

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING – WORK SESSION
NOVEMBER 15, 2016

FINAL

Mayor Arave called the meeting to order at 6:00 p.m.

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

STAFF PRESENT: Barry Edwards, City Manager; Ken Leethem, 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; Connie Larson, Minutes Secretary.

OTHERS PRESENT: Youth City Council members.

1. DEPARTMENT REPORT

David Frandsen, Public Works Director, distributed the North Salt Lake Snow Removal Plan booklet. The main purpose of the presentation was to communicate the process and level of service that is expected in North Salt Lake. The Public Works objective is to get the road surfaces back to safe winter driving conditions as soon as possible. The Snow Removal Plan includes guidelines for winter storms, preparedness, public relations, personal training, and weather monitoring. Luke Lantz will coordinate storm activities with employees, and respond to service complaints and requests.

Mr. Frandsen said parking violation warnings will be issued for cars parked on the streets during snow storms. He will meet with administrative staff about complaints and requests from citizens who call City Hall, and what can be done to provide better service. He will also issue Snow Removal Warnings for residents who blow their snow onto the street. Sidewalk crews will remove the snow from the sidewalks at the golf course, and at the parking lot and sidewalks at City Hall.

Councilmember Horrocks commented that many compliments are received from residents on snow removal. Often, the complaints are from residents who live in the flat areas of the city and subdivisions who are second day recipients for snowplows, who feel their streets are neglected. A letter will be sent to the Police Department requesting that they inform the Public Works Department of streets that need immediate snow removal.

Councilmember Mumford asked about snow removal for the unincorporated area of Davis County, and if there is a confirmation from the Davis County Commissioners if they are going to provide snowplow service for this area. Barry Edwards, City Manager, said they have not responded to the letter and, therefore, nothing will change on snow removal this year.

2. ACTION ITEMS

There were no action items to report.

3. APPROVE CITY COUNCIL MINUTES – NOVEMBER 1, 2016

Councilmember Horrocks made a motion to approve the November 1, 2016 City Council meeting minutes as amended. Councilmember Hood seconded the motion, which was passed by unanimous vote (5-0).

4. COUNCIL REPORTS

Councilmember Horrocks reported November 17, 2016 will officially end the mosquito season. There have been two deaths of elderly people this year from West Nile Virus.

Councilmember Hood reported he attended the Neighborhood Watch meeting in Foxboro. The residents are requesting a City Council member attend their Neighborhood Watch meetings, which are held twice a year. The Foxboro residents want their street lights to be up to code, as they have had problems with lighting. Jon Rueckert, Assistant Public Works Director, reported the lights are up to code and placed every 500 feet. He reported 30 lights were fixed before Halloween. Some of the lights are owned by the power company, but the City still repairs them. Police Chief Craig Black will send Mayor Arave an invitation to attend the Neighborhood Watch meetings.

Councilmember Hood suggested instituting the RAD Kids program, which is a self-defense class for youth ages eight to twelve years of age. He asked if the City Recreation Program would be interested in doing this class. Councilmember Jensen said The RAD program is done at Wasatch Peak Academy, and the Legacy Preparatory Academy is training a new instructor. The public schools have not shown an interest in this program, so this could be part of the summer recreation program. The Youth City Council want to adopt a family for Sub for Santa. They would go through the Bountiful Food Pantry to get a family that is in North Salt Lake, and it would be for only families the Bountiful Food Pantry has screened. The Youth Council held a food drive on November 13th in conjunction with the Bountiful Food Pantry, and they gathered 500 pounds of food, and \$141 to buy Thanksgiving turkeys.

Councilmember Mumford thanked staff for helping him with his Waste Management issue this past week. There were residents on several streets who were missed on waste collection. Barry Edwards, City Manager, asked that Waste Management complaints received by Councilmembers be directed to him.

Councilmember Jensen reported the November Second Sunday Interfaith Concert was held on November 13th and was well attended, but The South Davis Mid Singles Choir did not attend. The last concert of the year will be on December 11th at 6 p.m. He also reported that on Saturday, November 19th, at 9:00 a.m., the trail behind Wild Rose Park will be moved for his son's Eagle Scout project.

Councilmember Porter reported he attended the Jordan River Commission meeting last week, which went very well. Councilmember Porter will be the Chair of the Commission next year.

5. MAYOR'S REPORT

Mayor Arave reported Wasatch Integrated Waste has invited the Council to tour their facility. They want to expand their material resource facility to be able to pull out plastics and metals. In order to pay for the expansion, they want to charge \$2 per can. Mayor Arave stated he is not in favor of the increase, and this item will be discussed at a future meeting.

Mayor Arave reported he received a letter from Dal Wayment who said he is moving forward on financing for the waste expansion for the South Davis Sewer District. Mayor Arave went to San Francisco last week to meet with the rating agency to get the bonds rated. The meeting went well.

Barry Edwards, City Manager, talked with a consultant for the sewage treatment plant, and he arranged for a site visit to the East Bay Mud Facility, and the facility in Marin County. They would like to meet with the City Council on Tuesday, November 29th to act on their application. Those who would like to attend the field trip will leave late on November 21st, and return on November 22nd.

6. CITY ATTORNEY'S REPORT

David Church, City Attorney reported he talked with Jody Burnett, and the Eaglepointe landslide litigation discovery is moving forward. Depositions will be taken through the end of year, and the witnesses are being prepared. The mediator with the current positions was not helpful to work out a deal. All parties are moving forward to finishing the discovery and a trial date.

7. ADJOURN

At 6:52 p.m., the work session was adjourned to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING
NOVEMBER 15, 2016

Mayor Arave called the meeting to order at 7:03 p.m.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Stan Porter
Council Member Matt Jensen
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; Connie Larson, Minutes Secretary.

OTHERS PRESENT: Mark Green, M.C. Green; Steve Bowler, Grass Roots Development; Matt Nielson, Grass Roots Development, Lisa Baskin, NSL Planning Commission.

VISITORS: Larry Fisher, Carol Fisher, Danny Blackburn, Raul Weston, Mark Burghardt, Trisha Burghardt, Marty Peterson, and Boy Scouts from Troop 1185, and 1626.

1. INVOCATION – Councilmember Ryan Mumford

PLEDGE OF ALLEGIANCE – Boy Scout Troop 1185

2. CITIZEN COMMENT

At 7:06 p.m., the public hearing was opened by Mayor Len Arave.

Mark Burghardt said his parkway backs Tunnel Springs Park. He is concerned about the sidewalk that runs along Eaglepointe Drive. Currently, there is no walking access to Tunnel Springs Park, and the children have to walk in the middle of the road to get to the park. There is a need for a pathway to the park.

Larry Fisher lives next to Mr. Burghardt and he supports the motion to have a safety walkway for safer access to Tunnel Springs Park.

Raul Weston lives next to the park, and he strongly supports a pathway for the children. There have been children walking to the park that have had close calls with cars. He is a physician and has seen children hit by cars.

3. CONSIDERATION OF MAYOR ARAVE'S RE-APPOINTMENT OF STEPHEN GARN AND LISA BASKIN TO EACH SERVE A SECOND TERM ON THE CITY OF NORTH SALT LAKE PLANNING COMMISSION

Mayor Arave recommended the appointment of Stephen Garn and Lisa Baskin to serve second terms on the Planning Commission. Councilmember Mumford said Stephen and Lisa have been doing wonderful work, and their insights and expertise are highly valued on the Planning Commission.

Councilmember Mumford made a motion to reappoint Stephen Garn and Lisa Baskin to serve second terms on the North Salt Lake Planning Commission. Councilmember Porter seconded the motion, which was passed by unanimous vote (5-0).

4. CONSIDERATION OF A PREVIOUS AGREEMENT TO PURCHASE CITY-OWNED PROPERTY LOCATED AT 961 NORTH FOX HOLLOW DRIVE

Barry Edwards, City Manager, explained that several years ago when this subdivision was developed, there was an agreement reached between the property owner, the developer, and the City to sell this property to the first property owner. The agreement was made, but there is no record of any money being paid or documents filed that executed this arrangement. This was part of the Wetlands Mitigation Area, and at first, it was thought there was a problem with the homeowner using the property because it was designated as wetlands. The property was developed by the prior property owner, and a policy decision is needed from the City Council. The agreement was for \$2,600. Staff recommends the City Council honor the original agreement, and collect the funds that are due. There is no beneficial reason to keep the property.

Councilmember Mumford said the original agreement needs to be honored. Councilmember Horrocks said a no interest penalty should be added. Mr. Edwards stated there is no survey on this property because it was a divided lot.

Councilmember Porter made a motion to sell the property at the original agreed price of \$2,600. Councilmember Mumford seconded the motion, which was passed by unanimous roll-call vote (5-0).

CONSIDERATION OF REQUEST TO LEASE CITY-OWNED PROPERTY FOR PARKING FOR A DEVELOPMENT LOCATED AT THE SOUTHWEST CORNER OF HIGHWAY 89 AND 2600 SOUTH

Ken Leetham, Assistant City Manager, displayed a proposed plan for the redevelopment of the property located at the southwest corner of Highway 89 and 2600 South where there is currently a Texaco Gas Station and Subway Restaurant. The property is next to City property. The City Council and staff have discussed the redevelopment of this property with other parcels, and the DRC feels leasing the parking spaces for a long period of time would be a barrier to future assembly of property. Barry Edwards, City Manager, said this property would be better suited for another substantial proposal. There is a city well on the south end of the property that has not been developed, but it has been drilled.

Steve Bowler, Grass Roots Development, said he is a commercial real estate agent, and his company does representation work with restaurants. He also does tenant driven development for retailers, such as Smith's and Blackbird Diners. This property is part of the redevelopment area, and it should continue to be developed. The property is narrow and the constraints make it difficult for many retailers. He would like to keep Subway on this property, but he would like to build a new building that is 200 feet smaller. A small section of property is being donated to UDOT on 2600 South to turn right onto Highway 89.

Mr. Bowler said his company developed the area directly across the street where Walgreens is, and now Smith's will be where KMART was located. He believes 90 percent of the time there will be adequate parking, but he believes the parking can be shared. He asked for help from the City to share parking. He offered to pave the parking area, and to do the snow removal.

Councilmember Mumford asked Mr. Bowler why he is asking for a long term lease instead of purchasing the property. Mr. Bowler responded the issue is cost, and he cannot afford to purchase it. Councilmember Jensen asked why he wants shared parking. Mr. Bowler said he needs to meet the parking requirements of the retailers, which is 56 stalls. Mr. Bowler is looking at a ten to fifteen year lease with a 25-year option. Mr. Bowler said he could not obtain the Apollo Burger site, as the owner is not interested in selling.

Barry Edwards, City Manager, said the property is worth \$200,000, and the lease would be \$20,000 per year.

Councilmember Mumford made a motion to continue this discussion at a later date. Councilmember Porter seconded the motion, which was passed by unanimous vote (5-0).

5. CONSIDERATION OF TUNNEL SPRINGS PARKING LOT TRAIL

Paul Ottoson, City Engineer, reported a few meetings ago, the City Council asked for a quote to put in a trail at the Tunnel Springs Park parking lot. Mr. Ottoson displayed a drawing of the park that shows extending the sidewalk on the east side of Eaglepointe Drive to the trail. There is a swell area where an eight-foot wide asphalt trail will be made that will tie into the ramp. Barry Edwards, City Manager, said there is a contractor who is willing to start on the trail tomorrow. Staff feels this is a good idea and will improve access to the park.

Councilmember Mumford said residents want the red zone marked with “no parking allowed” to protect children crossing the street, as children cannot be seen by trucks or large cars that are parked in that area. Mr. Ottoson said this project can be completed in three days.

Councilmember Mumford made a motion to award the Tunnel Springs Parking Lot Trail project to Staker Parson Company for the price of \$12,150. Councilmember Jensen seconded the motion, which was passed by unanimous roll-call vote (5-0).

6. APPROVAL OF EAGLERIDGE STORM DRAIN OUTFALL REPAIR PROJECT

Paul Ottoson, City Engineer, reported this project starts at the intersection of Eagleridge Drive, and the original cost estimates are different from the contractor prices. Over the years, the water from the pond blew out the pipe, and has caused a 25-foot drop that is eroding the hillside. Originally, a design was made on replacing the pipe all the way down, and adding a better anchoring system that would keep the waterfall feature.

There were six different options, with three options to continue the pipe all the way to bottom. There was also three different options for the waterfall feature. Alternate A would cost \$294,000, and Alternate B is for \$598,000 from M. C. Green and Sons. There is \$260,000 left in the budget. Mr. Ottoson recommends Option A3 if there is no waterfall. If the waterfall is used, he recommends Option B3. All of the options are designed to handle storm events.

Councilmember Mumford asked about visuals of the waterfall feature. Mr. Edwards said the contractor has shied away from the waterfall. There would have to be an access road that would become an access trail to the waterfall. Mr. Ottoson said 15 contractors attended the bid meeting, but only five bid after they saw how steep the slope is, as they did not want the liability. The waterfall drops 25 feet, and the pipe was added to drop it to 15 feet. Something must be done soon or the water damage will take out the road.

Barry Edwards, City Manager, said the Storm Sewer Impact Fees are in zones, and this particular zone has revenue attached to it, so it can be used in other zones as part of the Capital Facilities Plan. Janice Larsen, Finance Director, explained this project did qualify for an upgrade, and it carries more water, so it would qualify for Storm Sewer Impact Fees. There is \$900,000 in unrestricted cash and, it is an Impact Fee, but that money is for inspection, repair and capital replacement. The cash is there, but it would take away from future repairs and replacements. The money would not be taken from the General Fund. Mayor Arave stated we have significant need for storm drain funds. Paul Ottoson, City Engineer, reported \$250,000 per year is used for cleaning and repairing storm drain pipes each year. Councilmember Horrocks asked if there is a way to assess the users for the water feature. City Attorney, David Church, said an assessment is possible, but only with the agreement of the land owners. The City Council agreed they would like to see a list of proposed plans and expenses before a list of priorities and decisions can be made.

Councilmember Porter made motion to continue this discussion until the next City Council meeting on Tuesday, November 29, 2016, so that more information can be obtained on this issue. Also, the owners of the apartments will be contacted to see if they are willing to give money for the water feature. Councilmember Mumford seconded the motion, which was passed by unanimous vote (5-0).

7. APPROVAL OF SURPLUS LIST

Barry Edwards, City Manager, reported several items of City property have been accumulated that have been used and need to be sold. Most of the items are from the Stoltenberg property.

Police Chief, Craig Black, reported their K-9 police dog, Cairo, is four years old, and is doing great at drug seizures, but the dog cannot search large buildings any longer because it has hip dysplasia. Mr. Black requested permission for the dog to be listed as surplus, so that when the time comes to put him down, it can be done without waiting several weeks for City Council approval. Chief Black said if another officer would like to have a K-9 dog in the future, it will be considered. The K-9 program is usually funded through private donations, as a K-9 dog costs around \$7,500. A typical K-9 dog gives five to six years of service.

Councilmember Jensen made a motion to approve the surplus miscellaneous items on the property located at 75 West 150 North in North Salt Lake, as well as the Police Department dog, Cairo. Councilmember Porter seconded the motion, which was passed by unanimous roll-call vote (5-0)

8. CONSIDERATION OF RESOLUTION 2016-33R APPROVING THE PUBLIC MEETING SCHEDULE FOR THE CITY COUNCIL AND PLANNING COMMISSION FOR CALENDAR YEAR 2017

Councilmember Jensen said November 7, 2017 is election night, and will be deleted from the City Council meeting schedule.

Councilmember Horrocks made a motion to approve Resolution 2016-33R, with the correction that November 7, 2017 be removed from the City Council schedule. Councilmember Mumford seconded the motion, which was passed by unanimous vote (5-0).

9. APPROVAL OF EMPLOYMENT CONTRACT AND APPOINTMENT OF KEN LEETHAM AS CITY OF NORTH SALT LAKE CITY MANAGER, EFFECTIVE JANUARY 15, 2017

Barry Edwards, City Manager, said he has reviewed the contract for the City Manager, along with the City Attorney. Mr. Edwards said the provisions are standard, and that he believes Ken Leetham is the right person for the job.

Councilmember Jensen made a motion to approve the contract appointing Ken Leetham as the City Manager for the City of North Salt Lake, and changing the pay stipulation which is on 2F, so that the verbiage will apply for the next seven years from the date of his signature. Councilmember Hood seconded the motion, which was passed by unanimous roll-call vote (6-0).


10. CITY MANAGER'S REPORT

Barry Edwards, City Manager, said he attended a meeting with UDOT on the I-215 and Redwood Road improvements. Negotiations are moving forward on the cross section of Redwood Road, I-215 and Center Street. This project will start in one-year with the surcharging of the ground where the new structure will go, and construction will start in 2018, which is one-year earlier than planned. The City exercised the right of first refusal on the gun club property. The idea of the truck stop issue is also being discussed with UDOT. Mr. Edwards said the plan is to split the road into one-way in and one-way out, so that all trucks would enter at the same entrance and exit together further north. The road will have a 14-foot median with a two-lane road on each side. There will be an open house on November 17th, where UDOT will show the proposed plans for this improvement.

Mr. Edwards then said the new boat take-out is in need of a name, and it was agreed it will be named the Porter Takeout if no other name is agreed upon.

11. ADJOURN

At 8:35 p.m., Councilmember Mumford made a motion to adjourn to the RDA Meeting.



Mayor

Date Approved