative**  
523 **Control Board. Council Member Gordon seconded the motion. The motion was approved**  
524 **by Council Members Baskin, Gordon, Knowlton, Porter and Van Langeveld.**  
525

526 8. CONSIDERATION OF RESOLUTION NO. 2022-07R: A RESOLUTION AMENDING  
527 THE CITY'S ATHLETIC FIELD USE POLICY, FACILITIES USE AGREEMENT,  
528 PARKS RULES AND REGULATIONS, AND COMPREHENSIVE FEE SCHEDULE  
529 FOR PARK BOWERY AND FIELD RESERVATIONS  
530

531 David Frandsen reported new staff member Carmen Wilson had done most of the work on this  
532 policy including researching similar policies from other cities and providing grammatical  
533 corrections. He detailed some of the changes made to the policies including the addition of  
534 updated information, a \$200 refundable cleaning deposit, and rules related to bounce houses. Mr.  
535 Frandsen also mentioned the installation of QR codes at the pavilions to report issues.  
536

537 Council Member Porter spoke on the \$200 deposit fee and said Farmington had a \$50 deposit fee  
538 and other surrounding cities did not have any fees. He suggested adjusting the deposit fee.  
539

540 Mayor Horrocks said his children worked for the Parks Department in the past and spoke on the  
541 messes that they had to clean up after events. Council Member Porter asked how the City would  
542 determine who made the mess.  
543

544 Council Member Van Langeveld asked about the measure for reparations. She asked if there was  
545 an ability to ask for more in the case of excess damages. David Frandsen replied there were only  
546 two instances when the City did not refund the deposit. He felt \$200 was a deterrent and in most  
547 cases the City could determine who was responsible.  
548

549 Mayor Horrocks suggested having a credit card on file that could be charged for excessive  
550 damages.  
551

552 Todd Godfrey said that the practice of charging a credit card for damages would probably not  
553 comply with the law. He said the City did have the legal authority to charge people for damages  
554 to public facilities. He felt the deposit was the best way to address this issue as a municipality.  
555 Mr. Godfrey explained that any damages could be pursued criminally or civilly but the cost to  
556 pursue litigation should be weighed against the cost for repair.  
557

558 Council Member Porter felt the deposit discouraged residents from reserving the facilities.

559 Ken Leetham said there had been less bad behavior since the City began charging the fee in  
560 contrast to times when the City did not require a deposit. He thought the deposit program helped  
561 preserve the parks.

562  
563 Council Member Knowlton asked if the deposit inhibited utilization of the parks. David Frandsen  
564 replied there did not seem to be a drop in utilization. He also felt the deposit had been a  
565 deterrent.

566  
567 Ken Leetham explained the City did charge the \$200 deposit fee and then refunded it. He said  
568 the City was charged a transaction fee on both transactions.

569  
570 Council Member Gordon was in favor of the deposit if it helped to prevent damages and felt that  
571 the fee could be applied to the field reservations as well.

572  
573 Council Member Porter suggested the deposit for the small pavilions should be lowered to \$50.

574  
575 Council Member Van Langeveld recommended additional wording that addressed increased fees  
576 could be charged for excessive damages or if additional cleanup was required.

577  
578 Council Member Porter recommended revising the fee schedule and said the deposit fees should  
579 be based on the facility being rented. Council Member Baskin felt this was a reasonable  
580 distinction and suggested lowering the deposit to \$100.

581  
582 Council Member Knowlton was in support of the \$200 deposit as it was a deterrent.

583  
584 Council Member Baskin asked for clarifications on the bounce house, slip and slides, tarps, and  
585 tents rules and regulations as the policy was currently inconsistent. David Frandsen replied that  
586 the bounce houses were only allowed in the areas shown on the map. Council Member Baskin  
587 suggested updating the language in the rules and regulations so there was restricted use of  
588 bounce house, slip and slides, tarps, and tents rather than no use.

589  
590 Council Member Van Langeveld questioned if a \$100 deposit would eliminate the deterrent that  
591 the \$200 fee had created. David Frandsen responded he felt the \$200 fee helped and staff had  
592 seen a noticeable change since that fee was implemented.

593  
594 Council Member Van Langeveld asked if the deposit fee could be charged the week of the event  
595 rather than when it was reserved. Janice Larsen replied that staff was looking at other ways to do  
596 reservations but currently it would be difficult to implement it as mentioned.

597  
598 **Council Member Gordon moved that the City Council approve Resolution No. 2022-07R: a**  
599 **resolution amending the City's Athletic Field Use Policy, Facilities Use Agreement, Parks**

600 **Rules and Regulations, and Comprehensive Fee Schedule for Park Bowery and Field**  
601 **Reservations. Council Member Knowlton seconded the motion.**

602  
603 **Council Member Baskin proposed a substitute motion to approve what was proposed as**  
604 **well as revise the inaccurate language about no bounce houses, slip and slides, tarps, and**  
605 **tents, and reduce the security deposit rate to \$100. Council Member Porter seconded the**  
606 **substitute motion.**

607  
608 Todd Godfrey explained that the vote the City Council took now would be to accept the  
609 substitute motion and not voting on the original motion.

610  
611 **The substitute motion was approved by Council Members Baskin, Porter and Van**  
612 **Langeveld. Council Members Knowlton and Gordon voted in opposition.**

613  
614 Todd Godfrey clarified the substitute motion was now on the floor.

615  
616 Council Member Gordon spoke on the substitute motion and said staff had a three-year history  
617 with the \$200 deposit. She felt this item should be tabled.

618  
619 **Council Member Porter moved to table the item until the next meeting when staff was able**  
620 **to obtain more data to see how it would affect the City. The motion was approved by**  
621 **Council Members Baskin, Gordon, Knowlton, Porter and Van Langeveld.**

622  
623 9. CONSIDERATION OF EASEMENTS ON CITY PROPERTY ADJACENT TO  
624 EAGLEWOOD DRIVE REQUESTED BY ROCKY MOUNTAIN POWER

625  
626 Paul Ottoson reported next Tuesday would be the bid opening for the street reconstruction of  
627 Eaglewood Drive. He said letters were sent to the utility companies notifying them of the project  
628 and to see if any replacements or repair needed to be done before the street reconstruction.

629 Rocky Mountain Power responded and would like to upgrade their service through Eaglewood  
630 Drive. Mr. Ottoson reviewed a map of the repair area and said underground vaults with overhead  
631 switch boxes would be installed in three locations. He said there were no public utility easements  
632 at Deer Hollow Park or the Golf Course where Rocky Mountain Power needed to install these  
633 boxes.

634  
635 Paul Ottoson commented that the contract would require that the work be completed by July 1.  
636 Staff recommended approving three Rocky Mountain Power easements on City property  
637 adjacent to the Eaglewood Drive right of way.

638  
639 The City Council was in favor of the traditional green utility boxes instead of those with artwork.  
640

641 **Council Member Van Langeveld recommended the City Council approve the three**  
642 **attached easements with Rocky Mountain Power for the installation of power vaults and**  
643 **switchgear boxes and authorize the Mayor to sign the approved easements and any other**  
644 **documents needed to execute the subject easements. Council Member Gordon seconded the**  
645 **motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter**  
646 **and Van Langeveld.**

647

648 10. ADJOURN

649

650 Mayor Horrocks adjourned the meeting at 8:51 p.m.

651

652 *The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday*  
653 *February 15, 2022 by unanimous vote of all members present.*

654

655

656

657 \_\_\_\_\_  
*Brian J. Horrocks, Mayor*

\_\_\_\_\_ *Wendy Page, City Recorder*

## Action Items for February 15, 2022

Item	Staff	Description
<b>New</b>		
1	Ken	(2-1-22) Follow up with State reps on H.B. 151 and any likes/dislikes of the changes that will be made.
2	Ken Wendy	(2-1-22) Notice of a public town hall meeting on February 24 <sup>th</sup> at City Hall for the discussion of Izzy's Bill. (Organized by CM Van Langeveld)
3	Tyler	(2-1-22) Staff to research any applicable perks/discounts that other cities with golf courses offered their employees, committee, and city council members.
4	David	(2-1-22) Staff obtain data from other cities related to cleaning deposits for parks/bowery/facilities/fields, the costs for the events when the \$200 deposit was not refunded after an event, and usage rates after the \$200 deposit was implemented. Staff to update the policy for the facilities use agreement and parks rules and regulations related to bounce houses, slip and slides, tarps, and tents.
<b>Current</b>		
1	Ken Sherrie	(1-18-22) Invite UTA to City Council work session to discuss BRT, bus routes and micro transit, cancellation of routes in Foxboro. <i>Invitation to Hal Johnson has been made-no date yet, but likely will be a work session in March. (Updated 1/20/22)</i>
2	Ken	(1-18-22) Prepare and present plans for the remainder of the TIF collection periods for Redwood Road and Highway 89 CDA project areas. <i>Staff will prepare a report for this item together with detailed financial estimates for the two project areas. (Updated 1/20/22)</i>
3	Ken	(1-18-22) Work session discussion on the I-15 study and input/participation from the Council. <i>Future work session will be scheduled for this project update. (Updated 1/26/22)</i>
4	Ken	(1-4-22) Options for emergency preparedness training for staff including windstorms, landslides, etc.
5	Ken	(10-5-21) Staff to research if ARPA funds could be used to assist renters and landlords with rent payments. <i>ARPA funds can be used in this way, but the State of Utah has a robust program already with lots of unused funding thus far.</i>
6	Tyler, Ken	(9-7-21) Council Member Porter asked about golf course damage that occurs at Gary Way near the golf course and adopting official policy related to this. <i>Was reviewed by the City Council on the 11/6/21 CC meeting. Staff is continuing to work on a solution.</i>
7	Tyler	(8-3-21) Staff to research changing the golf path or other means to help with the issue of homes being hit with golf balls near hole 7 at the golf course. <i>Trees are budgeted and planned for left side and near tee box to cause some disruption and help to those neighbors on Windsong. The same will be done on the right side of 11. (Updated 2/10/22)</i>
8	Linda	(7-20-21) Staff to evaluate and propose a new solution for front facing monitors for the City Council chambers. <i>Staff will re-address after new equipment is installed by GenComm.</i>
9	Sherrie, Paul	(7-20-21) Staff to evaluate current codes related to permissible improvements in public park strips. Staff to also perform a legal review of whether or not a land owner can replace the grass in the park strips adjacent to their property. <i>Under the current code park strips must be landscaped within 12 months of occupancy and may include trees, a combination of lawn, other perennial ground cover, flowering annuals and perennials, specimen shrubs, and inorganic material. Staff recommends that 50% of the park strip be vegetative and that rocks mulch be of 1"-minus size, but this is not currently within the code.</i>
10	Paul	(5-18-21) Staff to research solutions for maintaining commuter trail along the frontage road to SLC.
11	Sherrie	(2-16-21) Assignment to amend the Park and Recreation Element of the City's General Plan so that it includes Hatch Park, Tunnel Springs Expansion and Capital Projects and repairs. <i>An RFP is being prepared to complete the amendment.</i>
12	Paul, Tyler	(2-16-21) With the re-routing of storm water near the 14 <sup>th</sup> hole on the golf course, Staff to look into using the storm water in a water feature at the Eaglewood Sign. <i>Paul met with</i>

		<i>contractor regarding a design for the storm drain and water feature (may need a budget adjustment). Possibly include in the golf course bond?</i>
13	Ken	(2-16-21) Staff to prepare policy (or review current policy) related to tree removal particularly when related to sidewalk damage. <i>Staff is working on a follow-up report to the City Council.</i>
14	Ken, Linda	(2-16-21) CM Porter asked for recognition/formalization of the City's History Committee on a future agenda. <i>Staff reviewing history committees of other cities and will draft resolution.</i>