

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-WORK SESSION  
ANCHOR LOCATION: CITY HALL  
10 EAST CENTER STREET, NORTH SALT LAKE  
JANUARY 17, 2023

**FINAL**

Mayor Horrocks welcomed those present at 6:12 p.m.

PRESENT: Mayor Brian Horrocks  
Councilmember Lisa Watts Baskin  
Councilmember Natalie Gordon  
Councilmember Stan Porter  
Councilmember Alisa Van Langeveld

EXCUSED: Councilmember Ted Knowlton

STAFF PRESENT: Ken Leetham, City Manager; Karyn Baxter, City Engineer; Jon Rueckert, Public Works Director; Heidi Voordeckers, Finance Director; Craig Black, Police Chief; Todd Godfrey, City Attorney; Sherrie Pace, Community Development Director; Wendy Page, City Recorder.

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

1. DISCUSSION ON LOCAL ISSUES AND 2023 LEGISLATIVE UPDATES-SENATOR TODD WEILER AND REPRESENTATIVE MELISSA BALLARD

Melissa Ballard spoke on the legislative session. She mentioned tax cuts and how this could affect adequate pay for State employees. Ms. Ballard then said there was a focus on water/conservation, housing, and teacher retention. She had two bills related to teacher retention including providing for post partum leave and requiring vacation/sick leave sharing.

Melissa Ballard thanked the City for its efforts to protect the airport for future growth and flyover space. She also spoke on the prisons and reducing recidivism, better access to education, and encouraging inmates to have hope for the future.

Ms. Ballard also said she had several education bills even though she was no longer on the Education Committee. She was now on the Economic and Workforce Development Committee and the Chair of Higher Education Appropriations. She acknowledged this meant she has changed the accountability process for Higher Education and how it aligned with workforce development.

Senator Weiler noted the City Council's extensive experience with the Legislature. He said he would continue to serve as Chair for the Judicial Confirmation Committee and also as the Chair for the Judiciary, Law Enforcement, and Criminal Justice Standing Committee in the Senate. Senator Weiler said he had over 20 bills this session and shared information on two bills including one related to intimate partner domestic violence. He noted this included meeting with lawyers, police chiefs, judges, etc. to see what could be done. He indicated the first part of the bill would require all law enforcement to ask eleven questions from the Lethality Assessment Protocol of the victim in a domestic violence situation. He continued this would result in a database that would track how many interactions related to intimate partner/domestic violence incidents. He explained the other bill was related to requiring age verification when people logged onto adult websites.

Councilmember Gordon arrived at 6:25 p.m.

Mayor Horrocks mentioned a desire to modify the Recreation, Arts, and Parks (RAP) tax and asked for an update. Senator Weiler replied that he needed to follow-up with the Senate president. He commented this would give a city an option to put a citywide RAP tax request on the ballot.

Ken Leetham said there was a lot of support from several other cities, the Utah League of Cities and Towns (ULCT), Utah City Management Association for the concept of the RAP tax modification.

Mayor Horrocks spoke on lowering income tax rates and mentioned that commercial properties paid a large share. Melissa Ballard responded that in the last five years \$320 million in taxes were reduced each year and double taxation on social security tax was eliminated for those who earned less than \$75,000 per year.

Mayor Horrocks mentioned House Bill (HB)131 and Senate Bill (SB)60 related to sex offenders and HOA enforcement. Senator Weiler responded that he was working on the sex offender registry database and those who did not deserve to be on the registry. He said these types of bills could create communities where individuals could not work or live.

Melissa Ballard suggested it would be beneficial to add in statute that when a sex offender had to re-register they should be told the new laws and what would apply to them.

Mayor Horrocks spoke on the Great Salt Lake issue. Senator Weiler responded the Great Salt Lake had risen over a foot in the last six weeks. He said there was not a greater priority in Utah than saving the Great Salt Lake.

Mayor Horrocks mentioned affordable housing and suggested tax credits may help. Senator Weiler expressed his opinion it was not a problem the State government should fix as it was an economical or market issue.

Melissa Ballard said the Speaker of the House mentioned that there were some cities doing well to address affordable housing issues. She spoke on how recent legislation had required municipalities to submit a housing plan and this would allow the State to determine what efforts were still needed and which communities needed improvement.

Ken Leetham spoke on affordable housing and said the State had done a good job of putting together sequential bills for several years related to this. He said there were some cities that were committed to providing affordable housing including accepting ADUs, zoning for high density housing, etc. He mentioned there were two issues involved both affordable housing and the housing shortage.

Councilmember Baskin mentioned HB73 related to municipal office modifications which allowed the governor to appoint individuals to municipal office. She said this was a local function and the governor should not appoint mayors or city councilmembers. She also mentioned the noise pollution amendments in HB95 which impacted cities that were trying to reduce pollution.

Councilmember Baskin said she was concerned about SB63 related to election candidate replacement amendments which would allow the State's Central Committee to appoint to city councils. She was also concerned about SB43 regarding public notices and the State Constitutional Amendment SJR1 related to cities and taxing transfer property.

Melissa Ballard commented that she appreciated all the input from the City Council and said she had a website/newsletter with frequent updates on bills and other information for residents.

Councilmember Baskin mentioned that she, the Mayor, and Ken Leetham were on the ULCT Legislative Policy Committee.

Councilmember Van Langeveld spoke on education and how Utah was underfunded. She said the State had reached the point where teachers, aides, bus drivers, and staff would not teach for the salaries offered. She said increasing funding was the only way to respond to the education crisis. Councilmember Van Langeveld also mentioned dual immersion programs and how only one school would be able to continue to offer this program due to funding.

Councilmember Van Langeveld spoke on Foxboro Elementary and continual disparity due to the tragedy last year. She said public information about that experience was misinformed. She requested the school district and the school board share information with key decisionmakers to publicly request individuals to stop using this particular story as an example in the fight against

bullying or racism as it was a misinformed example. She requested that everyone present become better informed and that the school district share the information whenever possible.

Melissa Ballard spoke on education and teacher pay. She said the weighted pupil unit (WPU) had been increased substantially over the last several years. She said superintendents were in charge of determining staff salaries so pressure needed to be applied to local school boards. She mentioned this year there was a proposal for the largest single increase in teacher salaries of \$6,000 per teacher. She explained the bill was tied to a voucher which was an issue. She said they were very cognizant of the need for accountability.

Councilmember Van Langeveld invited both representatives to visit the Foxboro Elementary school. Melissa Ballard replied she would also like to meet with any schools that visited the capitol during the legislative session.

Senator Weiler spoke on saving the Great Salt Lake including the elimination of the water rights law which incentivized farmers to use water and other strategic proposals. He said this was the biggest priority and whatever needed to be done to save the lake would happen.

Melissa Ballard said the number one concern was water and that conservation education was crucial. She requested the State look at larger volume use including industrial users.

## 2. ADJOURN

Mayor Horrocks adjourned the meeting at 7:05 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
ANCHOR LOCATION: CITY HALL  
10 EAST CENTER STREET, NORTH SALT LAKE  
JANUARY 17, 2023

**FINAL**

Mayor Horrocks welcomed those present at 7:16 p.m. Peter Moosman offered the thought and led those present in the Pledge of Allegiance.

PRESENT: Mayor Brian Horrocks  
Councilmember Lisa Watts Baskin  
Councilmember Natalie Gordon  
Councilmember Stan Porter  
Councilmember Alisa Van Langeveld

EXCUSED: Councilmember Ted Knowlton

STAFF PRESENT: Ken Leetham, City Manager; Karyn Baxter, City Engineer; David Frandsen, Assistant City Manager; Jon Rueckert, Assistant Public Works Director; Heidi Voordeckers, Finance Director; Craig Black, Police Chief; Todd Godfrey, City Attorney; Sherrie Pace, Community Development Director; Wendy Page, City Recorder.

OTHERS PRESENT: Dee Lalliss, Dallin Jackson, Kierstina Stanger, Alina Smith, Maddy Toro, Cambria Drescher, Makayla Smith, Lucy Ballard, Rachel Allen, Alina Ballard, Eliza Odell, residents; Peter Moosman; Ryan Child, Child Richards CPAs & Advisors; Greg Seegmiller, JUB Engineers.

1. CITIZEN COMMENT

Dee Lalliss expressed appreciation for the several police officers who assisted with his missing grandson.

2. PRESENTATION BY CITY AUDITORS FOR FISCAL YEAR 2022 AUDIT REPORT

Heidi Voordeckers reported that Child Richards provided the City's annual external audit and was here to share that report.

Ryan Child, Child Richards, stated they had conducted the audit for fiscal year 2022 through June 30 2022. He indicated this audit included four reports and an opinion on the financial statements. He said they did not find any misstatement of error or fraud financial statements or

internal controls. He mentioned the State Auditor's Office also required a report on State compliance and additional compliance requirements or a single audit for funds from the Federal government in excess of \$750,000 which the City received in fiscal year 2022. He noted the report also included a recommendation to establish policies related to Federal funds, the financial position of the City, a two year comparative, a review of the City's governmental funds including the General Fund, RDA, Capital Projects, Roadway development, etc., balance sheet, restricted cash, and assets.

Mr. Child shared the total fund balances by fund with the total governmental funds at just under \$25 million at the end of the year. The changes in those fund balances were also included in the report and he shared the amount of revenues and expenditures. Total revenues in the governmental funds were \$20 million and expenditures were \$17.4 million this included the amounts spent on major projects and debt service. He stated one item of note in the Redevelopment Agency was the proceeds from borrowing or the RDA's share of the revenue bonds which were issued in 2022.

Ryan Child provided a breakdown on enterprise funds or propriety funds which were setup to operate like a business. This included the water, storm water, and pressurized irrigation funds with user fees to pay for expenses and repair/replacement of infrastructure. He also spoke on the solid waste and golf funds including assets and restricted cash. Mr. Child reviewed the statement of cash flow for each fund. He said the audit went well and did not see any findings or issues with State compliance.

Mayor Horrocks asked about an example of restricted cash in the General Fund. Heidi Voordeckers replied it would be street and road taxes in the General Fund and must be spent on those specific purposes.

### 3. CONSIDERATION OF APPOINTMENTS TO PARKS, TRAILS, ARTS AND RECREATION ADVISORY BOARD

Ken Leetham reported these were City Council appointments to the Parks, Trails, Arts and Recreation Advisory Board. He said Councilmember Porter would need to find a new individual to serve. Councilmember Van Langeveld's appointment, Dallas Golden, and Councilmember Knowlton's appointment, Kyle Poulter, would both continue to serve.

**Councilmember Baskin moved to approve the appointments to the Parks, Trails, Arts and Recreation Board, appointing Dallas Golden appointed by Councilmember Van Langeveld and Kyle Poulter appointed by Councilmember Knowlton to the Board. Councilmember Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Porter, and Van Langeveld. Councilmember Knowlton was excused.**

4. CONSIDERATION OF APPROVAL FOR A TEMPORARY PLANNING INTERN IN THE COMMUNITY DEVELOPMENT DEPARTMENT

Sherrie Pace reported the City Planner, Mackenzie Johnson, would be taking maternity leave in April. She said it would be beneficial to have a planning intern to help cover those duties and to earn practical experience. She explained this would be a temporary position up to 32 weeks at up to \$18 per hour on average of 20 hours a week. She noted the cost would be \$14,000 for salary and payroll taxes.

Sherrie Pace also provided a schedule of the Form-Based Code which the intern would assist with including public outreach.

Councilmember Van Langeveld asked when the intern would start. She also asked if the position could be filled by two separate individuals with one per school semester. Sherrie Pace replied the intern would start immediately so that they could train with Mackenzie before she utilized her maternity leave.

**Councilmember Van Langeveld moved that the City Council approve the request for a planning intern, limited to a temporary part-time position up to 20 hours per week, not to exceed a duration of 32 weeks. Councilmember Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Porter, and Van Langeveld. Councilmember Knowlton was excused.**

5. CONSIDERATION OF RESOLUTION 2023-05R: A RESOLUTION APPROVING AGREEMENT 2023-01A TO DEDICATE PROPERTY AND ROAD RIGHT OF WAY TO WOODS CROSS CITY AT APPROXIMATELY 1900 SOUTH 1100 WEST

Todd Godfrey disclosed that their firm represented Woods Cross City and said he did not prepare the agreement on behalf of Woods Cross.

Karyn Baxter reported the Woods Cross project was for road widening of 1100 West and showed a map of the project area from approximately 1970 South to 1750 South. She explained this project would widen the road, provide curb and gutter, additional safety, and a convenient traffic detour for railroad delays. She then showed the existing and the revised property lines and buildings on the two parcels. She noted a plat was recently signed by the Mayor, per resolution, to dedicate the center portion of the road which was recorded. She explained the two parcels had already been amended but the property boundary descriptions sent to the City still followed the original lines.

Karyn Baxter commented on the special warranty deed and said there was an error in the staff memo on the size of the property with the correct size being 0.37 acres. She reported the project would include widening the road to provide a total of 40 feet of asphalt, plus another 8.5 feet for

curb and gutter and sidewalk. She continued the new right-of-way boundary would be located approximately 16 feet inside the City's existing fence, significantly reducing the usable land area on both parcels. She acknowledged Woods Cross City requested this widening of the right of way be done at no compensation to the City.

Ms. Baxter stated upon review of the existing facilities at this location, staff has determined that the impacts on the property for operations and maintenance was manageable. She noted Woods Cross City agreed to allowing the City's fence to be replaced immediately behind the proposed sidewalk rather than with proper setback under their existing code in order to facilitate the continued use of this property. She explained with the agreed upon fence location, the reduced square footage of this property would be acceptable. She indicated it was determined that continued operations and required activities were possible under the proposed lot reduction, and that the street widening improvements were both appropriate and beneficial.

**Councilmember Porter moved that the City Council approve Resolution 2023-05R, authorizing the Mayor to sign the Improvement Installation Agreement and a Special Warranty Deed for Woods Cross City related to property located at approximately 1900 South 1100 West in Woods Cross, UT. Councilmember Gordon seconded the motion. The motion was approved by Council Members Baskin, Gordon, Porter, and Van Langeveld. Councilmember Knowlton was excused.**

#### 6. CONSIDERATION OF AUTHORIZING REPAIRS TO CITY CULINARY WATER WELLS

Karyn Baxter shared images with those present of the significant damage that has occurred to the New Well pump and piping and the Honey Well piping due to ongoing ground subsidence in the area. She explained how the surface ground level in this area had lowered as much as six inches as subsurface layers were consolidated due to reduced aquifer levels. She reported as the ground level drops the pump station experiences differential settlement between the pump station building and the well anchored several hundred feet in the ground. She explained this created a bending or torsion affect between the piping in the pump station and the well head and casing. Ms. Baxter showed the impacted areas in an image and said all of the pipes and pumps were being pushed out of alignment which caused stress to the system. She explained the proposed repair work including a new pump and shafts.

Ms. Baxter stated a proposal for the required work on these two drinking water sources was \$60,540 and \$13,320 for a total of \$73,860. She explained existing budgeted funds in the Tank Repairs project fund were available in fiscal year 2023 and staff recommended that the well repairs be paid from the existing tank repairs budget.

Mayor Horrocks commented here were several homes in Woods Cross that had similar issues. Ken Leetham replied that Woods Cross was using Federal grants, City, State, and County funds to support and repair these homes.

Karyn Baxter explained this issue was exacerbated by the drought and the receding of the Great Salt Lake and the surface water layer.

Ken Leetham commented staff had been attending meetings and monitoring this issue for a number of years. He said the State had found that regionwide the primary cause was falling levels of the Great Salt Lake depending on soil type. He added the area with the wells had soils that were particularly susceptible to settlement and failure when dried out.

Mayor Horrocks asked if there were areas in the City that were at risk. Ken Leetham responded currently there have been no cases or evidence of homes being affected by changes in groundwater levels.

Karyn Baxter commented the City was on the fringes with minor subsidence occurring. She noted the settlement in the City was significantly less than what was occurring in Woods Cross and was only noticeable due to the City's deep wells adjacent to those areas.

Ken Leetham said staff had not seen any settlement in buildings within the City limits. Karyn Baxter commented there was settlement because of the issue at the wells but it was even settlement with no damage to buildings.

Karyn Baxter reported the State Water Rights Division was currently doing a study on safe withdrawals from the Bountiful Bench Aquifer which the City drew from. She indicated the City was working with other cities in the area to ensure the problem was not worsened.

Councilmember Baskin commented there was a bill that would require cities to work with the Water Resources Division for a comprehensive approach as part of their General Plans.

**Councilmember Van Langeveld moved that the City Council approve repairs to the New Well and Honey Well and authorize this project in the amount of \$73,860.00 to Nickerson Company, Inc. Councilmember Gordon seconded the motion. The motion was approved by Council Members Baskin, Gordon, Porter, and Van Langeveld. Councilmember Knowlton was excused.**

## 7. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of January 3, 2023 were reviewed and approved.

**Councilmember Porter moved that the City Council approve the City Council work session and regular session meeting minutes for January 3, 2023, as written. Councilmember Van Langeveld seconded the motion. The motion was approved by Council Members Baskin, Gordon, Porter, and Van Langeveld. Councilmember Knowlton was excused.**

## 8. ACTION ITEMS

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

Councilmember Gordon mentioned the audit report showed the golf course funds and wondered if there was funds showing for Foxboro Wetlands Park and when construction would begin. Ken Leetham replied the proceeds for Foxboro Wetlands Park was in the audit report possibly under the RDA section. He said staff was ready to proceed and there were funds in the bank but the project was on hold until approval from the Army Corps Engineers was received. He acknowledged some work could be done such as weed removal at this time.

Councilmember Gordon asked about the status of Hatch Park and said that the design had been approved. Ken Leetham responded obtaining a project manager/team and construction plans would take approximately nine months. He indicated bids for the project would occur in the fall or winter of 2023.

Councilmember Gordon also asked about the dog park project. Ken Leetham said staff would bring this item back to the City Council in February for discussion. He reported staff spoke with Woods Cross again and found that they would like to participate in the project, just not at this time. He continued Woods Cross would be talking about the project during its upcoming budget process.

Councilmember Gordon asked about Brighton Homes participation in the townhomes at 1100 and Redwood Road in Foxboro. Sherrie Pace replied that Brighton Homes had asked for an extension from the property owner on the north which was declined. She added they would still continue with the southern side. She explained the northern property was still for sale.

Councilmember Porter asked about the Kum and Go gas station on the east side. Sherrie Pace responded that UDOT was forcing the adjacent property to come into compliance with a northern driveway. The gas station had not yet pulled a permit as they were waiting for an access permit from UDOT but the project was currently in review.

Mayor Horrocks questioned if the Williamsburg project on Highway 89 would continue. Sherrie Pace replied that she would follow-up with Castlewood Development tomorrow.

Councilmember Van Langeveld requested a clarification to the action item pertaining to tracking and reporting on the event center discount at 20%. She recalled it should also include reporting

on the parameters of the fee structure that were changed to see if there were any amendments that should be made to the rates for weekdays versus weekends and day versus night rentals.

Councilmember Porter spoke on the trees at Hatch Park and said after talking to an expert he learned that there was a chance the trees could survive with a grade change. Ken Leetham responded this was a task for the designer or contractor to take an inventory of every tree and see how it would be impacted by the plan.

#### 9. COUNCIL REPORTS

Councilmember Gordon reported that the Youth City Council would have 20 youth attending the Youth City Council conference in Logan this year. The Councilmembers were invited to attend the closing dinner.

Mayor Horrocks mentioned the Day at the Legislature for the youth and suggested inviting them to attend next year.

#### 10. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

#### 11. MAYOR'S REPORT

Mayor Horrocks reported that he had signed the letter Ken Leetham wrote for UDOT. This letter included approval for their plan and a desire to keep the Center Street exit. He also signed a letter for WFRC supporting the Utah trails system which would connect the entire state by trail.

Mayor Horrocks reported on the Mosquito Abatement District and said there were five West Nile cases in Utah with no deaths. He stated Colorado, who did not perform mosquito abatement, had 19 West Nile deaths. He also shared that Richard Allen, of Layton, had retired after 45 years with the Mosquito Abatement Board.

#### 12. CITY MANAGER'S REPORT

Ken Leetham reported that he received correspondence from Nathan Rich, the executive director of Wasatch Integrated Waste, informing him of several changes in their plans for handling recycling, solid waste, and a second transfer station. Mr. Rich would be happy to present the plans to the Council at a future date.

The Council discussed the Wasatch Front Integrated Waste facility and tours, the level of waste in the U.S., and recycling.

Councilmember Gordon asked about green waste services in the City. She asked if another member of the City Council would support a request to bring this item back as a discussion item on a future agenda. Councilmember Baskin voiced her support of a future discussion.

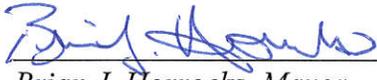
Councilmember Porter commented that a good place for a transfer station would be near the water treatment plant in Bountiful on the way to the landfill.

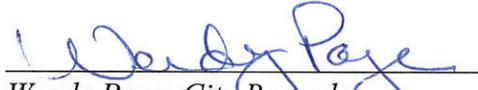
Ken Leetham said the letter from Wasatch Integrated explained how they would send a certain portion of the solid waste to a landfill out of the area to preserve the life of the local landfill.

### 13. ADJOURN

Mayor Horrocks adjourned the meeting at 8:37 p.m.

*The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday February 7, 2023 by unanimous vote of all members present.*

  
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Brian J. Horrocks, Mayor

  
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Wendy Page, City Recorder