

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
MAY 6, 2025

FINAL

Mayor Horrocks welcomed those present at 6:06 p.m.

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

EXCUSED: Councilmember Lisa Watts Baskin

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

David Frandsen, Assistant City Manager, was not present at the meeting.

OTHERS PRESENT: Greg Stewart, South Davis Metro Fire; Dee Lalliss, resident.

1. PRESENTATION OF ANNUAL REPORT BY SOUTH DAVIS METRO FIRE-CHIEF
GREG STEWART

Chief Greg Stewart provided a 2024 annual report for South Davis Metro Fire (SDMF). He shared that his career began in Cache County as a volunteer firefighter in 1995, followed by a move to Davis County in 2001, and promotion to Fire Chief in 2024. He spoke on the focus of recruitment/retention through job fairs, competitive salary, working with crew before recruit academy, and cancer prevention/screenings. He mentioned that there was also an emphasis on mental health and wellness through a peer support program and an Employee Assistance Program (EAP). He reviewed the Special Service District comprised of a Board of Trustees (the mayor from each city and the County Commissioner) and Administrative Committee (city managers and the Davis County Auditor).

Chief Stewart presented the SDMF mission statement which was “to preserve life, protect property, and exceed the expectations of those we serve.” He said the service district included the five cities of NSL, Bountiful, Centerville, West Bountiful and Woods Cross, and some unincorporated territory in Davis County. He presented the organizational chart with supervisors, deputy chief, etc. and noted that there were previously two deputy chiefs (including one administrative deputy chief) and his decision to reorganize with a focus on human resources through the promotion of administration with human resources and business administration degrees. He reviewed the fire stations and locations across the County with:

- Two stations in Bountiful (#81 and #84)
- Two stations in NSL (#82 and #85) including Foxboro (ladder truck and HAZMAT)
- One station in Centerville (#83-Tech Rescue)

Chief Stewart presented the photographs of the 97 sworn personnel and spoke on their talents and abilities. He noted there were 6 administrators, 59 firefighters, 27 paramedics, and 2 training personnel. He stated there were three shifts per day with 24-29 individuals. He then reviewed the statistics for 2024 including:

- Total Calls for service: 7,503 (compared to 7,200 in 2020)
- Total medical responses: 5,596 (70% of calls)
- Total fire responses: 1,907
- Total EMS transports: 3,577
- Slowest month was April and busiest month was July
- Presented a graph showing calls by unit with ambulance #81 as the busiest
- Top 5 EMS calls: falls, sick person, auto accident, EMS transfers from facilities, unconscious
- Top 5 fire: vehicle, grass fires, building/structure, cooking, power pole/electrical

Chief Stewart reviewed additional information for 2024 including:

- new fire certifications issued: 76
- Total training hours: 13,173
- Total promotions: 11
- Annual inspections: 792
- Fires investigated: 13
- Retirements: 3

He then focused on revenues of \$19.1 million primarily from property taxes, city assessments, and ambulance as well as \$19.3 in expenditures. He presented a chart detailing the 2024 revenues:

- Property taxes: \$8,204,218
- City assessments: \$7,644,399
- Ambulance revenue: \$3,004,034
- Donations & other sources: \$265,000
- Total revenues: \$19,117,651

He reviewed the chart detailing 2024 expenditures:

- Salaries & benefits: 14,925,136
- Operations: \$2,264,966
- Fire prevention: \$32,850
- Training: \$59,975
- EMS: \$234,305
- Transfers: \$1,769,000
- Total expenditures: \$19,286,232

Chief Stewart reviewed the following departments and highlights for 2024:

- fire marshal and fire inspectors (worked with building officials/developers, code enforcement, plan review)
- Fire Investigations Team (conducted fire investigations and attended multiple conferences)
- Fire Operations Division (Operations Chief managing battalion chiefs and overall training)
- EMS Division (focus on skills, certifications, quality, and improvement)
- Training Division (13,000 hours per year, part of countywide training alliance)
- Logistics Division (fleet apparatus traveling over 123,338 miles and consuming 7,798 gallons of fuel in 2024)
- HAZMAT Team awarded team of the year for the State LAPC. Also part of State region response as well as training with military, State, ATF.
- Technical Rescue Team with total of 29 new technical rescue certifications in 2024. Perform Trench, industrial, canyon rescues.

Chief Stewart said SDMF trained and carried adaptive response gear carried on trucks for active shooter and active response. He shared multiple significant and noteworthy incidents and recognition that occurred during 2024. He then reviewed promotions and retirements for the year and recognized years of service for those individuals who had met the five through thirty year marks. He spoke on the importance of retention of employees as skills could be taught but experience was needed. He noted the two classes currently enrolled in Salt Lake City Fire Department's 15 week fire academy which would result in four new recruits for SDMF.

Chief Stewart touched on external department activities including a firefighter combat challenge (international), Chili cook-off and burn camp, and Honor Guard.

Councilmember Jackson mentioned a State bill related to assessing high risk homes areas of extreme fire danger such as foothill locations. Chief Stewart noted that this bill, HB-48, needed more work including State rules and a public comment period. He spoke on how this would require site assessments, fees/fines, mitigation, high risk boundary, etc. He said this was a result of risk maps and property insurance non-renewal. He shared that wildland risk including evacuation routes were a priority for SDMF.

Councilmember Jackson mentioned a local HOA had discussed hiring an individual that utilized goats to clear hillsides. She questioned if SDMF would provide community mitigation guidance. Chief Stewart spoke on a conference related to wildfire and the need for yearly community mitigation. He said that guidance toward mitigation would be a combination effort with the SDMF, cities, and Davis County Fire Warden (forestry and state lands).

Councilmember Jackson commended efforts related to refineries. Chief Stewart shared that the SDMF was part of the Salt Lake Valley Petroleum Mutual Aid Association which met once a month with the refineries for training and safety review. He noted that the refineries paid for industrial firefighting training and grant funding of \$49,000 for HAZMAT monitors.

Councilmember Van Langeveld spoke on the reassurance related to the refineries. She mentioned firework bans above Eaglewood Drive but not on the west side of the City. Chief Stewart spoke on enforcement, restrictions, and how he did not think there could be a blanket ban across the City unless it was due to high risk. He noted SDMF utilized the recommendations from the State Fire Marshal for determining banned areas.

Councilmember Van Langeveld noted the new development near Station #85 in Foxboro and on street parking on Redwood Road. She asked if parking should be prohibited there to avoid problems for firetruck access. Chief Stewart commented that the area was already problematic for access related to existing trees.

Councilmember Clayton thanked SDMF for their efforts in protecting the City.

2. APPROVAL OF CITY COUNCIL MINUTES OF APRIL 1, 2025

The City Council minutes of April 1, 2025 were reviewed and approved.

Councilmember Clayton requested an amendment to line 212 to correct the spelling of Mathis Park.

Councilmember Jackson moved that the City Council approve the minutes of April 1, 2025 as amended. Councilmember Knowlton seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton, and Van Langeveld. Councilmember Baskin was excused.

3. APPROVAL OF CITY COUNCIL MINUTES OF APRIL 12, 2025

The City Council minutes of April 12, 2025 were reviewed and approved.

Councilmember Jackson moved the City Council approve the minutes of April 12, 2025 as written. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton, and Van Langeveld. Councilmember Baskin was excused.

4. ADJOURN

Mayor Horrocks adjourned the meeting at 6:50 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
MAY 6, 2025

FINAL

Mayor Horrocks welcomed those present at 7:03 p.m. Suzette Jackson offered a prayer and led those present in the Pledge of Allegiance.

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

EXCUSED: Councilmember Lisa Watts Baskin

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

Via Zoom: Tyler Abegglen, Golf Course Manager; Todd Godfrey, City Attorney.

David Frandsen, Assistant City Manager, was not present at the meeting.

OTHERS PRESENT: Dee Lalliss, Laura Call, Tom Call, Ryan Torgerson, Andy Kukta, Lisa Schmirler, Augie Schmirler, Lisa Dunn, Melanie Lilyquist, Rob Lilyquist, Doug Vander, Dallas Golden, residents. Brett Echols, Jeremy Stout, Niels Fugal Sons; Douglas Hale, Lumen; Greg Timothy, Ivory Development; Steven Rowley, K&C, CPAs.

1. CITIZEN COMMENT

Melanie Lilyquist, resident, spoke on issues she experienced with Lumen and Fugal during fiber installation including damage to her main secondary water line. She noted issues including water shut off, driveway damage, broken sprinklers, and trying to work with two separate companies.

Ryan Torgerson, resident, shared his concerns with Lumen and Fugal including frustration with multiple large communication boxes along the street. He noted that when Google Fiber was installed it was much less intrusive and was installed underground.

Dee Lalliss, resident, mentioned the quiet zone with the train and asked for an update. Ken Leetham commented that the quiet zone has been reinstated but added the trains could blow a warning horn at any time. He stated that the train whistle stops were on an automated system which may need to be adjusted. He noted there had been a reduction in the train horns.

Dallas Golden, resident, spoke on possible solutions for the train tracks including posting estimated times when the trains may block the tracks on a website or signage at the crossing.

Augie Schmirler, resident, asked if Lumen could accommodate those residents with a ground plate instead of a tower for those residents who did not want fiber at this time.

Ken Leetham commented that there was a plan for where the boxes would be placed. He noted that representatives from Lumen were in attendance and would address those present.

Lisa Dunn, resident, spoke on her issues with the installation and the appearance of the boxes. She also commented that she would not be utilizing the service.

Wilson Mulder, resident, mentioned utility easements for the use of gas, electric, or telephone corporations and how internet was excluded per State law. He asked for clarification on how Lumen was considered a public utility or given the right to utilize the easement.

Mark Bell commented that he had not reviewed all the documents or City ordinances related to this but assumed that Lumen had a license that may have been granted by the City at some point. He noted that the City was required to treat all internet providers in the same manner and said if the City had given a license to Google they may be obliged to provide one to another provider.

Wilson Mulder questioned the potential for the City to revoke a permit.

Councilmember Van Langeveld asked what grounds would necessitate revocation of a permit that had already been approved. Mark Bell replied that the grounds for revocation would be a violation of the permit or license.

Ken Leetham said that previously the City made the decision to enter into contracts with telecommunication providers and allowed fiber telecommunication companies to operate within the City right of way and public utility easements. He further stated that because the City made a

decision years ago to allow this type of utility to use its rights-of-way and public utility easements, the City is obligated to allow all telecommunication companies the right to have access and provide services to the public within the City. He mentioned the City would review if there was a violation of the permit and if a violation was found that these companies would have an opportunity to remedy the violation before the permit was revoked .

Councilmember Jackson questioned if the permits included parameters related to aesthetics. Ken Leetham explained that the obligation from any disturbance or construction would be restoration to original condition.

Mayor Horrocks commented on a potential statute of limitations for claims. Mark Bell suggested that it would be wise for a property owner to make a claim now against whoever had made the offense.

Ken Leetham recommended residents meet with Fugal to have any damage inspected and come to a solution that would work for the property owner. He spoke on City staff helping to facilitating the resolution of any issues between residents and Fugal.

August Schmirler asked if during development stages that an empty conduit could be added for future use at that time. Ken Leetham said this could be a good suggestion for any new development.

Ken Leetham asked why these fiber internet utilities were being placed in the front yards and not the park strips. Karyn Baxter replied that the existing park strips in this area included fiber and other utility lines and there were minimum spacing requirements for gas and power.

Councilmember Van Langeveld questioned why prior locations could not be used for the new provider or why the lines could not be run side by side. Karyn Baxter responded that this could generally only be accomplished if they were installed at the same time. She noted that when new boring was done that it could shred existing lines in close proximity. She also mentioned difficulty in doing any repairs on lines that were too close together and gave the example of a five foot buffer requirement for water lines.

Brett Echols, Niels Fugal Sons, stated they were the sole contractor for Lumen for Utah. He sympathized with the reported incidents and spoke on making every effort to minimize impact and damages. He noted the difficulty in digging underground and the minimum space requirements required. He said part of Lumen's franchise was to provide 9-1-1 services and the telecommunications which made them a utility. Mr. Echols continued that the pedestals were a

way for Lumen to provide fiber internet to the community without requiring additional funding. He spoke on addressing damages and remedying these issues.

Councilmember Van Langeveld questioned if all of the boxes would be placed in the yards or if some would still be placed in park strips. Brett Echols said that from an engineering perspective they would locate utilities and place in the least impactful area. He was unsure if there were some areas in Foxboro where they could still be placed in park strips.

Councilmember Van Langeveld questioned if the decision to use pedestals in the front yards was less expensive versus a cover. Brett Echols replied affirmatively and said there was potential for property owners to work with Lumen to have a cap instead of the pedestal and to pay the cost difference, but it would not be possible to retro fit those already engineered for the pedestal.

Councilmember Knowlton asked if this option could be provided to residents before any additional work was completed. Brett Echols said this would be a difficult process as it would require trying to contact each property owner. He clarified that the project was more than half way done and did not want to make the caveat that they would provide this option to every property owner.

August Schmirler spoke on his frustration with utilities being buried all over his yard instead of all being located in one area. Brett Echols said that this was to facilitate homeowners on the other side of the street to avoid placing lines in driveways. He noted that this was done on a case by case basis.

Doug Hale, Lumen, commented that he was the project manager and that he was working with Ryan Torgerson to address his concerns but had not heard of other concerns prior to this meeting. He spoke on the concerns expressed and offered to be a direct contact for Ms. Dunn and Ms. Lilyquist. He offered to show residents where things would be placed and to help resolve the concerns expressed.

Councilmember Van Langeveld thanked Mr. Hale and Mr. Echols for the proposed efforts to assist property owners with their concerns. She requested a procedure or policy for homeowners to opt into a ground instead of a pedestal. She requested staff determine whether the City could prohibit future construction or permits in areas where there was no longer room for utilities or similar in the park strips.

Councilmember Knowlton suggested standards related to requiring reasonable installation for use and visual impact.

There was a brief recess from 7:57 p.m. to 8:09 p.m.

2. CONSIDERATION OF CIVIC EVENTS COMMITTEE RECOMMENDATIONS
RELATED TO FUNDING OF CURRENT AND PROPOSED EVENTS

Dallas Golden requested an additional \$600 for the Kite Festival (portable toilet services), \$1,000 for back to school/food truck night, and \$2,500 for the semiquincentennial event in 2026.

Mayor Horrocks mentioned that the State had funds available for semiquincentennial celebrations on a first come first serve basis and suggested the City apply.

Councilmember Clayton moved that the City Council approve the following recommendations of the Civic Events Committee:

- 1) **\$600 increase of funding for the Kite Festival**
- 2) **Add an additional Unity in the Community Event: “Back to School” and support with funding of \$1,000**
- 3) **Adding a new event in 2026 and funding of \$2,500 for celebrating the United States semiquincentennial (250th year), 1776-2026.**

Councilmember Van Langeveld seconded the motion.

Dallas Golden clarified that the plans for the semiquincentennial were not set but this was a request for funding towards this event. He proposed that it may be a year long celebration.

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

3. CONSIDERATION OF AN ENGAGEMENT LETTER FOR EXTERNAL AUDIT
SERVICE WITH K&C, CPA’S IN AN AMOUNT NOT TO EXCEED \$27,500 FOR THE
CITY’S FISCAL YEAR 2025 AUDIT

Heidi Voordeckers reported that the City recently requested competitive proposals for audit services. She explained that per their competitive proposal and the incorporation of additionally requested items by the City Council that the audit committee recommended the services of K&C CPAs. She noted the engagement letter for professional audit services was for the fiscal year ending on June 30, 2025. She shared the engagement terms:

- 1) Audit procedures would comply with all required auditing standards

- 2) Testing for improper recognition of revenues and management override of controls
- 3) Conduct single audit (Federal Awards exceeding \$750,000 or more)
- 4) Estimated audit beginning date: September 15th, 2025
- 5) Estimated audit end date: November 15th, 2025
- 6) Year-round communication with City and elected officials

Steve Rowley, K&C CPAs, reported that their firm focused on assisting government entities by providing audits for over 50 entities and consulting for over 30 entities. He spoke on being a resource for the City.

At 8:18 p.m. Todd Godfrey joined the meeting via Zoom and Mark Bell was excused.

Councilmember Knowlton moved to approve the engagement letter from K&C CPAs in an amount not to exceed \$27,500 for the fiscal year 2025 audit. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton, and Van Langeveld. Councilmember Baskin was excused.

4. CONSIDERATION OF A DEVELOPMENT AGREEMENT FOR AMBERLY PLACE
PUD AT 979 NORTH AMBERLY DRIVE, IVORY DEVELOPMENT LLC

Sherrie Pace reported on the property located at 979 North Amberly Drive. She provided history on the project including former ownership by the Church of Jesus Christ of Latter-day Saints with Planned (P) District zoning within the Foxboro Development. She said in 2008 the owner requested the property be removed from the governing Foxboro Development Agreement. She continued that the property was not rezoned or reverted to the previous zoning of General Commercial (CG) when it was withdrawn from the agreement. She noted that due to this the property would have its own General Development Plan and Development Agreement but would not require a rezone. She stated that per direction provided by the Planning Commission and City Council that the applicant relocated the public cul-de-sac from Amberly Drive to allow accessing from Norfolk Drive and running north to south.

Ms. Pace indicated that the Planning Commission reviewed and approved the preliminary plat. She said that Foxboro had four different residential subzones (R1-4, R1-5, R1-6, and R1-7) with minimum lot sizes ranging from 4,000 to 7,000 square feet. She noted that Amberly Place PUD was adjacent to the R1-6 Foxboro subzone and shared a table comparing those standards with those approved for Amberly Place. She continued that the minimum lot size in Foxboro R1-6 was 6,000 square feet and the request for a minimum lot size of 5,760 square feet due to Lots 12, 13, and 14 in the proposed subdivision being smaller to accommodate a storm drain easement location. She touched on the other modification to the R1-6 zone was the minimum front setback

to living spaces (20 feet versus 15 feet), minimum total combined yard setback (13 feet versus 10 feet), and a maximum lot coverage (75% versus 60%).

Sherrie Pace noted one proposed change to the draft development agreement on page 2 paragraph 2 from Ivory Development which states “the developer hereby agrees that the project is subject to all City ordinances in effect on the date the developer filed the application described in Recital C above, except as specifically modified herein by this Agreement.”

Ms. Pace then presented the landscaping plan including the placement of trees in accordance with the street tree ordinance. She shared the proposed architecture style (craftsman and farmhouse) and the proposed materials and colors which were consistent with the existing neighborhood.

Councilmember Van Langeveld moved that the City Council approve the Development Agreement for Amberly Place PUD Subdivision at 979 North Amberly Drive with the following condition:

- 1) Completion of engineering redlines on the preliminary plat, which is an exhibit to the agreement.**

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

5. CONSIDERATION OF RESOLUTION 2025-21R ADOPTING THE FY 2025-2026 TENTATIVE BUDGET AND SETTING THE PUBLIC HEARING

Heidi Voordeckers reported that the presentation of the tentative budget was required by State statute on or before the first Council meeting in May. She noted that the initial budget for fiscal year 2025-2026 was presented to the City Council during the April 12, 2025 budget meeting. She reviewed the following budget highlights:

- 2.4% COLA: \$174,800 (\$49,300 may be offset by URS reduction)
- Three new employees (one fulltime police officer, one part time admin position, and one part time golf position)
- Utility rate increase of 8% for water and 11.11% for storm water
- \$10.6 million in infrastructure, offset by \$4.86 million in grant revenues
- \$241,000 in vehicle replacements

- \$2.093 million plans for use of fund balance (largely grant matching with restricted funds)
- Continued support of trees, beautification, committees, and civic events funding

Ms. Voordeckers reported there were some changes since that initial budget presentation. She reviewed the following proposed updates to the Tentative Budget:

- Increase in election expenses to include both a primary and general election: \$18,000
- Reduced final payment to Highway 89 Project Area following receipt of 2024 increment: \$280,000
- Update Streets Capital Projects to include Main Street widening from Pacific to Overland: \$250,000
- Increase solid waste contracted services to include year-round extra Saturday pick-up: \$38,000 (no fee increase to residents)
- Include funding for City app with existing provider (Civic Plus): \$10,000
- Cost reduction for the new police officer position due to that officer assignment on the Metro Narcotics Taskforce: \$76,300
 - Removal of new vehicle purchase for police officer (vehicle provided by Metro Narcotics): \$57,000
 - Reduced annual assessment by Layton City for Davis County Metro Narcotics Taskforce: \$19,300
- Civic Events Committee requests: \$4,100 (\$1,000 for Back to School event, \$600 for Kite Festival and although not included in the tentative budget \$2,500 for a semiquincentennial event could be added before final budget adoption)
- Trails and Active Transportation Committee requests: \$47,500 (\$2,500 for operating expenses, \$15,000 for professional study of Wild Rose Trail, \$30,000 for Wild Rose shed)

Councilmember Van Langeveld asked about the cost estimate for the proposed City App and the current City website. Heidi Voordeckers replied that the cost to run the City's website was approximately \$10,000 and the estimate increased for the app would be an additional \$10,000.

Councilmember Van Langeveld suggested in the future a request for proposals might be a good option since there were many companies that could provide this type of service, including one that Councilmember Knowlton had learned of and shared with the Council recently.

Heidi Voordeckers reviewed the proposed fiscal year 2025-2026 total budget which was \$44,071,015 with the following overview:

- General Fund: \$14,824,240
- Redevelopment Agency: \$3,124,200
- Housing Fund: \$236,300
- Local Building Authority: \$123,835
- Debt Service: \$1,395,330
- Capital Project Fund: \$735,000
- Park Capital Fund: \$227,500
- Public Safety Fund: \$4,350
- Road Capital Fund: \$9,827,200
- Water Fund: \$5,910,120
- Water Capital Fund: \$771,670
- Storm Water Fund: \$932,400
- Solid Waste Fund: \$1,760,000
- Golf Fund: \$3,587,870
- Fleet Fund: \$611,000

Mayor Horrocks questioned if the court operations were in a deficit. Heidi Voordeckers replied that the court was currently running in a surplus.

Mayor Horrocks spoke on road construction and the progress made. He said that generally there was a deficit or the use of reserves and anticipated the need for a tax increase in the next fiscal year. Ken Leetham said it was time to evaluate the need for a property tax increase. He proposed a work session to review other revenue enhancement options including a property tax increase, fees versus a tax increase, etc.

Councilmember Van Langeveld suggested a discussion about extending the COLA increase to the City Council. Heidi Voordeckers clarified that this would require separate public hearings for the general budget: the COLA increase for executive staff and the City Council.

Councilmember Jackson asked how much the City was utilizing the reserves each year. Heidi Voordeckers provided an explanation based on the General Fund and the accrual of fund balance to be used for projects. She reviewed underspending versus the budgeted spend down, revenues, taxes, and services funded by taxes and how these were utilized.

The Council also discussed the Golf Course payback. Heidi Voordeckers explained that the funds for the Golf Course were from the Capital Projects Fund. She explained the Capital Projects Fund was utilized for emergency/rainy day use or capital projects. She estimated the Golf Course owed \$2.9 million and could pay back \$50,000 to \$100,000 annually at this time.

Councilmember Jackson moved the City Council approve Resolution 2025-21R: A resolution adopting the Tentative Budget for Fiscal Year 2025-2026 and setting a public hearing date of June 3, 2025 at 7:00 pm. Councilmember Clayton seconded the motion.

Councilmember Van Langeveld questioned if there would need to be a change in the motion to address the COLA increase for City Council. Heidi Voordeckers clarified that the public hearing for the City Council COLA increase was not required to be announced during the public meeting; however, the annual budget public hearing did need to be set at the time of tentative budget adoption. She mentioned the refined budget would be reviewed at the public hearing on June 3rd and it could include the proposed City Council COLA increase. City staff will be advertising a public hearing for the City Council COLA increase.

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

6. CONSIDERATION OF ORDINANCE 2025-07: AN ORDINANCE AMENDING CITY CODE TITLE 10, CHAPTER 10, SECTION 3 PERTAINING TO THE MINIMUM SIDE STREET SETBACK ON CORNER LOTS IN ALL RESIDENTIAL ZONES

Sherrie Pace reported that Thomas and Laura Call have proposed to remodel, build an addition, and convert an existing carport into a garage on their property in the R1-7 zone. She reviewed current City Code 10-10-3 which stated “Corner lots, main buildings shall have 2 front yards, and 1 rear yard opposite the front elevation, and 1 side yard” in the R1-7 zone and that “the minimum depth for the front yard for main buildings was 25 feet in that zone.” She said that the current code designated the front yard anywhere that the right of way touched the public street. She continued that the applicant proposed a code amendment which would reduce the minimum side street setback on a corner lot to 20 feet.

Ms. Pace said the side street setback area was identified as the side which is not the primary entrance of the main building. She explained that this modification would allow the applicant and other property owners in residential zones to remodel their existing homes and potentially increase the enjoyment and value of the property. She added that other cities in South Davis County such as Farmington, Woods Cross, and Bountiful allowed the side street setback on a corner lot to be reduced to a minimum of 20 feet and this amendment would make the City more consistent with the surrounding jurisdictions. She noted the Planning Commission held a public hearing and recommended the code amendment to the City Council.

Councilmember Knowlton moved that the City Council approve Ordinance 2025-07 amending Title 10, Chapter 10, Section 3 related to the minimum side street setback on corner lots in all residential 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 Van Langeveld seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton, and Van Langeveld. Councilmember Baskin was excused.

7. CONSIDERATION OF BID AWARD FOR EAGLEWOOD GOLF COURSE HOLE EIGHT (8) POND RESTORATION IN THE AMOUNT OF \$75,541

Tyler Abegglen reported on the pond restoration project including the ground disturbance impact and construction delays. He spoke on damage to irrigation lines, sprinkler heads, and the turf. He explained that the original contractor, Tonko, would perform some of the restoration and the proposal for Seasons Four Landscaping would provide additional rehabilitation work including soil preparation and grading, application of quality topsoil, and the installation of new sod. He clarified that golf revenues would cover the cost.

Councilmember Van Langeveld moved that the City Council award the Eaglewood Golf Course Hole #8 Restoration project to Seasons Four Landscaping for the price of \$75,541. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton, and Van Langeveld. Councilmember Baskin was excused.

8. CONSIDERATION OF BID AWARD FOR THE DOG PARK FENCING IN THE AMOUNT OF \$48,000

Jon Rueckert reported that staff had received three bids for the fencing installation at the Legacy Dog Park. He acknowledged that the project would include installation of 1,300 linear feet of six foot black vinyl coated chain link fencing around the large dog area and 350 linear feet of four foot black vinyl coated chain link fencing around the small dog area. He summarized that American Fencing was the low bidder at \$48,000.

Ken Leetham noted that Woods Cross would be billed for half the cost of the fence installation.

Councilmember Jackson moved that the City Council authorize the Legacy Dog Park fence award to American Fencing for the price of \$48,000. Councilmember Knowlton seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton, and Van Langeveld. Councilmember Baskin was excused.

Mayor Horrocks inquired on the total cost of the dog park. Jon Rueckert replied that he was unsure of the total cost at this time and mentioned internal labor performed by staff including future bathroom utilities, etc.

9. CONSIDERATION OF RESOLUTION 2025-22R APPROVING AN INTERLOCAL AGREEMENT WITH DAVIS COUNTY FOR 2025 ELECTION SERVICES

Wendy Page reported that Davis County provided the City with a contract and associated costs to assist with the municipal primary and general elections in 2025. She noted that Davis County had the resources, personnel, and equipment for these elections. She reviewed the changes from the County related to the cost estimate and said this year's estimated cost for an election in a worst case scenario was \$17,862.42 (double that cost if a primary election was needed). She noted that the County anticipated a reduction in election fees from 1% to 4% due to sharing and ballot supplies/providers.

Councilmember Jackson moved the City Council approve Resolution 2025-22R authorizing the execution of an Interlocal Cooperation Agreement with Davis County for the 2025 municipal election services. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton, and Van Langeveld. Councilmember Baskin was excused.

10. CONSIDERATION OF A POLLING LOCATION AND VOTE CENTERS FOR 2025 MUNICIPAL ELECTIONS

Wendy Page explained that every year a municipal election was held that the governing body must declare a polling location. She proposed City Hall as the polling location for 2025 and presented a list of polling locations and voting centers in the County. She noted that residents could vote at any of the proposed voting centers as long as they were designated by the Council. She clarified that these locations would only be a vote center on election day if the designated city was having an election.

Councilmember Knowlton moved the City Council approve City Hall as the Election Day polling location in the City of North Salt Lake and approve the locations presented as

Election Day voting centers throughout Davis County for the 2025 Municipal Elections. Councilmember Van Langeveld seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton, and Van Langeveld. Councilmember Baskin was excused.

11. CONSIDERATION OF BID AWARD FOR REPAIR OF MINOR DAMAGE TO CITY STORM DRAIN IN THE AMOUNT OF \$36,815.52

Ken Leetham reported that in March a City owned storm drain line failed and caused damage to two properties on Fairway Drive. He said that the line, which was located in the side yard of two homes, has been fixed but repairs to the yards and retaining walls must be completed. He shared images of the damage to the backyards and retaining system due to erosion of surface improvements and the undermining of the retaining wall structure. He explained that staff received bids with Pitt Landscape as the low bid at \$26,815.52 and an additional cost for supplies of \$10,000. He summarized the request for up to \$36,815.52 for the repair of storm drain damage at 104 South Fairway Drive.

Ken Leetham added that all of the costs would be submitted as a claim to the Utah Local Government's Trust (City's insurance carrier) in order to process a property loss claim. He anticipated that these costs would be reimbursed by the Trust and noted the City previously spent approximately \$5,300 to replace the storm drain pipe that ruptured. He shared the insurance deductible was \$10,000.

Councilmember Jackson mentioned the price disparity in the two bids and wondered if this raised any concerns. Karyn Baxter replied that she met with both companies on site and reviewed what needed to be done. She spoke on having more confidence in Pitt Landscaping who ended up having the lower cost estimate. She said part of the disparity in the expense was covering unknowns and the lower cost reflected more experience and knowledge on completing the job.

Councilmember Clayton moved that the City Council authorize City staff to spend up to \$36,815.52, including the hiring of Pitt Landscape as proposed, for the repair of storm drain damage located at 104 South Fairway Drive. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton, and Van Langeveld. Councilmember Baskin was excused.

Mayor Horrocks asked if repairs had been done for a resident that lived near hole #14 at the golf course near the walking path. Karyn Baxter replied that the design for the storm drain had been completed and some delays had occurred due to water diversion. She said that it was determined

that there was not a drainage issue there and this portion was not put out for bid at this time. She noted that staff was monitoring the area and said it would go out for bid next year.

Councilmember moved that the City Council authorize City staff to spend up to \$36,815.52, including the hiring of Pitt Landscape as proposed, for the repair of storm drain damage located at 104 South Fairway Drive. Councilmember seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton, and Van Langeveld.
Councilmember Baskin was excused.

12. ACTION ITEMS

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

13. COUNCIL REPORTS

Councilmember Knowlton reported on a tour he had undertaken in New Jersey related to active transportation associated injuries and fatalities. He requested a work session item to further discuss findings from this tour.

Councilmember Jackson reported on the Arbor Day event and community involvement. She spoke on issues with lighting at the golf course.

Mayor Horrocks commented that Tyler Abegglen shared photographs and noted that the lighting had been adjusted which would hopefully solve the issue. He noted that the lights had shields on the top and sides.

Ken Leetham clarified that staff would work to ensure the problem was resolved.

Tyler Abegglen commented that the lights were ordered with shields and three adjustments had been made thus far. He said the lights came standard at 15 degrees and had been lowered to 0. He elaborated that the shields were on the top and bottom of the lights. He added that the lights turned off at 10 p.m. on weeknights and 11 p.m. on weekends.

Councilmember Van Langeveld reported on the Lifeline property which would be used for rehabilitation/intervention services. She noted that there were conversations about a potential homeless shelter near Cross E Ranch. She spoke on the start of the UTA bus service in the Foxboro area and the inaccuracies on the map. She asked for an update on the City's residential tree program.

Sherrie Pace commented that the deadline for the tree program had been extended.

Councilmember Van Langeveld spoke on the recent legislation restricting which flags could be utilized at City events. She noted the prior use of flags at Unity in Community events including the Pride and Juneteenth flags. She mentioned an ordinance passed by Salt Lake City related to adaptive flags that could be utilized at events and the potential for the City to adopt a similar ordinance.

The Council discussed what may be allowed on advertising for Pride and similar events, Salt Lake City's flag ordinance, fines, controversy, and potentially drawing the ire of the State.

Councilmember Van Langeveld reported on the golf course field trip with the local elementary schools. She said the students received a coupon for the driving range and thanked the course for their support.

Councilmember Clayton reported on the Kite Festival to be held May 10th at 10 a.m. She said Emily Carr, with the City's Civic Events Committee, would promote the event on Fox 13 news.

14. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

15. MAYOR'S REPORT

Mayor Horrocks reported that a resident had just reached out to let him know the lights at the Golf Course had been adjusted. He noted that staff met with the Eaglewood Cove developers and felt progress had been made. He mentioned the trails cleanup event on May 3rd which was well attended.

Jon Rueckert commented that the trail cleanup project would be a monthly occurrence with the next event on June 10th for National Trails Day.

Mayor Horrocks spoke on the COG meeting and a request for funding for the Grandview Grief Center. He mentioned possible City participation in the Dolly Parton's Imagination Library program.

16. CITY MANAGER'S REPORT

Ken Leetham reported on the candidate declaration fee which was currently \$25 and wondered if the Council felt this should be raised. The Council noted that a primary election cost was approximately \$18,000 and determined that this item could be discussed at a future meeting.

Ken Leetham reviewed the plan to have an official staff presence at a booth during City events, including the Kite Festival, for the purpose of public interaction. He invited the City Council to attend any event in this capacity, as well.

Mayor Horrocks mentioned the new deck at the Golf Course clubhouse and the idea of inviting potential sponsors to join the City Council on the deck during the firework show.

Ken Leetham reviewed the recent issue with Lumen and resident complaints on social media and the City's social media policy. He said the lack of response on social media from staff was per his directive. He suggested a future agenda item to further discuss social media involvement and response.

Councilmember Knowlton was in favor of being more proactive on social media but was unsure of the extent.

Councilmember Jackson commented that someone from the City who was PR savvy should be responding.

Councilmember Van Langeveld said this was a marketing issue and no response could hurt the City. She spoke on miscommunication and redirecting residents to the correct information. She was in favor of the City staff being more proactive on social media responding when clarification and answers were needed.

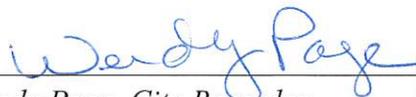
17. ADJOURN

Mayor Horrocks adjourned the meeting at 10:21 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday May 20, 2025 by unanimous vote of all members present.



Brian Horrocks, Mayor



Wendy Page, City Recorder

