

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-BUDGET  
ANCHOR LOCATION: CITY HALL  
10 EAST CENTER STREET, NORTH SALT LAKE  
APRIL 15, 2023

**FINAL**

Mayor Horrocks welcomed those present at 9:03 a.m.

PRESENT: Mayor Brian Horrocks  
Councilmember Natalie Gordon  
Councilmember Stan Porter  
Councilmember Ted Knowlton  
Councilmember Alisa Van Langeveld

EXCUSED: Councilmember Lisa Watts Baskin

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

1. WELCOME

Mayor Horrocks welcomed those present and said the City, as well as the State, was fortunate to have the resources to do what was needed. He spoke on having some reservations with the economy and potential recession.

2. CONSIDERATION OF AN EMERGENCY ROAD REPAIR ON EAGLEWOOD DRIVE WEST OF FAIRWAY DRIVE AND SABLE CIRCLE

Karyn Baxter reported that a car hit a fire hydrant on Eaglewood Drive. She explained this resulted in a large amount of water leaking above and below the street which damaged the curb and road. She said there was a significant amount of damage to the road that would need repair. She mentioned Black Forest Paving would be available to start repairs on Monday. She indicated the exact area that was damaged cannot be assessed at this time so the approximate cost would be \$50,000 to \$70,000. Repairs would include complete asphalt removal, replacement of material, and repaving.

Ms. Baxter commented that this hydrant had been hit before during snow events so staff recommended relocating the hydrant to the south side of the street. She acknowledged staff would also work with the insurance company of the driver responsible.

Councilmember Van Langeveld asked if the road was at risk in its current state. Karyn Baxter replied that a section of the road was blocked off with significant damage. She said urgent repair was necessary.

Karyn Baxter said a new fire hydrant would be installed on Wednesday and the road work would begin on Monday.

**Councilmember Van Langeveld moved that the City Council approved the proposed emergency repair work on Eaglewood Drive to Black Forest Paving in the amount up to \$50,000. Councilmember Porter seconded the motion. The motion was approved by Council Members Gordon, Knowlton, Porter, and Van Langeveld. Councilmember Baskin was excused.**

Mayor Horrocks asked about Center Street and the temporary patch. Karyn Baxter responded there was a water line break which Weber Basin Water had repaired. She noted the concrete street would be part of their Main Street project which would begin on Monday.

Ken Leetham reported the budget was an important function of the City Council and allocating public funds. He said the Council had done a good job of identifying priorities.

Mr. Leetham provided a brief introduction of his career experiences with Fort Pierce in Florida. This included the effects of segregation based on skin color in 1929 and how this became a dominant planning principle in that city with impacts on the existing land use pattern still seen today. This included blight and low opportunity areas and housing insecurity. This was a reminder that decisions made today would impact future councils and residents.

### 3. DISCUSSION OF FISCAL YEAR 2024 PROPOSED BUDGET AND CITY COUNCIL PRIORITIES

Heidi Voordeckers reviewed the proposed budget for fiscal year 2023-2024 of \$48,025,145. The budget highlights included personnel with a proposed 6% COLA, medical benefit increase of 7.9% and 1.16% for vision, no change to the URS contribution rates, one new crossing guard for Orchard and Center Street, transition of treasurer appointment, and a tuition reimbursement program. In the operating expenditures funds were steady with normal increases in operating costs between 3% and 6%. In the Water Fund there was a request for a fixed based tower meter reading implementation with an equipment component and ongoing cost. In Capital infrastructure there were three large projects crossing multiple utility funds. These projects were the 400 West (Center to 500 North) rebuild and waterline (street and water) at \$2,760,000, the secondary water (Woodcrest, Tanglewood, Snowflower) streets and water at \$665,000, and the Town Center Trail/North Park Village trails and water at \$465,000. For equipment there was the request for five vehicle replacements to maintain the Public Safety vehicle replacement program.

Two heavy equipment replacement/leases for a plow and street sweeper, and four golf course mower replacements and one new equipment request for an aerifier.

Ms. Voordeckers then reviewed revenues in each fund for a total of \$32,393,565 with the total transfers in at \$6,847,200 and the use of fund balance was \$8,784,380 for an overall total of \$48,025,145. She showed the expenditures by fund with total personnel costs of \$11,469,885, operations at \$12,693,715, capital at \$15,636,338, contribution to fund balance of \$1,377,982 transfers out of \$6,847,200, for a total of \$48,025,120. She shared a pie chart showing the percentages of expenditures by fund.

Heidi Voordeckers spoke on sales tax which had been off trend and said there was year over year growth since 2020 but expected a slight decline due to a potential recession based on information from a recent finance association meeting.

Mayor Horrocks asked for clarification on 2023 projections. Heidi Voordeckers replied that her projection for sales tax was 2% which was conservative. She said there was not enough data as only six months had been collected so far. Staff would recast projections in a few months once more data was received. Ken Leatham added there should also be additional sales tax revenue to the City from the new gravel pit legislation.

Heidi Voordeckers provided a summary and highlights of each governmental fund including the General Fund, RDA funds, Housing, Local Building Authority, RAP Tax/Parks Debt service, Capital Projects Fund, Park Development fees, Public Safety development fees, and Roadway Development fees. The General Fund was the largest fund with property tax and sales tax. She explained that a portion of the tax rate would go to the County for animal control services. Sales and Use tax was projected to grow at 4%. Intergovernmental revenues would decrease due to no longer receiving COVID relief funds. It was recommended that transportation tax and C Road funds be recognized in the Road Fund instead of the General Fund. Other highlights included an increase for prosecutors and legal defenders, a 5% increase for the fire district, and the reallocation of Public Works staff. Statutory considerations included that the General Fund balance must not exceed 35% of current year general fund revenues. The limit for the fiscal year 2024 recommended budget was \$4,730,810 compared to the proposed \$4,094,950. Also, the use of fund balance must not exceed 5% of the current year general fund revenues. The limit for the 2024 recommended budget was \$675,830 compared to the proposed \$478,000.

Ms. Voordeckers compared the General Fund revenues for fiscal year 2020 through the fiscal year 2024 requested, showed a detailed tax history for that same time period, and a pie chart of General Fund expenditures by department. She then shared the Redevelopment Agency (RDA) Fund highlights including Eaglewood Village RDA with increment collection (75% through fiscal year 2026) and the committed funds of 95% to development agreements and 5% to agency administration. The Redwood Road RDA with increment collection (45% through fiscal year 2031) with funds committed to the Kimball Agreement at \$500,000, housing at 10%, agency

administration at 5%, and the Foxboro Wetlands Park for the remaining balance. The Highway 89 RDA included increment collection (45% through fiscal year 2034) with funds committed to development agreements (75% until cap met at \$2,350,000) and sales tax sharing, housing at 10%, agency administration at 5%, and eligible development projects for the remaining balance. She shared a graph of the Redevelopment Agency tax increment history from 2020 through fiscal year 2024.

Ms. Voordeckers continued the Housing Fund was funded by annual 10% contributions from Redwood Road (through 2031) and Highway 89 (through 2034) RDA project areas. These funds may be spent on low income housing projects with certain restrictions and timelines committed through the project area plans. The Local Building Authority was funded by rents received from Hatch Park property acquisitions and had a remaining debt obligation through 2027 with modest fund balance to meet the debt obligation once the rental income expired. The RAP Tax/Debt Service funding must be reauthorized by ballot measures every ten years with the next authorization in 2027, the new debt service was issued for Hatch Park project in December 2022, the debt service obligations would be paid from this fund with contributions (transfers in) from Park Impact fees and Project Area tax increment. The Capital Projects Fund collected excess general fund balance for rainy day reserves or capital projects, this included accounts for smaller general government capital projects, a portion of fund balance was non-spendable as it was a receivable from the golf course. The Parks Capital Fund revenues were restricted to impact fees, grants, and transfers in (generally of RAP Tax funds), this fund accounted for all parks and trails capital expenditures (except the Foxboro Wetlands which was solely funded by the RDA), and projects that crossed fiscal years would automatically be funded with remaining project balances at the close of the current fiscal year. The Road Capital Fund revenues included impact fees, fuel tax, C Roads, grants, and transfers in from the General Fund, accounted for all road construction projects and annual maintenance, some C Road activity expended in the General Fund was reimbursed by a transfer out (\$201,200), and projects that crossed fiscal years would automatically be funded with remaining project balances at the close of the current fiscal year.

Heidi Voordeckers spoke on the proprietary fund summaries which included water/pressurized irrigation, storm, solid waste, golf, and fleet funds. She then reported on utility user fees which were water, storm water, and solid waste and the proposed level of increase from fiscal year 2023 through 2028 per the Water and Storm Rate Study from Bowen Collins & Associates.

Ms. Voordeckers noted the highlights for the Combined Water Funds included combining funds 51 and 52 to better account for shared resources, accounted for all water utility activity and included a 10% rate increase, requested implementation of fixed tower read equipment in fiscal year 2024 at \$298,000, projects that crossed fiscal years would be funded with remaining project balances at close of current fiscal year, and the requested budget left approximately \$1.4 million in cash balance with 90% restricted. The Storm Water Fund summary accounted for all storm water utility activity and included a 10% rate increase plus the addition of new annexation customers (beginning January 2024), reallocation of camera and repair services to the

appropriate line item, an approved street sweeper that would be delivered in 2024, projects that crossed fiscal years would be funded with remaining balances at the close of the current fiscal year, and the requested budget left approximately \$1 million in cash balance with 85% restricted. She mentioned the Solid Waste Fund accounted for all solid waste and recycling activity and included 6.3% rate increase plus addition of the annexation customers and the requested budget left approximately \$505,000 in unrestricted cash balance. She commented that approximately 75-80% of residents were participating in the recycling program.

Heidi Voordeckers provided a Fleet Fund summary which included new heavy equipment lease purchase recommended for plow replacement and the requested balance left approximately \$1 million in unrestricted cash balance. She shared a table showing fleet replacements per department with a total net cost for fiscal year 2024 of \$1,069,360.

Councilmember Porter asked regarding the COLA and medical coverage increases. Heidi Voordeckers replied that these were separate. She said staff could pursue other health coverage options for employees.

Ken Leetham commented staff could provide all the information on how staff prepared the proposed COLA if it was desired.

Councilmember Van Langeveld asked about debt services per the fiscal year 2024 expenditures by fund. She asked what this debt entailed as it was 13% of the expenditures. Heidi Voordeckers replied that this included RAP Tax and debt service. It did not include water or storm water but included \$17 million in debt including the Hatch Park project.

**There was a brief recess from 10:33 a.m. to 10:47 a.m.**

Jon Rueckert provided a Parks Department update including the Tunnel Springs tennis court resurfacing which would be \$33,620 (approved in FY23), the irrigation pump replacements at Wild Rose Trail at \$25,900 (approved in FY23), 1100 North Swales at \$33,600 (approved in FY23), the Fox Hollow Park at \$33,600 (approved in FY23) for a total of \$93,100. He highlighted the previously approved Foxboro pocket park playground replacements at Oldham Park for \$52,180, Caleb Park at \$59,180, and Stonehenge Park for \$52,245. He shared the Mathis Park reconstruction options which were reviewed by the Parks, Trails, Arts and Recreation Advisory Board. Mr. Rueckert reported on the replacement of synthetic turf at the pocket park for \$74,850 (proposed for FY24), Mathis Park playground replacement at \$230,042 (proposed for FY24), and other items (trail, irrigation, shade structures, turf replacement) at Mathis Park for \$350,00 (proposed for FY24). The total funds allocated previously in FY23 that will carry over into FY24 were \$292,325 and total new proposals for FY24 funds were \$654,892.

Jon Rueckert spoke on the Fox Hollow Park trail with an estimate of \$132,475 and the Legacy Park trail for \$312,560 with an estimated timeframe of summer. He reported on the rock sign

installation at Buckingham Park, Boston Park, Oldham Park, Cambria Park, Legacy Park, Wild Rose Trailhead, Caleb Park, and South Community Park at the cost of \$1,400 per sign including installation.

Jon Rueckert then presented information on the Fixed Base Radio Read system which was used to determine customer/resident usage and meter reading through Sensus. He explained that only two towers were needed for citywide coverage with one tower at City Hall and one tower at the Gary Way pump house.

Karyn Baxter reported on the fiscal year 2024 Capital Facilities plan which included the following projects: 400 West (Center to 500 North) street reconstruction and water line replacement; the Woodcrest Lane/Tanglewood Loop/Sunflower Circle street reconstruction, secondary water line, and French drain; The Town Center Trail/North Park Village water line replacement and asphalt trail; the Main Street East side sidewalk (I-15 to Pacific Ave) new curb & gutter and sidewalk; the signal light at 400 West and 1100 North; the upper Cynthia Way street reconstruction and PRV replacement; PRV replacement; the 4000 South street reconstruction; and the concrete boat ramp at Porter's Landing. She shared photos and details on each project.

Karyn Baxter spoke on grants received for several projects. The Town Center I-15 trail project had a total project cost of \$627,000 with a Recreational Trails Program (RTP) Grant of \$60,000 and a Transportation Infrastructure Funding (TIF) Grant of \$376,200 with the City's portion of \$190,800. The Main Street East Sidewalk (I-15 to Pacific Avenue) project had a total project cost of \$366,000 with a Surface Transportation (STP) Grant of \$276,000 and the City's portion at \$90,000. The Porter's Landing Concrete Boat Ramp project had a total cost of \$141,750 with a Jordan River Commission grant of \$5,000 and a Recreation Restoration Infrastructure (RPI) grant of \$57,750, with the City's portion to be \$79,000.

Karyn Baxter then shared the proposed fiscal year 2024 Capital Facilities plan that included annual street preservations at \$620,000 from the Street Fund; 400 West (Center to 500 North) with \$1,500,000 from the Streets Fund and \$1,260,000 from the Water Fund; Woodcrest Lane/Tanglewood Loop with \$215,000 from the Streets Fund, \$450,000 from the Water Fund, and a French drain in the Storm Water Fund; the Town Center Trail with \$275,000 from the Water Fund and \$190,800 from other funding; the Main Street East side sidewalk for \$90,000 from the Streets Fund; a signal light at 400 West for \$60,000 from the Streets Fund; upper Cynthia Way for \$260,000 from the Streets Fund and \$125,000 from the Water Fund; PRV replacement for \$125,000 from the Water Fund; 4000 South for \$100,000 from the Streets Fund; and the concrete boat ramp for \$79,000 for a total cost of \$2,845,000 from the Streets Fund, \$2,235,000 from the Water Fund, \$40,000 from the Storm Water Fund and \$269,800 from other sources.

Karyn Baxter also shared information on the five year Capital Facilities Plan for fiscal years 2025-2028 with the project name, cost, and fund type.

Councilmember Van Langeveld asked about the Foxboro Wetlands Project. Heidi Voordeckers explained this project was budgeted for fiscal year 2023 and would roll into the next year.

Ken Leetham commented that he had authorized BioWest to begin working on the construction plans with the presumption that the permit would be approved by the Army Corps of Engineers. He hoped the project would go out for bid at the end of the calendar year for spring construction.

Mayor Horrocks said he did not submit any suggestions due to the potential recession and the fact that there were already a large number of projects to be done.

**There was a brief recess from 11:50 a.m. to 12:20 p.m.**

The Council participated in an exercise to rank the priorities that were addressed in the council meeting on January 3, 2023 and had a discussion on these priorities.

The highest ranked priorities included making improvements to existing trails and completing other connections such as Eaglewood Village and the Bonneville Shoreline Trail, a walking trail in every City park, proceeding with the dog park, planting trees on public and private lands (through a program).

The medium ranked priorities included dedicated bike lanes (Councilmember Gordon supported a pilot plan for parking on one side of the street and red curbing to allow bike lanes), revisiting the water conservation ordinance (specifically looking at requiring landscaping to include trees), moving forward with the Foxboro Wetlands Park (this has been funded and in progress), mountain bike trails, planning active transportation with bike lanes, and the Form-Based Code.

Low ranked priorities included celebration events (four events combined with food truck night), develop the spring at Tunnel Springs in order to provide public access spring water, City to have a position on the Great Salt Lake Advisory Committee, more efforts to remove the Wood Museum, creation of a program to sponsor tree planting (have plaques as memorials for people wanting to sponsor a tree), parking codes and impacts to sustainability.

Councilmember Knowlton commented regarding parking and said the City could not have abundant parking, walkability, and affordability so the Council must determine what was most important.

Tyler Abegglen provided a golf course update and said The Grill and Eaglewood Event Center were operating. The only request for the next fiscal year was previously mentioned equipment and some rollover funds from the bond for the clubhouse. The remainder of the bond funds would be used on the parking lot and drainage and tee boxes. He said the open house would be held on May 11<sup>th</sup>. Revenues for this fiscal year would be similar to the last fiscal year with the hope that The Grill and Event Center would bring in additional revenues. There were

approximately 60 events/tournaments booked in the next several months. Mr. Abegglen spoke on future community events including Easter, live music, etc. as well as marketing The Grill as a restaurant/café for the public.

Councilmember Porter mentioned the fish pond at Eaglewood Village. Ken Leetham replied that a contractor was preparing a concept and pricing. He said this project could potentially be done this summer.

Councilmember Van Langeveld spoke on the celebration events and holding those in conjunction with the food truck night. These events included Juneteenth (June), Pride (June), Pacific Islander (August), Hispanic Awareness Month (September).

The Council had a discussion and was in favor of pursuing these four events on food truck nights with oversight by the Parks, Trails, Arts and Recreation Advisory Board and Health and Wellness Committee.

Mayor Horrocks spoke on Communities That Care and substance abuse issues in society. He said there were several programs that should be implemented by the Health and Wellness Committee.

Mayor Horrocks then reported on tax increases for the Fire District, Wasatch Integrated Waste, the County Recreation Center, County animal control, homeless center, etc. and the need for a future tax increase. He said he was optimistic for the future as the City and State were in great shape.

#### 4. ADJOURN

Mayor Horrocks adjourned the meeting at 1:11 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday, May 2, 2023 by unanimous vote of all members present.

  
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Brian J. Horrocks, Mayor

  
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Wendy Page, City Recorder