

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-WORK SESSION  
ANCHOR LOCATION: CITY HALL  
10 EAST CENTER STREET, NORTH SALT LAKE  
MAY 7, 2024

**FINAL**

Mayor Horrocks welcomed those present at 6:17 p.m.

PRESENT: Mayor Brian Horrocks  
Councilmember Lisa Watts Baskin  
Councilmember Tammy Clayton  
Councilmember Suzette Jackson  
Councilmember Ted Knowlton  
Councilmember Alisa Van Langeveld

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

OTHERS PRESENT: Dee Lalliss, Jeff Scroger, Camille Thorpe, Erin Mwanj, residents; Wayne Niederhauser, Utah Homeless Coordinator.

1. PRESENTATION AND DISCUSSION RELATED TO HOMELESSNESS-WAYNE  
NIEDERHAUSER

Councilmember Van Langeveld introduced Wayne Niederhauser whom she had met at the Healthy Utah Conference. She spoke on the concern for unhoused individuals in the community and the need for a discussion on resources and leadership for these individuals.

Wayne Niederhauser spoke on his career including as a CPA, real estate developer, and then as a senator for twelve years. He said in 2021 he was asked to be the State Coordinator of the Office of Homeless Services. He shared his experiences meeting with individuals and the main issues of substance abuse, mental illness, and trauma. He explained that homelessness was a community condition in that every community was a source and what it would take a community to remedy this issue. He included two types of populations, transitional (short term) and persistent (continual) homeless populations. Mr. Niederhauser shared data from 2022 that 28,000 people accessed homeless services across the State of Utah. He said these numbers were low as not everyone obtained funding from the government.

Wayne Niederhauser reviewed information on shelter usage, the transitional population, and law enforcement interaction. He spoke on the issues with unsanctioned camping including areas unfit for human habitation, sanitation/public health, victimization, public conflict, safety, and camping was against the law. He focused on sources of homelessness including systems, life events, and lack of attainable and affordable housing. He stated that systems which presented challenges to individuals were: re-entry from incarceration, release from hospital, exit from mental health or substance abuse treatment, youth in foster care, and juvenile justice system. He continued that life events having an impact on homelessness were: domestic violence, loss of job, divorce, health issues, behavioral health, and death or loss of family support/relationships. He said lack of attainable and affordable housing included: being priced out of market, eviction/foreclosure, natural disaster, wage gap, and income insecurity.

Mr. Niederhauser spoke on housing affordability and shared methods for how to fund supportive housing including housing stabilization grants, gap funding, tax credits, Medicaid with housing resource services, rent support, etc. He said homelessness directly correlated to housing affordability and shared a graph detailing rates of homelessness with data for Utah (11 individuals per 10,000 people) compared to Mississippi (4 individuals per 10,000) and California (44 individuals per 10,000). He reviewed the length of time individuals were in the system while awaiting housing (generally over 365 days), a 77,000 unit deficit for affordable housing at the 30% AMI or below, and reviewed a graph showing the 30% AMI income, affordable and fair market rent, and the gap needed per county in Utah. He also shared graphs showing local and state laws supporting the development of diverse housing interventions, local homeless councils by county, and a statewide strategic plan for homelessness. He spoke on the State's plan to address homelessness which included housing, services, coordination, and prevention.

Councilmember Van Langeveld asked about ways for the City to make a difference. Wayne Niederhauser mentioned success for cities who focused on resiliency and helping others particularly through the religious community. He spoke on the need for the State legislature to offer resources to the cities and counties for providing affordable housing.

## 2. REQUEST BY PARKS AND ARTS BOARD FOR GRANT PARTICIPATION IN THE DISCOVER DAVIS MURAL PROGRAM, CAMILLE THORPE, BOARD MEMBER

Camille Thorpe reported on the Discover Davis program which recognized the economic impact, sense of place, and creation of a valuable local and visitor experience that arts brought to a community. She explained that Discover Davis offered a mural grant program and shared the steps to obtaining a grant including a budget (with business, Discover Davis, and City match in funds), a building for the mural, and an artist. She spoke on the interest of the business owner at 580 North Redwood Road to participate in the program. She showed the proposed building and estimated the cost was \$1,000 per square foot and could be up to \$80,000 for the proposed building. She asked if the City would be interested in matching the funds for the proposed mural.

She said there were multiple locations throughout the City that would be ideal for future murals as part of the Discover Davis program.

Councilmember Jackson asked about the grant deadline. Camille Thorpe replied that the 2024 grant opened at the end of May for a three week window. She said this program had been running for two years and the focus of the mural could not be an advertisement.

Councilmember Baskin was in favor of the matching funds for the program and the benefits of the murals. She spoke on properly vetting the mural design and paying the muralist appropriately. Councilmember Van Langeveld commented that this was a direct path to providing public art.

Councilmember Baskin questioned if the City received RAP tax funding and suggested that it could be used for this program. Ken Leetham said the City did collect a .10 of a cent sales tax which was equivalent to the Salt Lake RAP tax. He said some of these funds were committed to the park bond.

Mayor Horrocks asked about maintenance or vandalism issues. Camille Thorpe replied that there was a maintenance clause in the contract with Discover Davis that included provisions on who was responsible for mural maintenance.

Councilmember Clayton suggested letting residents know about the mural project and the funding that would be provided.

Councilmember Knowlton was also supportive of the project and the suggestion to work with businesses that intended to stay in the City long term.

Ken Leetham commented that staff would prepare an application and work with the building owner on the mural. He said future funding for murals could be added to the budget with Council approval.

Councilmember Baskin asked if this was a request to be added in perpetuity to the annual City budget for a \$10,000 match to participate in the Discover Davis program. Camille Thorpe replied affirmatively.

### 3. ADJOURN

Mayor Horrocks adjourned the meeting at 7:10 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  
MAY 7, 2024

**FINAL**

Mayor Horrocks welcomed those present at 7:25 p.m. Thomas Appiah offered the invocation and Councilmember Jackson led those present in the Pledge of Allegiance.

PRESENT: Mayor Brian Horrocks  
Councilmember Lisa Watts Baskin  
Councilmember Tammy Clayton  
Councilmember Suzette Jackson  
Councilmember Ted Knowlton

EXCUSED: Councilmember Alisa Van Langeveld

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

OTHERS PRESENT: Dee Lalliss, Jeff Scroger, Camille Thorpe, Erin Mwanj, Thomas Appiah, residents; JD Forbush, Rich Sandberg, Hogan Construction; Mike Wonenberg, G Brown Design; Brian Backe, Kevin Blalock, Blalock & Partners; Ted Kamp, Leland Consulting Group.

1. MONTHLY FINANCIAL REPORT FOR PERIOD ENDING MARCH 31, 2024

Heidi Voordeckers spoke on the prior question related to the RAP tax and said it ran through 2027. She explained the City collected \$700,000 per year with \$380,000 committed to the Foxboro Wetlands Park (through 2031) and the remainder to Hatch Park. She said there were park impact fees or the Redwood Road CDA that could be used for the mural project. She reviewed the March monthly financial report and said the fiscal year was 75% complete with 74% of the General Fund expended. She mentioned that sales tax revenue made up half of the General Fund revenue and said General Fund revenues were up 4.1% overall. She reviewed a chart showing taxable sales from 2014 through 2023 which included mining, motor vehicle sales, manufacturing, and non-store retail (online sales) with an increase in total annual taxable sales of \$364.7 million in 2014 to \$687.8 million in 2023.

## 2. PRESENTATION ON SISTER CITY PROGRAM BY THOMAS APPIAH

Councilmember Jackson introduced Dr. Thomas Appiah who had worked throughout the world in positioning products for sustainable growth. She said he was the founder of the African Chamber of Commerce in Utah and currently served on multiple boards including the Utah Global Diplomacy board of directors. She continued that he also lectured at the University of Utah, Brigham Young University, and was an adjunct professor at Utah Valley University. She spoke on the desire to connect the City to Mangoase in Ghana as a sister city.

Thomas Appiah spoke on Citizens Taking Responsibility (CTR) and establishing a sister city relationship for cultural, educational, business, and technology exchanges. He shared a video presentation on Africa. He then presented some information on sister cities and the opportunity to build partnerships, promote peace and understanding, job creation, and travel.

Mayor Horrocks spoke on the good that could be done with microloans and the sister city partnerships.

## 3. CITIZEN COMMENT

Erin Mwanj, resident, spoke on Hatch Park and how parks affected the quality of life for residents. She mentioned community involvement in the redesign, as well as ecofriendly landscaping, water conservation, biodiversity, solar lighting, recycling stations, local history, public art, and engagement.

Camille Thorpe, resident, also spoke on Hatch Park and the preservation of existing trees. She emphasized community involvement in the plans and asked that the City provide clear advertisement of the plan and requests for community input.

## 4. PRESENTATION OF RESULTS OF THE TOWN CENTER MARKET STUDY BY TED KAMP, LELAND CONSULTING GROUP

Sherrie Pace reported that in 2022, the City was awarded grant funds from the Wasatch Front Regional Council (WFRC) through the Transportation and Land Use Connection (TLC) program for the completion of a Town Center Market Study. She explained the purpose of the study was to identify the market conditions in the City and make recommendations on the types of land uses which were viable in the Town Center. She said this study would assist the City in making informed decisions regarding allocation of redevelopment resources for economic development. She mentioned that the total budget for the project was \$40,000 with the TLC grant award of \$30,100. She noted that in 2023 the City entered into an agreement with WFRC and Leland Consulting Group for a Town Center Market Study. She added that staff met with the consultant multiple times over the last year to review data, facilitate interviews with local business owners and developers, provide feedback, and review the draft materials.

Ted Kamp, Leland Consulting Group, reported that the Town Center area was beginning to fulfill the potential as an asset to the City with a vibrant mixed use neighborhood, walkable center with dining, shopping, and entertainment, and as an attractive and welcoming gateway. He spoke on market themes including a vibrant, growing state and metro area, auto oriented suburban culture, linear growth along I-15, BRT transit, multifamily housing demand, work from home, mix use possibilities, and changes to the I-15 interchange and associated impacts. He shared information and graphs on the City and County related to geographic location, population and projected growth, household composition, percentage of households who rent, median age, population by age, income and education, population density by wage level, total employment growth, industries (live vs work), employment density by wage level, mobility improvements, and commuting patterns. He elaborated on commuting patterns and said residents held approximately 9,100 jobs in the City while City businesses supported 15,400 jobs.

Ted Kamp reviewed the I-15 changes which would dramatically reshape how commuters and visitors accessed and interacted with the Town Center. He said the versatility of the interchange options would benefit certain auto-oriented uses near the Village Station area. He then reviewed land uses such as multifamily supply conditions, apartment inventory and supply conditions and townhomes.

Councilmember Knowlton requested a comparison of apartment rents with other South Davis cities.

Ted Kamp continued with retail supply and said there was 81,000 square feet of total retail inventory with rents ranging from \$6 to \$15 a square foot. He spoke on shopping centers in the Town Center including Orchard Plaza (Janet's Sunshine Café and Chevron) consisting of 31,000 square feet as well as Neighbor's Market with 8,100 square feet (Nacho House, C-store). He shared maps highlighting visitor patterns and trade areas, retail draw, and data on visitation volumes and commuter demand. He reviewed sales tax revenue and said just 18 accounts made up half of citywide sales tax revenues with Amazon as a large and growing tax generator with revenues spread across the residential area it served. He said the Town Center accounted for about 3% of citywide sales and sales tax. He reviewed retail demand which came from two main sources of recapturing existing leakage and growth in trade area households. He explained that the analysis showed a demand in the City for restaurants, health and personal care services, specialty retail, and a small grocer. He spoke on recruiting businesses and town centers with character that were built organically.

Councilmember Knowlton asked how these desirable town centers were achieved. Ted Kamp replied that one example was food trucks and opportunities to help those businesses settle in the City.

Ted Kamp reviewed retail demand and household spending growth. He spoke on the demand for approximately 15,000 square feet of restaurant space (with a preference for local/independent

restaurants), a demand for 15,000 to 20,000 square feet of new grocery space, and 10,000 to 20,000 of specialty retail/service. He then shared the Town Center strengths which were proximity to Salt Lake, multifamily growth, flexible zoning, a good reputation with the development community, staff continuity, strong independent restaurants (Nacho House, Sunshine Café), ongoing execution of completed sidewalks, the Hatch Park expansion, increased daytime activity due to work from home, bus rapid transit, and the I-15 redesign. He mentioned the challenges of the Town Center area with street and water infrastructure capacity, sidewalk/trail system incompleteness, US-89 conversion challenges, existing elementary school, difficult topography, neighborhood resistance, difficulty filling ground floor retail in mixed use, small scale grocer issues, I-15 redesign disadvantage for Center Street, lack of connection to the west side of the City, restrictions due to the linear extent (north/south), and lack of unifying aesthetic (branding, sense of place, memorability). He provided an overview of the Town Center opportunities by segment with commodity/convenience shopping, weekday breakfast/lunch, evening/weekend diners (restaurant row), entertainment seekers (art/culture), and specialty shoppers.

Mr. Kamp shared his primary recommendations including focusing efforts on central and southern portions of the Town Center area, plan for more destination/specialty commercial around Center Street and US-89, a more convenience oriented appeal for the southern Town Center node near US-89 and Village Station, discouraging auto orientation north of the planned I-15 improvements, improving the link between Village Station and Center Street, encourage residential development across from the Town Center, avoid ground floor retail below residential, and consideration of a bold vertical monumentation element for the Town Center area.

Ken Leetham asked the City Council to continue to review the report and said this was beneficial data to build upon for the redevelopment of Hatch Park and the Town Center area.

5. CONSIDERATION OF ORDINANCE 2024-02: AN ORDINANCE AMENDING TITLE 10 CHAPTERS 1 AND 11 RELATED TO APPROVED USES IN THE COMEMRCIAL SHOPPING (CS) ZONE TO INCLUDE AUTOMOTIVE ACCESSORY INSTALLATION- SPECIFICALLY DETAILING, TINT, GLASS, AND TRIM

Sherrie Pace reported on a request for a new business in the Commercial Shopping (CS) zone. She explained that the specific land use of “auto detailing” was not listed in the current code so the applicant has requested a code amendment to add that use to the code and specifically in the CS zone. She said staff noticed other deficits in the automotive services category and recommended the following changes to section 10-1-47 as a permitted use in all commercial zones:

**AUTOMOTIVE DETAIL AND TRIM SHOPS:** An establishment that provides services related to automotive detailing services or the sale and installation of automotive accessories such as

replacement glass, tinting, audio, upholstery, or other miscellaneous vehicle trim and includes no outdoor storage of materials, nor outdoor storage of vehicles awaiting service for a period greater than 48 hours.

Ms. Pace continued that the Planning Commission reviewed the request and held a public hearing on the proposed amendments on April 23, 2024. She mentioned that the Commission recommended approval of the amendments to be a permitted use in all commercial zones.

**Councilmember Jackson moved that the City Council approve Ordinance 2024-02 amending Title 10, Chapters 1 and 11 pertaining to the land use of automotive detail and trim shops as a permitted use in all Commercial Zones, with the following findings:**

- 1) **The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.**
- 2) **Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.**

**Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton.** Councilmember Van Langeveld was excused.

6. **CONSIDERATION OF RESOLUTION 2024-15R: A RESOLUTION ADOPTING THE FY 2024-2025 TENTATIVE BUDGET AND SETTING A PUBLIC HEARING DATE**

Heidi Voordeckers reported that in accordance with the Uniform Fiscal Procedures Act for Cities, the tentative budget must be presented to the City Council on or before the first meeting in May. She said a resolution adopting the tentative budget and establishing the time and date for the public hearing on the upcoming budget would be proposed at this meeting. She explained the proposed budget was similar to what was presented at the budget retreat on March 23<sup>rd</sup> with the written changes. She stated the total budget proposed was \$64,898,045 and said staff proposed the public hearing be set for June 4, 2024 with the adoption of the final budget at the June 18, 2024 City Council meeting.

**Councilmember Baskin moved the City Council approve Resolution 2024-15R: A resolution adopting the Tentative Budget for Fiscal Year 2024-2025 and setting a public hearing date of June 4, 2024 at 7:00 p.m. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton.** Councilmember Van Langeveld was excused.

## 7. UPDATE ON THE HATCH PARK REDEVELOPMENT PROJECT

Ken Leetham introduced the designer, contractor, and consultants for the Hatch Park plan and said there were several fundamental changes to the plan that would be shared in this meeting. He mentioned the cost estimates would be different and potentially higher than previously shown but said nothing was permanent as this was a work in progress. He said this was an opportunity to create something special for residents and the Town Center development.

Mike Wonenberg, G Brown Design, said the master plan started in 2020 and had seen many revisions including the removal of the rec center, focus on creating a sense of identity and placemaking, and further engagement of the street.

Brian Backe, Blalock & Partners, reviewed a cost estimate of \$17 million from February 2022 and spoke on the changes since that time including the addition of Blalock and Hogan Construction and joint meetings with the entire Hatch Park Committee. He shared the goals including establishing an identity, the idea of the park as the community's living room, respecting the City's budget, and making the park functional, flexible, and adaptable. He focused on the Urban Core area with the Main Street zone and the park zone with community center and other buildings oriented around plaza space. Mr. Backe shared how the proposed buildings would be flexible use and could accommodate smaller restaurants, office use, commercial/retail, residential, and up to two stories. He mentioned that street frontage along Main Street for pedestrian oriented space on the east and west side with the potential for on-street parking along Main Street. He added that the community center accommodated approximately 200 people for events. He also reviewed the locations for the playgrounds, pickleball courts, water feature, snack shack near the baseball field, parks maintenance building, and stage.

Mr. Backe shared the major design aspects of the project including the community event center, buried power lines, connection to City Hall, entry feature, and parks maintenance building. He presented renderings of different areas of the park as well as maps of the proposed layouts showing the locations of the building, playground, sports fields, and other amenities. He then focused on the proposed cost of \$19.5 million for construction and \$1 million in soft costs. He explained that the following costs were not included in the \$19.5 million estimate and could be added to the project:

Community event center:	\$6,750,000 construction \$750,000 soft costs,
Buried power lines:	\$350,000 construction \$150,000 in soft costs
Connection to City Hall/entry feature:	\$1,700,000 construction \$70,000 in soft costs
Parks maintenance building:	\$1,500,000 construction \$225,000 in soft costs.

Brian Backe also reviewed the estimated cost increases by year if construction of the community event center were postponed.

Ken Leetham commented that the Council would have input on the types of materials, what would be built, and receive input from residents through an open house at a future date yet to be determined.

8. CONSIDERATION OF RESOLUTION 2024-16R: A RESOLUTION AUTHORIZING CONSENT TO ANNEXATION BY SALT LAKE CITY OF THE NORTH POINTE ANNEXATION LOCATED WITH THE CITY'S ANNEXATION POLICY DECLARATION AREA D

Sherrie Pace reported this was a request per Salt Lake City for the annexation of the area across the County boundary. The property owners of the subject property have approached Salt Lake City requesting annexation and as part of that process, Salt Lake City requested that the City remove the area from the Annexation Policy Plan so it may be lawfully considered for annexation by Salt Lake. She showed a map of the proposed area to be removed from the City's Annexation Policy Plan.

Mayor Horrocks mentioned the expansion of 2200 North in this area and asked about restricting truck traffic in the City.

Todd Godfrey replied that State code restrictions on when truck traffic could be restrained was very limited and difficult to do.

There was a discussion about the annexation area including how the area was located in two counties, what would happen if this resolution was not approved, Cross E Ranch, future development (residential, commercial), property owner dissent, water and sewer issues, and proximity to the airport and inland port.

Councilmember Knowlton asked what would happen if this resolution was not approved consenting to remove the proposed area from the City's annexation policy plan. He mentioned the issues of school districts in two counties and dividing the community. Ken Leetham spoke on the concerns including two counties, building permitting, and taxes. He said staff could review these issues and bring the item back in two weeks.

**Councilmember Knowlton moved that the City Council table Resolution 2024-16R consenting to the annexation of the North Pointe Area to Salt Lake City for further consideration in a future meeting. Councilmember Baskin seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton. Councilmember Van Langeveld was excused.**

9. CONSIDERATION OF PURCHASE OF POLICE DEPARTMENT MOTORCYCLES FOR AN AMOUNT OF \$35,000

Chief Black reported on the request to purchase two used 2020 Harley Davidson motorcycles from Harley Davidson of Salt Lake City for \$35,000. He also requested the declaration of two 2009 used Harley Davidson motorcycle as surplus as part of Resolution 2024-17R. He explained the current motorcycles would be retained for training use. He said the strategy of using well-maintained, safe, second-hand motorcycles would save thousands of dollars instead of trying to maintain a fleet of new bikes.

**Councilmember Clayton moved that the City Council approve the purchase of two used Harley-Davidson Electra-Glide Motorcycles for a total cost of \$35,000. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton. Councilmember Van Langeveld was excused.**

10. CONSIDERATION OF PURCHASE OF A PUBLIC WORKS PLOW TRUCK IN THE AMOUNT OF \$337,980

Jon Rueckert reported on the purchase of a 2025 Mack Granite chassis with dump bed, front plow, spreader, and hydraulic equipment from Mountain West Truck Center for \$337,980 under State purchasing contract MA1875. He said the budget for this vehicle was approved in the fiscal year 2023-2024 fleet fund. He explained that this truck would take approximately nine months to a year to be built and would replace an existing 2007 International SBA 7400 vehicle. He mentioned the request to declare the 2009 vehicle (#S-21) as surplus as part of Resolution 2024-17R.

**Councilmember Baskin moved that the City Council approve the purchase of a 2025 Mack Granite chassis with dump bed, front plow, spreader and hydraulic equipment from Mountain West Truck Center for \$337,980. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton. Councilmember Van Langeveld was excused.**

11. CONSIDERATION OF RESOLUTION 2024-17R: A RESOLUTION AUTHORIZING THE SURPLUS OF PROPERTY

Ken Leetham reported Resolution 2024-17R would declare the aforementioned vehicle in Public Works and two Police Department motorcycles as surplus. He reiterated that the two police motorcycles would be used as training bikes and back up motorcycles for the department. He requested the approval of the Council to dispose of the vehicles when they were no longer safe for use.

**Councilmember Jackson moved that the City Council approve Resolution 2024-17R: a resolution declaring surplus property and authorizing its disposal. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton.** Councilmember Van Langeveld was excused.

12. CONSIDERATION OF BID AWARD FOR THE PORTERS LANDING BOAT DOCK PROJECT TO RAYD INC. IN THE AMOUNT OF \$172,020

Karyn Baxter showed images of the existing boat ramp at Porter's Landing and said this project would be for the installation of a new concrete boat ramp. She explained that the funding for this project was being provided in part by a \$5,000 Jordan River Commission grant as well as a \$57,750 Recreation Restoration Infrastructure (RRI) grant with a remaining \$79,000 to be paid by the City. She added that staff identified other needed improvements to connect the new concrete ramp to the Jordan River Parkway Trail and the existing parking lot. She continued that staff received two bids for the project with Rayd Inc. as the low bidder with \$159,180 for the boat ramp portion of the project and \$12,840 for the additional improvements. She noted staff recommended awarding the base bid and added alternative for a total of \$172,020; however, if awarded this would require a future budget amendment because currently there was only \$142,750 budgeted for the project. She explained the benefit of adding the alternative improvements with the current project.

Councilmember Baskin clarified that an additional \$30,000 would be needed for the project as proposed. Karyn Baxter replied yes, an additional \$30,000 for construction would be necessary as a future budget amendment; however, only \$12,840 was the cost for the additional improvements.

Karyn Baxter spoke on the issues with the current ramp which consisted of a gravel type substance which was slick and muddy. She said the proposed concrete ramp would provide access to those with mobility issues and would be nearly maintenance free.

**Councilmember Knowlton moved that the City Council award the Porter's Landing Concrete Boat Ramp Project with additive alternate to Rayd Inc. for the price of \$172,020. Councilmember Baskin seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton.** Councilmember Van Langeveld was excused.

13. CONSIDERATION OF BID AWARD FOR THE STORM DRAIN GOLF COURSE PROJECT TO TONNCO IN THE AMOUNT OF \$449,819.50

Karyn Baxter reported on the Eaglewood Golf Course storm drain improvements and lake expansion project. She explained that this project had already been budgeted in fiscal year 2023-2024 and showed the project area on a map. She said the project would divert water from the

south end of Eaglewood Loop into the lake at Hole #8, enlarge the lake to provide additional secondary water storage, and provide improvements to the aesthetics of Hole #8. She added that this project was a combined storm water and secondary water facilities improvement with golf course staff to provide the landscape and sod restoration. She shared that staff obtained three bids with Toncco Inc. as the low bid at \$449,819.50. She noted that this project had an approved budget of \$800,000 which would also be used for smaller storm drain improvements near Holes #7 and #11.

**Councilmember Baskin moved that the City Council award the Eaglewood Golf Course storm drain improvements and lake expansion project to Toncco for the price of \$449,819.50. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton. Councilmember Van Langeveld was excused.**

14. CONSIDERATION OF BID AWARD FOR THE 2024 STREET PRESERVATION PROJECT TO STAKER PARSON COMPANIES IN THE AMOUNT OF \$466,119.85

Karyn Baxter reported the 2024 street preservations project was to apply chip seal to various City streets with a fog coat over the chips. She shared the locations of the street preservation on a map. She said other preservation treatments would also be done as part of a separate award. She noted that staff only received one bid so an evaluation was done and it was determined the bid price was competitive based on comparison bid prices received in previous years, conversations with other contractors, and bid results from other cities this year. She explained that this project was part of an already approved budget of \$620,000 for fiscal year 2024 street preservations.

**Councilmember Clayton moved that the City Council award the 2024 Street Preservations Project to Staker Parson Companies for the price of \$466,119.85. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton. Councilmember Van Langeveld was excused.**

15. CONSIDERATION OF BID AWARD FOR THE SIGNAL LIGHT AT 400 WEST AND 1100 NORTH TO OAK HOLLOW ELECTRIC IN THE AMOUNT OF \$119,000

Karyn Baxter reported that this project was for the installation of a new traffic signal at the intersection of 400 West and 1100 North. She said the project cost of \$343,000 was being funded with \$243,000 from Davis Council of Governments grant funding, \$50,000 from the City, and \$50,000 from Woods Cross. She noted that staff received three bids for the installation of the signal light with Oak Hollow Electric as the low bid at \$119,000 and \$112,029.64 for the signal light material from the UDOT warehouse, and design and project management provided by Pinetop Engineering. She mentioned that \$112,000 was available for engineering and construction management, City furnished materials, minor property acquisition, contingency, and other expenses.

**Councilmember Jackson moved that the City Council award the Signal Light at 400 West and 1100 North Project to Oak Hollow Electric for the price of \$119,000. Councilmember Knowlton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton. Councilmember Van Langeveld was excused.**

#### 16. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of March 23, 2024 and April 2, 2024 were reviewed and approved.

**Councilmember Jackson moved that the City Council approve the minutes of March 23, 2024 and April 2, 2024 meetings, as written. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton. Councilmember Van Langeveld was excused.**

#### 17. ACTION ITEMS

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

Councilmembers mentioned the Kindness Initiative and bus rapid transit (BRT) updates. Ken Leetham replied that these updates could be reported on during the next Council meeting.

Councilmember Jackson requested an action item for a future work session item to review and discuss all City events and determine which of those should be continued.

#### 18. COUNCIL REPORTS

Councilmember Baskin mentioned the street light replacement on Springwood Drive/Eaglewood and asked if the bulbs could be replaced to a lower brightness.

Councilmember Jackson reported on the Kite Festival which was a great success and said all of the kites were distributed. She spoke on the possibility of an app for the rail schedule. Ken Leetham replied that staff would further investigate this possibility.

Councilmember Knowlton reported on the Arbor Day event and thanked Councilmember Baskin, TJ Riley, David Frandsen, Public Works, and Chevron. He asked about providing direction to the Parks and Arts Board to focus on the planning and execution of trail improvements in the foothills. He said this would include periodic updates and requesting resources from the City. He then mentioned a request for a three city trails meeting with Bountiful, the City, and Centerville on May 22<sup>nd</sup> and July 7th.

Councilmember Clayton reported that she and Councilmember Jackson attended the South Davis Metro Fire orientation for newly elected officials on April 27<sup>th</sup>. She thanked the first responders for their efforts.

#### 19. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

#### 20. MAYOR'S REPORT

Mayor Horrocks reported on individuals in other cities who paid for things like public parks and how to provide that opportunity. He also mentioned the individuals who lined the overpasses from Santaquin to Sandy to pay respect for the Santaquin officer, Bill Hooser, who was killed while on duty. He thanked the Police Department for their efforts.

Mayor Horrocks spoke on sustainability, the role of government, the economy, and being fiscally conservative.

Ken Leetham commented that the important question to ask was "What should the City be using public resources for?" rather than measuring success based upon the amount of funds spent, though always wanting to be frugal and careful with the use of public funds.

#### 21. CITY MANAGER'S REPORT

Ken Leetham reported that he and the Mayor met with Woods Cross to review the options for the 1100 North bridge and asked for feedback from their city council. He then spoke on the potential for mandatory recycling per Wasatch Integrated Waste Management. He explained that there would be incentivization and not a penalty for those cities that did not comply.

#### 22. ADJOURN

Mayor Horrocks adjourned the meeting at 11:24 p.m.

*The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday May 21, 2024 by unanimous vote of all members present.*

  
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Brian J. Horrocks, Mayor

  
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Wendy Page, City Recorder

