

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
MAY 21, 2024

FINAL

Mayor Horrocks welcomed those present at 6:11 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, resident; Dane Stone, South Davis Metro Fire; Tif Miller, South Davis Recreation District.

1. PRESENTATION OF ANNUAL REPORT BY SOUTH DAVIS METRO FIRE-CHIEF
DANE STONE

Chief Stone, South Davis Metro Fire, reviewed the fire service area's annual report for 2023. He reported that there was a reduction of calls in 2023 (136 fewer calls) compared to 2022 due to less interfacility transfers with Lakeview Hospital. He said this allowed for more ambulance and medical response available for emergency calls. He explained how both statewide and nationally there was a decrease in emergency calls and ambulance transports. Chief Stone mentioned that in 2023 nationally there was a decrease in wildfire calls last year but an increase in structure fire calls. He attributed this to fireworks not being allowed east of Orchard Drive through the City and Bountiful all the way to Centerville. He also mentioned a heavy fire personnel presence at Liberty Fest, West Bountiful, and Centerville firework shows.

Chief Stone said eight experienced individuals were lost to other entities which made it hard to maintain a level of service. He indicated that the Board of Trustees helped to consolidate the pay scale and perform a wage salary survey which had greatly helped with retention. He then spoke on the Board of Trustees which was comprised of the city mayors including Mayor Horrocks. He continued that there was also the Administrative Committee which consisted of city managers

including Ken Leetham. He noted that the Administrative Committee prepared the budget which was then presented to the Board of Trustees.

Chief Stone noted the fire stations located in the City including Station 82 on Eaglewood Drive and Station 85 in Foxboro. He added that Station 85 included the ladder truck and the HAZMAT technicians while Station 82 included the paramedics. He mentioned that there was one station located in Centerville (technical rescue) and two stations in Bountiful. He elaborated on a Strategic Planning Committee who had created the new mission statement “Preserve life, protect property, and exceed the expectations of those we serve.” He presented the 2023 organizational chart with Chief Dave Powers as the Administration Chief and said he would be replaced with Jeff Larson for 2024.

Chief Stone shared more information on the fire station locations and the apparatus at these stations. He focused on call volume (7,533 calls for service), population (120,000 residents), and the five communities served in 42 square miles. He presented other statistics including call volume by apparatus (ambulance, medic engine, etc.), CERT and other education events, and breakdown of personnel (88 total individuals).

Councilmember Van Langeveld asked about the CERT training classes and advice on getting resident participation. Chief Stone replied a key component was finding a group that had the time and commitment.

Chief Stone reviewed the financial report for 2023 with \$18.5 million in revenues (property tax, assessments, etc.) and \$18.3 million in expenditures (salary, operations, etc.) He spoke on the Fire Prevention Bureau which included investigations of structural fires and offered fire prevention open houses to the public. He shared the training division with a breakdown of training hours including EMS (3,434), live fire (1,066), wildland (964), HAZMAT (571), and technical rescue (529). He focused on the operations division including the change to one paramedic on a fire engine and one paramedic on an ambulance so there would be a paramedic on every call. He also explained the operational change of the consolidation of the dispatch systems with Layton City and Davis County. Chief Stone shared information on e-bikes for trail rescue, the HAZMAT team, and the technical rescue team.

Chief Stone reported on significant incidents in 2023 including an attic fire in the City and a fatality fire in Bountiful. He also shared promotions, years of service, and retirements for 2023. He spoke on the new employees with two classes in 2023 and two classes in 2024 with nine employees to be hired in 2024. He mentioned the annual chili cookoff, the firefighter’s challenge, the children’s burn camp, and honor guard. He finished by speaking on duck rescues and shared photos of the crews on the job.

Councilmember Van Langeveld spoke on possible refinery fires and who had jurisdiction in the event of an emergency at any of the refineries. Chief Stone responded that they had a great

relationship with the refineries. He explained the refineries had a fire brigade, comprised of refinery employees who performed the valve closures and South Davis Metro Fire Agency performed firefighting operations. He mentioned the South Davis Metro firefighters attended a refinery fire school which was paid for by the refineries.

Councilmember Van Langeveld asked about a catastrophic event at a refinery. Chief Stone said that there was a great relationship with Salt Lake City as well as the other Davis County fire departments that could be called on for mutual aid and to assist with calls in the event of a large incident which required a significant response.

2. PRESENTATION BY SOUTH DAVIS RECREATION DISTRICT-TIF MILLER

Tif Miller, South Davis Recreation District, provided a 2023 update on the Recreation District. He reported that in 2023 there were 55,000 visitors that scanned or paid to attend excluding those who pre-paid for soccer, football, etc. He acknowledged the recovery from COVID in 2020 and the hope to turn a profit in 2024. He spoke on opportunities to work with the City including Hatch Park, increasing aquatic offerings, more programs, and the ice ribbon in Bountiful. He shared recent updates including a change in hours, staff restructuring, program changes, completed (roof, leisure pool) and upcoming projects, updated rules and regulations, and updated bylaws. Mr. Miller spoke on the need for two new Board Members as well as budgetary items including changes to the budget process, a subsidy increase per the truth in taxation hearing, and a cash reserves update. He said there were 7,200 total memberships (annual or monthly passes) encompassing 18,500 residents in total. He shared that 1,827 of those members were residents of the City of North Salt Lake.

Councilmember Knowlton asked about the rate of membership per City. Tif Miller replied that Bountiful had the highest membership rate, followed by Centerville, and then North Salt Lake.

Tif Miller provided a breakdown of the participants by City in youth programs with 81 residents participating in soccer, 37 residents in baseball, 76 residents in flag football, and 26 residents in volleyball. He reviewed other offerings at the Rec Center including aquatics (open, swim lessons, swim team) fitness (group, cycling), special events (Spooktacular, Santa), and races (Thanksgiving 10K, Labor Day triathlon). He mentioned the Rec Center would be offering new courses on anxiety and depression and asked about the potential for the City to promote these events through an open house or other advertising. He then compared group swim lesson statistics from 2021-2024 and said there had been a six percent increase in 2024. He spoke on current programs including swim lessons, Red Cross certification courses, swim teams, water polo, Masters swim team, and water aerobics.

Tif Miller ended his presentation by mentioning the new summer passes that could be used from Memorial Day to Labor Day.

3. ADJOURN

Mayor Horrocks adjourned the meeting at 7:09 p.m. to begin the regular session.

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FINAL

Mayor Horrocks welcomed those present at 7:19 p.m. Ted Knowlton offered the thought and 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
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, resident; Mason Bennett, One Kind Act a Day; John Blocker, Brighton Development.

1. CITIZEN COMMENT

There were no citizen comments.

2. CONSIDERATION OF RESOLUTION 2024-18R: A RESOLUTION ENCOURAGING THE PROMOTION OF ONE KIND ACT A DAY IN THE CITY OF NORTH SALT LAKE

Ken Leetham reported that by adopting this resolution the City would begin the process of committing to encouraging and promoting kindness as a core value, raise awareness about the importance of kindness, and integrate kindness principals in City policies, procedures, and decision making processes. He said the City would use communication avenues and publications, in conjunction with the Health and Wellness Committee and staff, to promote these principles. He mentioned that the City would grow public programs to address issues like bullying, discrimination, and social isolation. He explained that there could be some minor costs associated including limited signage or advertising. He noted that representatives of the One

Kind Act program would approach businesses and citizens in an effort to increase visibility of the program.

Mayor Horrocks commented on the participation commitments from Orchard and Foxboro elementary schools.

Councilmember Baskin spoke on the broad language of the resolution and that it allowed for the idea of fostering kindness as a general principle. She mentioned that the resolution mentioned a cost for signage and wondered if this was for City events or One Kind Act a Day events. Ken Leetham commented that the Resolution was written to support One Kind Act a Day as well as the general principles of kindness. He said that there would be artwork, signage, and social media posts to remind residents of the commitment to these principles as well as information on One Kind Act a Day.

Councilmember Knowlton noted he also was appreciative of the language in the Resolution and its broad platform of kindness.

Mason Bennett commented that One Kind Act was willing to pay for any/all signage and would co-brand with the City. He said there was an opportunity for murals in the community and the theme of kindness. Councilmember Jackson suggested that Mr. Bennett reach out to Camille Thorpe from the Parks and Arts Board regarding the mural.

Councilmember Clayton moved that the City Council approve Resolution 2024-18R: A resolution encouraging and promoting kindness as a core value and integrating kindness principles. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

3. CONSIDERATION OF A REQUEST TO AMEND THE GENERAL DEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT FOR CLIFTON PLACE MODIFYING THE BUILDING DESIGNS AND OVERALL LAYOUT AT 2596 SOUTH REDWOOD ROAD, BRIGHTON DEVELOPMENT

Sherrie Pace provided a brief history on the project and said the general development plan for Clifton Place was approved by the City Council on July 19, 2022 and the P District rezone, development agreement, and preliminary plan were all approved on October 4, 2022. She spoke on how due to market conditions and the acquisition of land that the development agreement was never executed and the property was zoned General Commercial (CG). She explained that Brighton Development has requested amendments to the general development plan and Development Agreement and due to an extended closing date for the purchase of the south property, Clifton Place South was removed from the Development Agreement noting that an amendment would be filed to reincorporate it into the P-District when the developer closes on the purchase of the land. She compared the previously approved concept plan with the new plan

and highlighted the changes including the townhome type being a mixture of two-story and three-story units, a reduction of six residential units for a total of 68, and the site layout.

Sherrie Pace noted the updated subdivision ordinance (Title 13) was adopted in January 2024 and staff utilized a draft of that ordinance when the original Clifton Place general development plan was negotiated and approved. She reviewed the comparison between Title 13 and the approved general development plan (for Clifton Place north) and the proposed revisions including the parking spaces, parking ratio, driveway length, minimum building setbacks, minimum front perimeter, minimum front street, building separation, front fenced limited common area, minimum building separation (rear and side), minimum rear setback from private street (alley loaded), minimum pedestrian walkway width, and minimum private street pavement. She also mentioned revisions for the commercial aspect along Redwood Road including the reduction in the setback of the garbage container, reduction in the stacking requirement for a drive thru restaurant, request for a parking or circulation study, and modifications to the townhome construction materials.

Ms. Pace compared the previous elevations to the proposed elevations, the courtyard area and feel of the development, and the water efficient landscaping ordinance. She said the Development Review Committee (DRC) and Planning Commission recommended approval of the proposed general development plan.

Councilmember Jackson asked about the 1100 North/Redwood Road landscaping. Sherrie Pace replied that the landscaping was existing and managed by Foxboro North. She explained that this would be a discussion between Foxboro North and Brighton related to maintenance. She said the development agreement required maintenance of the landscaping.

Councilmember Baskin asked regarding any pushback from the developer related to the subdivision ordinance updates. Sherrie Pace replied that staff worked with the developer and negotiated for certain requirements including the 22 feet of pavement.

The Council spoke on the improved layout, parking, the updated standards, working with the adjacent property owners on a cohesive appearance, for purchase units, and unit sizes to help with middle income housing.

Councilmember Knowlton moved that the City Council approve the proposed amended general development plan for Clifton Place located at 2596 South Redwood Road with the following findings:

- 1) The plan is in accordance with the intent, standards and criteria specified in Title 13 of City Code and other applicable regulations.**
- 2) The plan conforms to the approved concept plan.**
- 3) The plan creates no substantial financial hardship to the City.**

- 4) **The plan creates no substantial environmental consequence which will adversely impact upon adjacent properties and the health, safety or welfare of the inhabitants of the City.**

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

4. 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 presented a map showing the current Salt Lake City boundaries, the annexation area, and the City's current Annexation Area D. She explained that in speaking with Salt Lake City that the only opposition to the annexation had come from the Gilmore family who have since had their property removed from the proposed annexation area. She reviewed the specifics of Annexation Area D with 413 acres, 22 residences, and 67 residents with municipal services (water, sewer). She mentioned that the previously proposed plan had been for sewer and culinary water updates, and 1,200 new homes. She spoke on other needs per the proposed annexation including additional law enforcement, justice court needs, parks, possible interlocal agreements with Salt Lake, streets maintenance and repair, and additional City staff. Ms. Pace spoke on the option to only annex Cross E Ranch but said this would require them to bring the road up to specification and extending municipal services which was not feasible.

Sherrie Pace reviewed the projected costs for infrastructure improvements per the developer's engineering team. She said these costs included the sewage lift station, southern waterline connection, northern waterline connection, secondary water, and storm drainage. She mentioned that these costs were approximately \$4 million in 2020 and said these costs had most likely increased significantly since that time.

Councilmember Baskin asked for clarification that the approval of this resolution to remove Area D from the City's annexation plan would allow Salt Lake to annex the area with an agricultural or industrial use and the City would no longer have input on the area. Sherrie Pace replied that this would be an adjacent property to the City which meant public comments could be made if land uses changed in the future.

Ken Leetham commented that Salt Lake City had designated the majority of the area as future industrial property. He said it may remain agriculture for several years until development reached the property and it would then be rezoned as industrial. He mentioned the truck traffic and how they intended to use 2300 North on I-215 as the primary access. He suggested that the City prepare a letter expressing the concern about trucks using Center Street and Redwood Road.

Todd Godfrey spoke on what might happen if the City did not remove the area from the annexation plan or give consent for Salt Lake to annex the area. He explained while the law was unclear, if the City did not file a protest to the annexation then Salt Lake would proceed to annex the property. He was unsure what would occur if the City did file a protest to the annexation.

Sherrie Pace spoke on the difficulty for the City to annex this property as a portion of it was located across county lines.

Councilmember Knowlton said it would be nice to have some control over Annexation Area D and negotiating with the landowners. Sherrie Pace replied that when she asked how many property owners protested the annexation into the City and that it would require 51% of the property owners to sign a petition to become part of the City.

Ken Leetham commented that the proposal for the property has changed since 2020 and said the protests centered around the high density nature of that project. He said the preference may be for no development but that this new plan was preferable to what was proposed before.

The Council discussed consent for Salt Lake City to annex the area, consent of the property owners, the Gilmore property/unincorporated area, and issues with the annexation code.

Councilmember Van Langeveld moved that the City Council approve Resolution 2024-16R consenting to the annexation of the North Pointe Area to Salt Lake City with the following findings:

- 1) The City of North Salt Lake is not interested in annexing the area at this time; and**
- 2) Municipal services can be provided to the area more efficiently by Salt Lake City than North Salt Lake.**

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

5. CONSIDERATION OF RESOLUTION 2024-19R: A RESOLUTION AMENDING THE CITY'S COMPREHENSIVE FEE SCHEDULE RELATED TO PARKS FEES AND DEPOSITS, VENDOR FEES, UTILITY RATES, AND GOLF FEES

Jon Rueckert reported on the parks pavilion fees and deposits. He said in 2021-2022 there was a \$200 refundable cleaning deposit fee for the pavilion rentals which was changed to \$50. He explained that it did not make a big difference in the number of reservations and that only two cleaning deposits were retained in 2023. He spoke on the problems with dual day reservations including the cleaning time between reservations and suggested only retaining two-day reservations at the Legacy Park pavilions. He recommended cleaning deposits for the small pavilions remain the same, that reservations for pavilions be available from Memorial Day

weekend through Labor day weekend, and that reservations be limited to once daily between the hours of 2 p.m. and 8 p.m. for all pavilions except Legacy Park. Mr. Rueckert shared the proposed pavilion rental fees per park for residents and non-residents with weekday and weekend rates.

Councilmember Van Langeveld mentioned Legacy Park pavilion rentals for residents versus non residents and suggested an increase from the \$60 fee for pavilion #3.

Councilmember Baskin asked why Legacy Park would still have dual day reservations. She felt the deposit for the large pavilions was too high. Jon Rueckert replied that maintenance was easier as these pavilions were close together. He said the deposit for the large pavilions was higher due to the fact that the large pavilions could accommodate more people which may mean increased cleanup needs.

The Council discussed decreasing the amount, waiting to charge the deposit until the reservation date, charging per event/group size, and extra charges for cleanup.

Ken Leetham suggested reviewing the application for the pavilion rental and requiring applicants to sign a statement that they would be responsible for any damages that exceed the amount of the deposit.

Councilmember Baskin was in favor of a \$100 deposit and a signed agreement that associated cleanup costs may be charged. Councilmember Van Langeveld asked to change the non-resident pavilion rental costs of pavilion #3 at Legacy Park to match pavilion #2 proposed fees.

Heidi Voordeckers reported on vendor fees and utility fee amendments for fiscal year 2025. She noted staff recommended adding a per season fee of \$50 for vendors that participate in the Monday Night Food Truck and Vendor Fair that would be effective immediately. She said the second proposal would be an increase to the utility fees including water and storm water rates. She explained that the culinary water rates were reflective of the rates proposed in the Bowen Collins study which incorporated an 8% increase in monthly base rates and an 8% increase in monthly usage for both culinary and secondary water customers. She mentioned that this would allow for an additional \$2 million in water infrastructure projects per year. She pointed out another recommended increase from the study was a monthly rate increase for storm water rates from \$8/ERU to \$9/ERU for a 12.5% increase. She said staff was not proposing an increase in garbage and recycling fees for fiscal year 2025.

Councilmember Van Langeveld asked about the Unity in the Community events and the proposed vendor fee. She explained how these were small events and the vendors were generally organizations such as Davis County Behavioral Health and came at the invitation of the City. She clarified that these events for 2024 were the Pride, Juneteenth, and Latino Heritage.

Ken Leetham spoke on a vendor with a business license or sales tax versus an organization that was not selling anything. He suggested that anyone collecting revenue or paying sales tax would need a temporary or regular business license. Heidi Voordeckers clarified that this fee was a regulatory or application charge for those that would be collecting revenues.

Heidi Voordeckers mentioned that there was a statement in Section 10 of the fee schedule that indicated the City Council could waive vendor fees for City sponsored events when deemed necessary and at their discretion.

Ken Leetham clarified that the water and storm water rates would take effect on July 1, 2024.

Tyler Abegglen reported that currently the fee rates included sales tax and proposed that the existing fees change from being tax included in the fee cost so that taxes were charged separately. He also recommended adding a three month simulator membership as well as a three hour rental period for the event center. He reviewed the current rates for green fees, carts, events, driving range, simulator fees, tournaments, and memberships. He explained that the event center rental rates would remain the same with the addition of a three hour rental option. He mentioned that this was a way to stay in line with other golf courses without increasing rates.

Mayor Horrocks commented that Ron Jibson had requested to leave the Golf Course Oversight Committee. He asked if the Golf Committee was still valuable. Tyler Abegglen commented that the Committee now meets quarterly and felt that it was still beneficial.

Councilmember Jackson spoke on the utility tax increases and the potential to inform residents of the reason for the increase. Ken Leetham replied that staff provided information whenever rates were increased. He said that a newsletter article related to the rate increase would be sent in the next several days.

Councilmember Baskin recommended adding that these increases were determined per the study. She also mentioned that the posted golf rates should show that taxes would be added. Tyler Abegglen commented that there would be a notice that the posted rate did not include sales tax.

Councilmember Jackson asked about high water users and if the commercial users could better absorb a rate increase. Ken Leetham replied that review of the high users could be done and spoke on how commercial operations may not have as much opportunity to conserve water depending on what type of commercial entity or what their water needs are.

Councilmember Jackson suggested reviewing the study to look at the business types, water usage, pro rating for commercial, and conservation.

Dee Lalliss, resident, spoke on resident response to the water rates and said the new bills that showed usage made sense and helped to answer some questions. He suggested notifying

residents that the increase was due to increased costs and maintaining infrastructure per the study.

Councilmember Clayton moved that the City Council approve Resolution 2024-19R: A Resolution Amending the City’s Comprehensive Fee Schedule Related to Parks Fees and Deposits, Vendor Fees, Utility Rates, and Golf Fees as amended per the discussion.

Ken Leetham clarified that the amendments included a decrease in the deposit for large pavilion rental fee to \$100, changing the application form for pavilion rentals to commit applicants to paying for damages above the deposit value, and increasing the non resident fees for Legacy Park #3 to those shown for Legacy Park #2.

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

6. CONSIDERATION OF RESOLUTION 2024-20R: A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BETWEEN BOUNTIFUL AND FARMINGTON CITIES AND THE CITY OF NORTH SALT LAKE FOR BUILDING INSPECTION SERVICES

Sherrie Pace reported that Senate Bill (SB185) required that cities have a list of approved third party options for building inspections in the event a city was unable to provide an inspection within three days of the requested inspection. She explained that the City had not had an issue in providing inspections within the required window and that a majority of the inspections were scheduled for the next business day after the request. She mentioned that the City contracted with West Coast Code Consultants for inspection services when the City inspector was out on vacation/sick leave or had a high workload. She spoke on an interlocal agreement with Bountiful and Farmington to provide inspection services for one another as needed. Ms. Pace shared that this proposal would not require payment and would be evaluated in one year to review the fiscal impacts to each city.

Sherrie Pace clarified that the third party inspection did not have to be completed within three days or 72 hours due to conflicting schedules. Councilmember Baskin recommended removing paragraph seven: “General Building Inspection Services. Upon receipt of a request, the responding city shall provide, without cost, inspection services necessary to fulfill the request. If the responding city is not able to fulfill the request for any reason, in the responding city’s sole discretion, then it is relieved of this obligation by promptly informing the requesting city that it does not have an inspector available to fulfill the request.”

Todd Godfrey pointed out that Bountiful and Farmington cities may have already approved this interlocal agreement and as such the wording should remain as is.

Councilmember Knowlton moved that the City Council approve Resolution 2024-20R approving an interlocal agreement with Bountiful and Farmington cities for the provision of optional third party inspection services. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

7. REVIEW OF LANDSCAPING AND TREE DESIGN FOR EAGLERIDGE DRIVE

Ken Leetham requested that this item be tabled for staff to obtain more information.

Councilmember Baskin moved to table this item with the request that it return within the next two City Council meetings for review. Councilmember Knowlton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

8. CONSIDERATION OF A MOTION TO HOLD A CLOSED SESSION TO DISCUSS THE PURCHASE, EXCHANGE, SALE, OR LEASE OF REAL PROPERTY

Ken Leetham reported there was a property owner who wished to purchase a vacant lot which was City owned. He said the property owner had made a counteroffer which would be discussed during the closed session. He explained there was an adopted policy on the process and review of this type of request. He reviewed the summary of guidelines for determining the sale including:

- 1) if the property served a public purpose;
- 2) if the property was part of a larger current or future park or open space;
- 3) if disposal would create a land use incompatibility;
- 4) if this would create a precedent which may be prevalent or damaging;
- 5) could the property be added to another property or was it freestanding;
- 6) any restrictions governing the use and disposal;
- 7) were there any City improvements on the property and if they would require relocation.

Mr. Leetham then spoke on the transaction requirements including:

- 1) that the buyer shall pay 100% of the transaction costs;
- 2) the buyer was required to declare the use of the property;
- 3) buyer would sign a sales agreement acknowledging restrictions;
- 4) the buyer would go through a subdivision process, if necessary, to combine with the buyer's adjacent property; and,
- 5) The City should determine if the entire property was for sale or just a portion.

9. ADJOURN INTO CLOSED SESSION

At 9:23 p.m. Councilmember Baskin moved to go into closed session to discuss the purchase, exchange, sale, or lease of real property. Councilmember Knowlton seconded the

motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

10. RECONVENE INTO REGULAR SESSION

At 9:37 p.m. Councilmember Knowlton moved to go out of closed session and into the regular session. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

11. CONSIDERATION OF A MOTION RELATED TO THE SALE OF CITY-OWNED PROPERTY LOCATED AT 740 DAVID WAY

Councilmember Jackson moved that the City Council authorize City staff to prepare final documents needed for City Council approval in order to effectuate the sale of City property at 740 David Way. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

12. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of May 7, 2024 were reviewed and approved.

Councilmember Baskin moved that the City Council approve the minutes of May 7, 2024 as written. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

13. ACTION ITEMS

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

Councilmember Knowlton requested future item #3 related to US-89 be divided into two separate action items. He suggested the first be the Utah Transit Authority update and the second be the Highway 89 agreement with UDOT.

14. COUNCIL REPORTS

Councilmember Clayton suggested the City Council should plan to attend the city-wide General Plan meeting on June 27th and mentioned the Council would be participating in the Bountiful parade on July 20th and reaffirmed their commitment to attend.

Councilmember Van Langeveld reminded the City Council of the Pride event on June 3rd at Legacy Park and the Juneteenth event on June 10th. She spoke on the fifth graders golf field trip and golf pass. She mentioned utilizing the golf passes in the schools and for teacher appreciation.

She commented on the bus rental for these field trips and wondered if the City could cover that cost in the future. She asked for an update on the General Plan meetings.

Sherrie Pace said the most well attended meeting related to the General Plan was at Orchard Elementary. She commented that there would be a booth at upcoming City events and on social media.

Councilmember Jackson shared information on the Why I Love America organization and speakers that could be considered for any upcoming event. She spoke on the Parks and Arts Board meeting and the Wild Rose Trail cleanup day on June 1st at 8 a.m. She mentioned a recent study noting the potential dangers of fluoridated water for pregnant women.

Councilmember Knowlton mentioned the Wasatch Front Regional Council family friendly bike network meeting on May 23rd. He suggested preparing talking points for the 2600 South/1100 North bridge challenges.

15. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

16. MAYOR'S REPORT

Mayor Horrocks asked about signage related to compression brake usage on Eagleridge Drive. He spoke on attending a meeting for the Utah Local Governments Trust and how the City was able to be insured through them. He mentioned the Davis Fund which provided money for startup businesses including OxEon Energy who was located in the City's industrial area. He reported on South Davis Sewer exploring options for billing based on water usage rather than a flat fee.

Mayor Horrocks noted the Memorial Day activities including a flag raising ceremony in Bountiful. He recognized City resident Robert Oaks who was a four star general. He then mentioned a statue as large as the Statue of Liberty that may be placed in Utah.

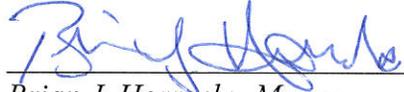
17. CITY MANAGER'S REPORT

Ken Leetham reported that the Golf Committee had prepared a letter to be sent to adjacent property owners related to vandalism at the golf course. He mentioned that City Hall would be closed on Monday June 17th in honor of Juneteenth.

18. ADJOURN

Mayor Horrocks adjourned the meeting at 10:12 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday June 4, 2024 by unanimous vote of all members present.



Brian J. Horrocks, Mayor



Wendy Page, City Recorder

