

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-WORK SESSION
MAY 17, 2016

FINAL

Mayor Arave called the meeting to order at 6:02 p.m.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Matt Jensen
Council Member Stan Porter
Council Member Ryan Mumford
Council Member James Hood

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager; Paul Ottoson, City Engineer; Karyn Baxter, Assistant City Engineer; David Frandsen, Public Works Director; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director; Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Taylor Spendlove, Brighton Homes.

1. DISCUSSION OF BRIGHTON HOMES REVISED PLANS FOR ODELL CROSSING

Taylor Spendlove, Brighton Homes, reported that Sandy Harris and her husband who live at 170 Odell Lane approached Brighton Homes and asked if their property could be incorporated into the Odell Crossing development. He then presented a new layout to the City Council and said it allows for better efficiency and solves some of the road width issues. The previous plan had 30 proposed housing units while this layout will allow for 44 units with a 3.2 parking ratio per unit and driveways for most of the units.

Mr. Spendlove explained that the density per acre went up slightly but that the open space has increased. The visitor parking stalls have been reduced but additional driveways have been added to all but twelve of the units.

Council Member Mumford asked if driveways could be added to all the units. Mr. Spendlove replied that driveways could be added to all the units if the City Council requests that but that this would reduce the amount of open space.

Paul Ottoson commented that Odell Lane will be widened approximately 9' to 33' which would allow for parking on both sides of the street.

Council Member Jensen expressed concern that even though the residents will have garages and driveways, they may still park in the street as this is what currently happens in the Foxboro area.

Council Member Hood asked if a sidewalk could be added to the development on the southwest corner facing west. Taylor Spendlove replied that this could be added to the development as well.

Barry Edwards asked for feedback from the Council regarding the new proposed development. Concerns included the reduction in visitor parking, residential parking on the street and the increase in the number of units as this will result in more traffic on Odell Lane. Positive feedback included the improved layout, elimination of the crash gate and overall appearance from Highway 89.

2. ENGINEERING DEPARTMENT UPDATE

Karyn Baxter, Assistant City Engineer, reported on the secondary water system for the east bench and said that the City currently requires 8,800 gallons per minute (gpm) while projections for the year 2040 show that 10,750 gpm will be necessary to meet the demands of the City. The original plan was to run waterlines along Woodbriar and to transfer one of the existing tanks to secondary service for 66 new connections at a cost of \$727,000.00. She then presented several options including finding alternative connections from Deer Hollow reservoir, and finding alternative homes coming off of the pump station at Hole #8 at the golf course. The restrictions include finding a connection that would not exceed the pumping capacity of the pump station. A maximum total of 45 homes could be added to the pump station at Hole #8 for the cost of \$496,950.00. Areas that would work with this system include Aerie with the addition of 18 residential connections at the cost of \$220,000.00 and Eagles Landing for another 27 residential connections at \$280,000.00 and would take all the capacity of the pump station. Drawbacks to this option are that there is a likelihood of failure, the pumping capacity could be exceeded at any time, unable to use the total volume of water contracted from Weber Basin and the total number of connections on the system is maxed out at 94 homes. The proposal for this alternative includes three phases. Phase 1 includes using the existing waterline in Woodbriar with a total project cost of \$205,000.00 and the areas would immediately go to secondary water usage. Phase 2 consists of running the transmission line up Rockwood at the cost of \$453,000.00 and adds 34 more residential connections. Phase 3 includes running the waterline up to the reservoir for a cost of \$135,000.00 with 115 homes tied to the system. The total cost of this project is \$794,000.00 and the benefits of this project include phased construction, a gravity fed system, using all of the

Weber Basin water and targeting high consumptive users. She explained that per the City's culinary master plan that the factor of safety for the City needs an additional 3,500 gallons per minute more to meet demand in the event that a well goes down.

Mayor Arave asked how many gallons per minute are being used. Karyn Baxter replied 8300 gpm are currently being used with 8800 gpm capacity with a factor of safety of 1500 gpm. 12,000 gpm would be necessary at the build-out of the City.

Council Member Mumford asked for a comparison of flow/gpm and total volume for future demand in 2040 and all the numbers the Mayor had discussed.

Mayor Arave asked if better water conservation could eliminate the need for increased capacity. Paul Ottoson replied that the State has been promoting using less water and that they have noticed water conservation efforts in the City as well.

Mayor Arave asked if this plan needed to be implemented now. Karyn Baxter replied that something does need to be done right away, but that the phases could be done to accommodate funding and explained that Phase 1 would be \$205,680.00 for 2016-17, Phase 2 would cost \$452,760.00 for 2016-17, and Phase 3 would be \$135, 480.00 for 2016-17 or 2017-18 for a total project cost of \$793,920.00.

Paul Ottoson then reported on the erosion and separation of pipe and the resulting waterfall at the end of the pond in Eaglewood Village. He said there is a budgeted amount of \$290,000.00 for this project to bury everything but presented a second option to maintain the waterfall, which would be an additional \$42,000.00 for a total of \$335,000.00 and would include grading and the addition of a buttress. A fence could possibly be installed along the top for safety. The pipe would need to be replaced from the location to Eagleridge Drive. This property is not City owned but the City has a storm drain easement here and if the waterfall feature is recommended City staff would need to meet with the property owner to increase the City's easement.

3. ADJOURN

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

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-REGULAR SESSION
MAY 17, 2016

FINAL

Mayor Arave called the meeting to order at 7:12 p.m. Council Member James Hood offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Matt Jensen
Council Member Stan Porter
Council Member Ryan Mumford
Council Member James Hood

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director; Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Wilford Cannon, Eaglewood Development.

1. CITIZEN COMMENT

There were no citizen comments.

2. DISCUSSION AND CONSIDERATION OF CITY COUNCIL SUGGESTIONS FOR
THE 2016-17 BUDGET

Barry Edwards reported on the additions to the proposed tentative budget which includes vole elimination at Tunnel Springs Park for \$3,000.00, funding for the Foxboro Wetlands project which could be phased for five years at the cost of \$200,000.00 annually, \$21,000.00 to \$400,000.00 for the wood walking path around Tunnel Springs Park, \$70,000.00 to \$171,000.00 for shade at the splash pad, additional paid maternity leave at approximately \$20,000.00 per year, and \$50,000.00 for a water feature design at the golf course clubhouse.

David Frandsen reported on the council's request to look at displaying art and sculptures along the streets and in City Hall and said that the pedestals vary in size and price. He has been in contact with St. George City which has twenty four sculptures in their downtown area and said that most of their sculptures and pedestals are paid for by sponsors.

Barry Edwards commented that St. George budgets \$40,000.00 per year for this project and that some of the pieces are for sale while other pieces are part of St. George's permanent collection.

Mayor Arave recommended that the Council approve the vole removal and the east side water project which was presented in the work session. He said that the art and sculpture project could possibly be funded through Community Development Area funds (CDA). Mayor Arave also said that as the City is expecting more public safety expenses that all of these proposed projects would be wonderful but that the costs do not create enough benefit to the community for the cost.

Council Member Jensen commented that in an effort to be parsimonious, some of these projects would need to be deferred until a future date. He recommended funding the elimination of the voles now and expressed interest in the Foxboro Wetlands project but said that this project could wait.

Council Member Mumford recommended funding the vole elimination, the water project and the policy to pay additional salary to employees on leave for the birth or adoption of a child.

Council Member Horrocks commented that in the past Woods Cross had mentioned that they would be willing to donate \$20,000.00 per year of their RAP tax funds to the City for the splash pad at Legacy Park. City staff will ask Wood Cross if they would be willing to help with providing shade at the splash park.

Barry Edwards explained that the Foxboro wetlands project could be completed in phases and that grants could possibly be obtained. He also said that CDA funds could be used to build pedestals for the sculptures.

3. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2016-17R ADOPTING THE 2016-2017 FISCAL YEAR BUDGETS

Janice Larsen reported that items were added to the resolution that were not in the tentative budget. The City changed insurance brokers and carriers and was able to save \$20,000.00. An RDA road project near Lee's Marketplace was added. The addition of upgrades to the police garage for \$20,000.00 was added. Other projects include an additional road project on Center

Street for \$13,000.00, an increase in the fleet manager position for \$8,000.00, and the purchase of a gang mower.

Mayor Arave asked if equipment could be shared between the golf course and Parks Department. Barry Edwards replied that currently different employees are managing the equipment and that with the increase to the fleet manager position that this employee would be in charge of allocating and coordinating all the equipment. This will help to save on maintenance and equipment.

Mayor Arave opened the public hearing at 7:49 p.m. There were no public comments and he closed the public hearing at 7:49 p.m.

Janice Larsen commented that if the City Council considers the property tax increase that the tentative budget would be amended with the changes discussed in this meeting. The City would operate off of this budget until August when the truth in taxation hearing is held. The items from the discussion that had been added to the tentative budget include the health insurance decrease, road project, police garage, street project, fleet manager and gang mower. The vole elimination and water project are not in this resolution and would need to be added per the motion.

Council Member Mumford asked for clarification on the police garage project. Barry Edwards replied that currently the police vehicles are left out in the elements. This proposal would create a structure where the vehicles could be stored out of the weather and would cost approximately \$150,000.00.

Janice Larsen then explained the property tax increase and presented the numbers based on a \$300,000.00 primary residence. A 5% increase would cost residents \$12.48 annually, a 10% increase would be \$25.20 annually and a 15% increase would be \$37.56 annually.

Council Member Horrocks agreed that it is time to increase property taxes, but he added that it is unfortunate the City had to spend funds on the landslide in the same time period.

Council Member Jensen commented that he agrees with the property tax increase and asked what the truth in taxation hearing would entail. David Church said the required newspaper ads relating to this hearing will cause confusion with the residents, and they will not understand exactly what portion of the property tax goes to the City. He said most of the meeting will be spent explaining where the funds go.

Barry Edwards confirmed that the public notice is inflammatory and does not explain that the increase would only be \$12 to \$37 annually. He suggested the City could put out a separate ad that shows the breakdown.

Janice Larsen stated that the larger expenses are due to transfers from the Road Fund, the combination with the West Bountiful justice court, the Fire Agency increase and the Public Safety increase.

Council Member Porter was also in agreement that property taxes be increased.

Janice Larsen clarified that if the City Council does not want to do a property tax increase they could adopt the final budget tonight with any changes to the resolution including the vole removal and water project. Then a certified tax rate would need to be set that does not exceed the rate determined by Davis County. If the City Council does want a property tax increase the tentative budget would need to be amended to include the vole removal and water project and this would be the temporary budget until August when the truth in taxation hearing is set and then the final budget is adopted.

Council Member Porter moved to adopt a tentative budget with the changes of adding the voles and the water project and also an increase in property taxes of 15% and to hold a truth in taxation hearing. Council Member Horrocks seconded the motion.

Council Member Jensen commented that he would be more comfortable with a 10% property tax increase. David Church replied that a rate must be specified in the advertisement and notice must also be sent to the County.

The Council Members then discussed options and said that the basis of the increase should be for what the City really needs and that this includes services such as police, fire and basic needs. It was also discussed that an increase could provide funds for more amenities.

Mayor Arave commented that the City is a nice suburb and does not need amenities like St. George or Salt Lake and that there may be funds available for some amenities but that it should not come from property taxes.

Barry Edwards said that the City has three main parks including Tunnel Springs, Foxboro and Hatch Park and that there is aging in those parks. He said equipment needs to be replaced and the city will need additional funds to maintain them as the rate of growth is decreasing. There are expenses and the City may not need it now but it will be necessary in the future for public services, police and upkeep.

Council Member Jensen moved to adopt a tentative budget with the changes of adding the voles and the water project and also an increase in property taxes of 10% instead of 15% and to hold a truth in taxation hearing. Council Member Hood seconded the motion. The motion was approved by Council Members Horrocks, Jensen and Hood. Council Members Mumford and Porter voted in opposition to the motion.

4. CONSIDERATION OF RESOLUTION 2016-22R SETTING THE CERTIFIED PROPERTY TAX RATE FOR FISCAL YEAR 2016-2017 AT A RATE NOT TO EXCEED THE RATE DETERMINED BY DAVIS COUNTY

Barry Edwards recommended postponing this item until the City had heard back from Davis County.

5. CONSIDERATION OF RESOLUTION 2016-19R ENTERING INTO AN INTERLOCAL AGREEMENT FOR 2016 ANIMAL CARE AND CONTROL WITH DAVIS COUNTY

Barry Edwards reported that Davis County feels that a reserve account should be utilized to address the needs of the Davis County Animal Shelter. They are requesting \$15,000.00 annually from the City based on animal usage and pickup. This will be achieved through an interlocal agreement.

David Church clarified that there are two types of interlocal agreements the City enters into: one in which there is an agreement to do something together and the second type is to create a new agency by agreement. This agreement is a service offered by the county under contract.

Council Member Mumford moved to pass Resolution 2016-19R entering into an Interlocal Agreement for 2016 Animal Care and Control with Davis County. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.

6. CONSIDERATION OF ORDINANCE 2016-06: AN ORDINANCE RELATED TO THE MAXIMUM LENGTH OF CUL-DE-SACS

Ken Leetham reported on the changes from the last City Council meeting including the addition of clarifying language on how to measure the length of a cul-de-sac to the ordinance with the addition of a paragraph which states” Cul-de-sac length shall be measured from the centerline of an intersecting street, excluding other cul-de-sacs, along the centerline of the cul-de-sac, to a point the center of the closed end of the cul-de-sac.”

Council Member Mumford commented that there is wording built into this ordinance which allows the City Council to deny or request modification of an extended cul-de-sac if it is determined to be unsafe, etc.

Council Member Jensen moved to adopt Ordinance No. 2016-06: adopting certain amendments to the City of North Salt Lake Land Use Ordinance related to the length of cul-de-sacs within the City and establishing an effective date. Council Member Mumford seconded. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.

7. CONSIDERATION OF ORDINANCE 2016-09 GRANTING AN ELECTRIC UTILITY FRANCHISE AND GENERAL UTILITY EASEMENT TO ROCKY MOUNTAIN POWER

Barry Edwards reported that this is a standard franchise agreement that Rocky Mountain Power signs with cities and said that it is nothing new from what the Council has seen before minus one element which is advantageous to the City. He explained that if the City wants to execute a road project then Rocky Mountain Power will move the power lines at their expense.

Council Member Horrocks moved to approve Ordinance 2016-09 granting an electric utility franchise and general utility easement to Rocky Mountain Power. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.

8. ENGINEERING DEPARTMENT UPDATE CONTINUED

Paul Ottoson reported that the landslide contractor has been unable to perform work lately due to the bad weather. There are two areas that need work before the completion of the project including one area over the Colosimo home and the other over the Utrilla lot. The contractor will start to re-grade the areas this week and asphalt also needs to be laid on the top of the landslide area when the weather is better. There is one area that needs to be seeded and will be done in October.

Mayor Arave asked if the landslide has moved near the bottom recently. Paul Ottoson replied that at the tennis court it has moved onto the courts a little more but that was the only area.

9. ACTION ITEMS

Council Member Mumford commented on item six in regards to those who rent their homes or duplexes and are not members of the Good Landlord program and said that there are two big investment companies who are buying single family homes in Foxboro and asked if they were part of the program. Chief Black commented that the code enforcement officer will look into this.

Council Member Mumford also asked that the rates in the Good Landlord program be set to adjust for inflation, etc. David Church commented that if the previous study was done well that it could be adjusted to meet the requirements per law.

Council Member Mumford asked that the ordinance officer review the overgrown weeds at the portable toilet business on Redwood Road.

Mayor Arave asked about changing the City codes for violations and code enforcement to make it more effective. Chief Black replied that this has been discussed and it is a comprehensive project to change the codes.

David Church commented that there are mixed results to changing the codes or putting a system in place of civil fines for noncompliance. He said if there is a high level of compliance it would be beneficial.

10. APPROVE CITY COUNCIL MINUTES

The City Council minutes of May 3, 2016 were reviewed and amended. **Council Member Mumford moved to approve the City Council minutes for May 3, 2016 as amended. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

11. COUNCIL REPORTS

Council Member Hood reported that the applications for the Youth City Council were due by midnight tonight.

Council Member Mumford asked for an update on the landslide litigation. David Church replied that there would be a two day mediation in June and that limited depositions would be taken beforehand including those from Paul Ottoson, GeoStrata, Sky Properties and Paul Evans.

Council Member Porter reported that there were two events held on Saturday including Get into the River which was well attended and the wood chipper day at the Wild Rose Trailhead Park.

Jon Rueckert reported that the wood chipper day was an Eagle Scout project and included the removal of tree branches, etc. and that approximately six tons of trees were processed which has improved the appearance of the trail.

Council Member Horrocks reported that the Arbor Day event went well. He also said that he received a call from a lawyer about damages done to Eaglewood Drive by Staker Paving. Paul Ottoson replied that he met with Staker Paving yesterday at the site and that City staff will monitor the site as there is a tack coat splashes on the road and that the heat may melt these spots and fix the problem.

Council Member Jensen reported that Thursday May 19th would be the NSL Reads event at 7 p.m. He then asked if short term rentals have a major impact on the police department and if those who have these rentals should pay a higher tax. He said there is software that could track rental listings to see if they have a business license with the City.

Council Member Mumford reported on the Foxboro garage sale and said it was a great event with police dog demonstrations and food trucks.

Council Member Horrocks also commented that a resident had complained about weeds near the golf course. David Frandsen replied that the resident had left messages which were not returned right away as the employee was on vacation. The City will mow the area.

12. MAYOR'S REPORT

Mayor Arave reported that the City's allocation for the Fire District is up 2% for next year with the service area to commence this July. There will also be a groundbreaking on Friday for Lee's Marketplace.

13. CITY ATTORNEY'S REPORT

David Church had nothing to report.

14. CITY MANAGER'S REPORT

Barry Edwards verified that the budget paperwork had been dispersed to the Council members.

He then reported that he and the police chief met with the principal for Legacy Preparatory Academy regarding the lack of lighting in their parking lot and the need for additional lighting on Riverbend Way.

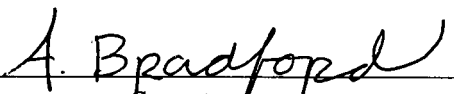
Mr. Edwards then reported that the tree on City property which overhangs into Duane Larsen's yard will be removed and that notices will be sent to those in the Foxboro area who have trees in violation of the clear view area as it is a liability issue.

15. ADJOURN

Mayor Arave adjourned the meeting at 9:49 p.m.



Mayor



Secretary