

NORTH SALT LAKE CITY
CITY COUNCIL MEETING – WORK SESSION
AUGUST 7, 2012

Mayor Arave called the meeting to order at 6:05 p.m.

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

STAFF PRESENT: Barry Edwards, City Manager; Brian Passey, Assistant City Manager and Finance Director; Ken Leetham, Community and Economic Development Director; Rod Wood, Public Works Director; Paul Ottoson, City Engineer; Brent Moyes, Golf Course Director; Craig Black, Police Chief; Marta Nielsen, Deputy Recorder and Administrative Assistant; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Chief Jim Rampton, and Dave Powers, South Davis Metro Fire Agency; Marty Peterson, Emergency Preparedness Manager.

1. SELECT DATE FOR GENERAL PLAN OPEN HOUSE

Mayor Arave asked how the Planning Commission is coming with their initial review of the current draft of the General Plan. Ken Leetham stated that the Commission can most likely finish their review in one more meeting. The Mayor suggested waiting until the Planning Commission's review is complete before scheduling the open house.

2. FINANCE DIRECTOR'S REPORT – BRIAN PASSEY

Brian Passey reported that after several years of weak financial results, most areas within the City are rebounding. He stated that General Fund revenues increased by \$348,414 or 4%. Final expenditures are still pending the annual transfer to Eaglewood Golf and any other pending items. Notwithstanding this, fund expenditures are expected to be lower than last fiscal year. Governmental and Enterprise funds both had increased net revenue. The overall City fund balance increased nearly three million as did total allocated cash. Moreover, the consolidated water fund cash went from -\$403,136 to \$328,297 in the twelve month period. City checking and State Treasurer account balances totaled over \$6 million for the first time in over two years, or before final construction of City Hall. Tax and building activity led the revenue growth in the City. The City's consolidated water fund debt service ratio has increased dramatically from 1.08 times debt to 2.61 times debt as of 6/30/12. This presumes continued, modest rate adjustments. This is in line with commitments the City made in late 2010 to improve its water system's financial position. Fund reserves required by this same commitment are targeted to be reached

by June 2014. Final golf revenues appear to be the best they have been in at least the past five years. Mr. Passey commended the golf course staff for their good work.

Council Member Jensen asked if the City has been paying back the other internal funds for the money borrowed to cover the water funds. Barry Edwards stated that the water fund had a negative fund balance, and cash was coming out of other balances. Now that they have a positive fund balance, the other funds can be repaid.

3. DOGS IN CITY PARKS DISCUSSION

Rod Wood stated that in response to past discussions about inconsistent dog policies in City parks, staff has reviewed the options including: leaving the policy the way it is (which is confusing), banning dogs completely in the parks, or allowing dogs in parks on a leash, or limiting them to walking trails on a leash. Rod Wood stated that he has discussed this with T.J. Riley, and there is an issue with Legacy Park and the splash pad. Dog waste gets caught in the splash pad, causing unhealthy conditions and results in it being shut down for cleaning. Staff recommends allowing leashed dogs on trails only.

The Council agreed with posting signs at each park to allow leashed pets on trails only. It was felt that this was necessary, especially at Hatch Park, where Council Member Jacobson stated that there are people leaving the dog waste, or bagging it and leaving the bag. Council Member Porter stated that the signs need to be posted right at the parking areas.

4. APPROVE MINUTES JULY 17, 2012

The City Council minutes of July 17, 2012 were reviewed and amended. **Council Member Harman moved to approve the work session and regular session minutes of July 17, 2012. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

5. ACTION ITEMS

Mayor Arave stated that there are a couple of natural springs that have emerged on Lacey Way. Rod Wood stated he is aware of this.

The rest of the action items were reviewed. Completed items were removed from the list. Incomplete items remained on the carry over list.

6. MISCELLANEOUS BUSINESS

Barry Edwards asked if Chief Rampton could take a moment and talk about the recent propane leak at Warren Energy. Chief Rampton said he was out of town during the incident but invited Dave Powers, Fire Marshall, to address the Council. Mr. Powers stated that a propane leak was caused when a pressure relief valve malfunctioned on a tanker that was leaving Warren Energy. They could not get it shut down, so it was directed back to the original tank, where it was

contained. About 900 gallons of propane were released, but because of the warm temperatures, the gas rose immediately into the air. Inspectors came to the scene and designated it as a mechanical failure, and will follow up and report to the propane gas board. As a result of this incident, there were some evacuation issues noted, and they identified some better ways to ensure the safety of employees. Orbit, a nearby business, was unable to evacuate during this incident, so this will be remedied as well.

7. COUNCIL REPORTS

Council Member Harman reported that the City's Night Out Against Crime will be held August 14 from 6-8 p.m. There will be a kids' bike rodeo, and the fire and police departments will also be participating. The hope is to create an atmosphere and environment for people to get to know the public safety officers in a friendly environment.

8. ADJOURN

Mayor Arave adjourned the meeting at 7:00 p.m. to begin the regular session.

NORTH SALT LAKE CITY
CITY COUNCIL MEETING – REGULAR SESSION
AUGUST 7, 2012

DRAFT

Mayor Arave called the meeting to order at 7:10 p.m. Council Member Jensen offered the invocation and Alex Pope, BSA Troop 340, led those present in the Pledge of Allegiance.

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

STAFF PRESENT: Barry Edwards, City Manager; Brian Passey, Assistant City Manager and Finance Director; Ken Leetham, Community and Economic Development Director; Rod Wood, Public Works Director; Paul Ottoson, City Engineer; Brent Moyes, Golf Course Director; Craig Black, Police Chief; Marta Nielsen, Deputy Recorder and Administrative Assistant; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Dave Powers, South Davis Metro Fire Agency; Garrett Seely, Woodside Homes; Marty Peterson, Emergency Preparedness Manager; Jim Dixon, South Davis Sewer; Carol Pope, Teresa Taylor, Camie Winslow, Chris Trya?? and Niki Calloway, Kevin and Debbie Colshar? (with new police officers); Zachary Bancroft, BSA 348; Payton Taylor, BSA 357; Alex Pope, BSA 340.

1. INTRODUCTION OF OFFICERS – CHIEF CRAIG BLACK

Chief Black introduced two newly-hired NSL Police Officers, Tomas, (T.J.) DeCarlo, and Tyler Winslow. T.J. has served with the Utah Highway Patrol and West Bountiful Police. Tyler is a recent graduate from the Bridgerland Police Academy and came very highly recommended. Chief Black reported that both of these men have been thoroughly checked with backgrounds, etc., and they understand the City's vision and are looking forward to working with the City.

Mayor Arave invited the new officers to introduce themselves. Officer DeCarlo said he is married, has no kids, enjoys law enforcement and physical activity. Officer Winslow stated that he grew up in Logan working on a dairy farm and knows how to work. He is married, has no children, and is looking forward to getting know people.

Mayor Arave then performed the swearing in of these two officers.

2. SOUTH DAVIS SEWER DISTRICT REPORT – JIM DIXON

Jim Dixon presented the financial report for the South Davis Sewer District. He reported that they have been doing a lot of construction including building a new facility to house their vehicles, as well as a new shop in NSL, and purchased some property near the Legacy Trail for possible expansion. The total cost of these projects is in the neighborhood of \$1.5 million.

3. CITIZEN COMMENT

There were no citizen comments.

4. ARBOR DAY DECLARATION BY MAYOR LEN ARAVE

Mayor Arave read the official Arbor Day Declaration and urged all citizens to plant trees to gladden the heart and promote the well-being of the community.

5. PUBLIC HEARING FOR PROPOSED ADOPTION OF AN UPDATED IMPACT FEE FACILITIES PLAN FOR FIRE/EMS SERVICES, A WRITTEN ANALYSIS OF FIRE/EMS IMPACT FEES AND OF THE INTENT TO ADOPT REVISED IMPACT FEES FOR FIRE/EMS

Barry Edwards stated that the current fees being collected are insufficient to cover the actual costs of the City's fire/EMS facilities. Staff contracted with LYRB to look at this and determine what fees should be charged. That calculation resulted in an increase for those joining the district in the future and only applies to new construction. The new schedule will be in place 90 days after it is approved.

Mayor Arave stated that this only partially solves the problem, as there is a significant shortfall going forward. Mr. Edwards said they have found someone to refund the bonds which will save another \$23,000 each year.

Council Member Jensen stated that his boss is constructing a million dollar building in North Salt Lake. He purchased the land, and is now being charged \$58,000 in impact fees, which cannot be included in the loan. They were able to choose a smaller water line and decrease those fees; however, he stated, the City should be careful not to chase businesses away. Council Member Jensen asked for a list of actual impact fees businesses pay. Mr. Edwards stated this particular building is a good case study to see where the City is on its fees. The Mayor also stated that the City has changed a lot in twelve years, and has a lot more infrastructure and growth.

Mayor Arave opened the public hearing at 7:46 p.m. There were no comments, and he closed the hearing at 7:46 p.m.

6. ORDINANCE NO 2012-12: AN ORDINANCE ADOPTING AN IMPACT FEE FACILITIES PLAN FOR FIRE/EMS IMPACT FEES AS PROPOSED

Council Member Porter moved to approve Ordinance 2012-12: An Ordinance Adopting an Impact Fee Facilities Plan for Fire/EMS Impact Fees as proposed. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

7. INTERLOCAL COOPERATION AGREEMENT ESTABLISHING THE DAVIS COUNCIL OF GOVERNMENTS

Barry Edwards stated that Davis County must decide whether to establish a second Council of Governments, which creates an entity of only public officials to administer funds from automobile license fees. The county currently uses these funds for corridor preservation.

Council Member Jacobson moved to approve the interlocal cooperation agreement establishing the Davis Council of Governments. Council Member Harman seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

8. AWARDING BID FOR CDBG ADA RAMPS

Paul Ottoson reported that staff was able to secure more grant money to convert additional ADA ramps in the City. They put the project out to bid, and staff recommends awarding the bid to Bowen Construction for \$48,291.34.

Council Member Jacobson asked if it makes sense to put ADA ramps on these streets with such a steep grade. Mr. Ottoson responded that they are mindful of this and believe this area is still worthwhile for these ramps.

Council Member Harman moved to award the bid for ADA ramps to Bowen Construction for \$48,291.34. Council Member Jensen seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

9. CONSIDERATION OF A FINAL PLAT FOR THE ANNE TAYLOR SUBDIVISION LOCATED ON THE SOUTHEAST CORNER OF HIGHWAY 89 AND 4000 SOUTH

Ken Leetham stated that this subdivision plat was previously approved, with conditions, in December, 2009. The plat was never recorded with Davis County due to a death in the family, and the plat has since expired. The applicant is now asking for re-approval of the subdivision, which is now proposed to be named the Anne Taylor subdivision.

There are two existing structures on one lot located approximately on the corner of Highway 89 and 4000 South. The building facing Highway 89 is a four-plex and a carport, and the building on 4000 South is a single-family home. The property is family-owned, but they would like to divide the property into single ownership of each building. The proposed Lot 1 is 10,350 square feet, or .24 acres in size. The proposed Lot 2 is 6,732 square feet, or 0.15 acres in size.

Mayor Arave said if this area is blighted at all, he would like to see it cleaned up as part of the conditions of approval.

Council Member Horrocks moved to grant final plat approval for the Anne Taylor Subdivision located on the southeast corner of Highway 89 and 4000 South subject to the condition that a business license application be submitted for the rental of a 4-plex prior to recording of the plat. Council Member Jensen seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

10. CONSIDERATION OF A PRELIMINARY DESIGN PLAN AND FINAL
SUBDIVISION PLAT FOR THE FOXBORO NORTH PLAT 9B

Ken Leetham reported that this proposed subdivision has been reviewed by the DRC (Development Review Committee) and recommended for approval.

Council Member Harman moved to approve the preliminary design plan and final subdivision plat for the Foxboro North Plat 9B. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

11. CONSIDERATION OF A PRELIMINARY DESIGN PLAN AND FINAL
SUBDIVISION PLAT FOR FOXBORO NORTH PLAT 10C

Ken Leetham stated that this property was previously designated as a different land use type. The DRC recommends approval of the plan subject to the condition that the detention basin being proposed be located at the southwest portion of Foxboro North, and must be included in the next plat for Foxboro North (following the approval of plats 10C, 9B, and 16) and installed prior to issuance of a building permit for any of the lots located within that plat. The Planning Commission also recommended that the General Development Plan map be corrected to show which areas are City-maintained.

Council Member Harman moved to approve the preliminary design plan and final subdivision plat for Foxboro North plat 10C with the condition that the detention basin being proposed be located at the southwest portion of Foxboro North, and must be included in the next plat for Foxboro North (following the approval of plats 10C, 9B, and 16) and installed prior to issuance of a building permit for any of the lots located within that plat, and that the General Development Plan map be corrected to show which areas are City-maintained. Council Member Jensen seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

12. CONSIDERATION OF A PRELIMINARY DESIGN PLAN AND FINAL
SUBDIVISION PLAT FOR FOXBORO NORTH PLAT 16

Ken Leetham explained the proposed improvements on the west side of Redwood Road that will be completed with the subdivision. He indicated the two conditions recommended by staff for this item.

Council Member Porter asked if the developers know there is a trail system in this area and when the asphalt trail will be installed. Paul Ottoson reported that the trail will go in when the developer completes the application for apartments.

Council Member Harman moved to approve the proposed preliminary design plan and final plat for Foxboro North Plat 16 subject to the following conditions: 1) the developer shall be required to widen and complete improvements on the west side of Redwood Road from the end of the existing improvements on the south side of the Thurston property to the north side of Lot 1, all as shown on the construction plans filed for this subdivision, and 2) approval of the construction plans for this subdivision must be given by the City Engineer and UDOT, as needed, prior to beginning any construction. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

Garrett Seely, Woodside Homes, stated they are selling about six homes per month at this point.

13. AWARDING ENGINEERING SERVICES FOR 1100 NORTH STREET RECONSTRUCTION CATEGORICAL EXCLUSION

Paul Ottoson stated that they had a kick off meeting with UDOT on the 1100 North project. They were given an approved list of engineering firms to perform the environmental document and preliminary design referred to as a categorical exclusion. This document is required by UDOT and will include, but not limited to, public notification and involvement, wetland investigation, review for historic properties, noise analysis, potential wildlife, hazardous waste, air quality and preliminary surveying and design. Staff selected four firms from which they acquired proposals. They would like to recommend the Council award the project to Project Engineering Consultants (PEC).

Council Member Porter moved to award the 1100 North Reconstruction Categorical Exclusion study to Project Engineering Consultants for a price of \$20,470.75 as recommended. Council Member Harman seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

14. CITY MANAGER'S ANNUAL SALARY ADJUSTMENT

Mayor Arave referred to a memo sent to the Mayor and Council by Barry Edwards, in which he highlighted accomplishments of the year, including acquiring grant money, running a surplus in the City budget, etc. The Mayor said the City is fortunate to have Mr. Edwards as the City Manager. Due to some resident concerns about the salary, staff ran some comparisons with other Utah cities (which was handed out to the Council). The Mayor stated that this proposed

adjustment will bring Mr. Edwards in line with what he was making in Highland when he left. Council Member Porter stated that the City is getting its money's worth.

Council Member Jensen stated that it is almost impossible to give him less than 4%, since that is what has been awarded to all the other employees, but he still believes 4% is extravagant.

Council Member Horrocks said he believes in compensating people for what they are worth, but the economy is still struggling right now.

Council Member Harman stated that if they were to compare the end of last year to this year, even with the raises, the City is probably paying out less money. The City is doing more with less people.

Council Member Harman moved to approve a 4% pay increase for the City Manager as requested. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Harman and Jacobson. Council Member Jensen voted in opposition to the motion. The motion passed.

15. CITY MANAGER'S REPORT

Barry Edwards reported that the ULCT fall convention is September 12-14 in Salt Lake City. He asked the Council to let Marta Nielsen know which events to register them for.

16. MAYOR'S REPORT

Mayor Arave stated he had nothing to report.

17. COUNCIL REPORTS

Council Member Jacobson stated that the last Movie in the Park was small but enthusiastic, with about 120-150 people in attendance. They experienced some projector problems, but hopefully that will be solved by the next movie, August 17th. He reported that some members of the YCC will be participating in the Summerfest International this week sponsored by BDAC. Council Member Jacobson said they are accepting new members into the YCC at this point, and asked the Council and staff to please refer new kids. He said there will be one more meeting this month, and then the first week of September they expect to swear in the new YCC for the coming year.

Council Member Porter reported that he and Ken Leetham attended a best practices workshop with the Jordan River Commission, and they felt it was valuable.

Council Member Porter addressed the possibility of building a canoe takeout in NSL. There is about 10-15 feet along the river in the City where this could be done, and would not cost very much. He has mentioned it to the Parks and Trails Advisory board, and he wanted to bring it before the Council as well. The Council felt it was a good idea and should be pursued.

Council Member Horrocks reported that the Planning Commission is staying busy with their review of the updated General Plan and are feeling optimistic about increased development activity. He then stated that Utah did have its first case of the West Nile Virus, but it was not near our City. Also, Council Member Horrocks noted that Centerville is banning smoke shops, and assumed staff is following that issue, as it may pertain to NSL as well.

Council Member Jensen stated that the Second Sunday Concert Series would be this coming Sunday, but he was not sure who would be performing. He is looking forward to the September 9th concert and the 9-11 commemoration. Council Member Porter suggested a small portion of that event be attributed to the covenant signing (for veterans). Council Member Jensen reported that September 1 is the family golf scramble at the golf course and asked everyone to spread the word.

18. ADJOURN

Mayor Arave adjourned the meeting at 9:05 p.m.

Mayor

Secretary