

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-WORK SESSION  
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
OCTOBER 21, 2025

**FINAL**

Mayor Horrocks welcomed those present at 6:05 p.m.

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

EXCUSED: Councilmember Lisa Watts Baskin  
Councilmember Ted Knowlton

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

OTHERS PRESENT: Barry Bryson, Dee Lalliss, Ryan Holbrook, Carolyn Jacobson, residents.

1. REPORT ON ACTION ITEM RELATED TO POLICIES FOR THE REPAIR OF  
PUBLIC SIDEWALKS

Ken Leetham reported that staff had been reviewing this issue including researching what other cities had implemented related to public sidewalks. He noted that ordinances may be more effective than just a policy. He said the issue that's difficult for staff is to determine what is more important between sidewalk maintenance or tree preservation. Often these two ideas are in conflict. He shared that staff had mapped out the locations where sidewalk repairs are needed.

David Frandsen shared that sidewalk issues were a growing problem and presented a map detailing small to large concerns and replacement per a 2024 study. He compared the 2024 sidewalk concerns with the 2017 map and highlighted the large increase. He mentioned that staff continued to work on the damage but explained how issues would continue to occur if the trees remained. He noted the 2024 hazards on the map and shared the following information:

Hazard	Count	Repair Price	Estimated Cost
Large (1"-1.5")	1,885	\$192	\$361,920
Medium (3/4")	3,009	\$144	\$433,296
Small (1/2")	6,744	\$72	\$485,568
Replacement	628	\$1,000	\$628,000
Total Estimate			\$1,908,784

Mr. Frandsen shared photographs of a raised sidewalk area on 1100 North near Foxboro. He said for this project two pieces of sidewalk were replaced due to a tree root problem which took three employees four hours each to complete. He noted that a contractor then poured the concrete and the total project cost was \$1,600. He reiterated that the problem could continue to occur as the tree remained at this location.

David Frandsen presented photographs and information on eight sidewalk projects that were completed within the last several years and explained that the cost varied depending on cost of demolition, dump fees, and concrete pricing. He noted that the total cost for these eight projects was \$17,847 with an average price of \$2,230 and shared the following information:

Location	Cost
1056 W Manchester Drive (2 panels)	\$2,672
1017 W Manchester Drive (3 panels)	\$2,403
922 W Stonehenge Drive (3 panels)	\$1,682
1137 W Harworth Drive (3 panels)	\$2,314
926 W Woodstock Drive (3 panels)	\$3,860
1036 E Fairway Drive (curb)	\$1,253
755 N Fox Hollow Drive (2 panels)	\$2,771
700 West 1100 North (2 panels)	\$888

Mayor Horrocks asked if grinding the sidewalk would have been more affordable on the first two projects rather than replacing the sidewalk panels. David Frandsen replied that grinding was the affordable approach but was only effective for raised sidewalk 1½ inches and below.

David Frandsen spoke on how many residents would request that the sidewalk be fixed and the tree remain untouched. He then reviewed tree trimming and how the snow load on trees could affect snow plowing. He shared the 2024 grinding sites and said there were 300 areas with a total cost of \$20,000 or \$67 average for each spot. He noted that the annual concrete work budget was \$60,000 which was not just sidewalk repair/replace and that grinding was \$20,000 each year.

Mr. Frandsen spoke on the value of trees and reviewed what other municipalities in Utah had done related to sidewalk repair. He shared that many cities placed the duty of sidewalk repair on the adjacent property owner. He said some cities shared the cost with the property owner, some cities paid the entire cost, and other cities mandated full payment by the property owner depending on the cause of damage. He noted that it was common in Utah for cities to require adjacent property owners to repair or maintain sidewalks bordering their lots either fully or through cost sharing programs with the municipality. He continued that many cities would not do repairs until the trees had been removed.

David Frandsen presented an extensive list related to sidewalk repair for 18 cities and specified who was responsible for repairs, cost sharing, and whether a permit was required. He spoke on policy items related to where to make repairs (worst, when a tree was removed, or most used locations) and who would pay (property owner, City, mix).

Councilmember Jackson noted that residents may only want to keep the tree if the City was paying for repairs. She asked if the City had ever negotiated and agreed to pay for or split repair costs only if the tree was removed or replaced. She suggested a negotiation to mitigate the problem in the future such as an agreement that if the resident wanted to keep the tree then the repair cost would be their responsibility versus if the tree was removed the City would pay or split the cost. David Frandsen replied that staff was open to ideas and currently did not have any guidelines in place and a limited budget which meant they focused on the biggest area or those in the worst condition.

Ken Leetham said surrounding cities had a variety of policies including covering the cost of the first repair but not future repairs or tree preservation ahead of sidewalks. He spoke on potentially focusing on priorities such as heavily used sidewalks or sharing repairs 50/50 with property owners. He mentioned that the City had a risk management role and there were some significant pedestrian accidents in the last decade. He shared that the City had prioritized tree planting specifically in Foxboro in the park strips.

Councilmember Jackson spoke on trees with root systems that went down and not out and if those types of trees had been required in Foxboro. Councilmember Van Langeveld commented that homeowners were required to plant a certain type of tree.

Mayor Horrocks mentioned that the right tree in the park strip would make a difference.

David Frandsen said staff prepared a list with requirements in the last several years but many of the problem trees were planted in previous years. He requested the City Council provide direction for staff moving forward.

Councilmember Jackson asked if trees were replaced, based on the list staff had compiled, that in ten years from now there would not be as many significant sidewalk issues. David Frandsen replied that he was hopeful that this would reduce the issues as staff had consulted experts.

Ken Leetham said he did not believe that the City had the proper width of public park strip in many cases and so there may be trees with minimal impact but still a potential for damage to curbs/sidewalk or unhealthy trees. He felt that the issue would continue to grow and asked for policy direction from the Council. He mentioned that staff would obtain feedback from the City Council and provide a more specific policy for consideration. Mr. Leetham said he would not recommend spending \$2 million to fix all of the sidewalks and suggested an ordinance or written policy which could be shared with the public and guide staff on budgets and capital projects.

Councilmember Clayton asked about fixing a sidewalk and saving a tree in her neighborhood. David Frandsen replied that the tree was too close to the sidewalk and the park strip was too small.

Ken Leetham suggested the potential to place trees in the front yard away from the sidewalk.

Councilmember Clayton mentioned the difficulty of this issue and the time staff had spent reviewing different policies.

Councilmember Van Langeveld spoke on other priorities including the City's Tree City designation, prior investment into active transportation and being a walkable city, and proactive maintenance planning. She suggested that the City include sidewalk maintenance as part of the capital improvement plan. She mentioned the lifespan of sidewalks (similar to roads or other infrastructure) and implementing a replacement program for trees and a repair program for sidewalks. She noted that in Foxboro certain trees had been part of the required list at that time which may cause issue with some residents. She was in favor of keeping trees and more investment into sidewalk maintenance. David Frandsen said some cities had a crew dedicated to sidewalk repair.

Mayor Horrocks echoed that the City was a Tree City and suggested a policy that a sidewalk would not be replaced twice. He was in favor of fixing the more problematic areas.

Councilmember Jackson said infrastructure and safety were the backbone of what residents expected from the City. She suggested a more aggressive approach with additional funding and measurable yearly improvements. She noted that individuals would be more amenable to change with a financial incentive or cost and that the policy could include a tree replacement incentive and a cost sharing policy.

Councilmember Van Langeveld asked about ADA requirements and the potential for a portion of sidewalk to go around a tree and be replaced with gravel. She was in favor of preserving the tree through a replacement or similar program. David Frandsen replied that there were cities who placed sidewalk around trees and said staff could review those options and ADA requirements.

## 2. REPORT ON ACTION ITEM RELATED TO EXPANSION STRATEGIES FOR PUBLIC WORKS FACILITIES

Ken Leetham reported on a future expansion plan for Public Works facilities. He mentioned several options such as expanding in place or relocating Public Works to areas around Redwood Road.

Jon Rueckert shared that the Public Works department moved into their current building in 2005. He noted the Parks Department building was constructed in 2012. He shared aerial views of the property with three buildings and outdoor storage. He said the snow plow vehicles were currently being stored outside.

Councilmember Van Langeveld asked which buildings were used for office space, storage, etc. Jon Rueckert shared that office space was in a small portion of one building, and the other building spaces had storage for parks equipment, fleet mechanic shop, water department space, and warehouse/storage.

Jon Rueckert reported there was empty property to the north of the City's current property and the proposal for vehicle parking there. He said the property was currently owned by FedEx and contained an easement. He spoke on the need for additional office space (summer parks staff, police department mobile mini), more efficient storage, enclosed truck storage, and covered parking. He presented a site plan with a proposal for cold storage garage, covered parking, enclosed truck storage, covered pallet/pipe storage, and a two story office building.

Mr. Rueckert presented several site layout options provided by Blalock Partners who had done many recent public works projects for other cities. He shared Option A which relocated the existing bulk storage location to the site perimeter, relocated the new enclosed truck storage more centrally which allowed for pull through bays, acquired additional property, and provided a two story office building. He said Option B relocated the existing bulk storage location to the site perimeter, reoriented the new enclosed truck storage north/south, shifted the cold storage garage to avoid acquiring additional property, new one story office building, and reduced needed parking spots for trailers/equipment.

Jon Rueckert reviewed the initial construction cost study with multiple options including:

- Public Works Administration Building
  - 15,300 square feet of new construction
  - Two story
  - \$6,885,000
  
- HD Vehicle Storage Building (plow trucks)
  - 5,625 square feet of new construction
  - Six bays
  - \$1,406,000
  
- Garbage Can and Police Vehicle Storage Building
  - 2,800 square feet new construction
  - \$672,000
  
- Pipe and Material Storage Building
  - 1,100 square feet of new construction
  - \$198,000
  
- Covered Parking Structure
  - 2,200 square feet of new construction
  - \$264,000

Mayor Horrocks suggested remodeling the existing office building and was in favor of the plan to maximize the existing lot.

Councilmember Jackson mentioned the pipes and pallets and the potential to expanding bulk or cold storage out. She suggested parking the trailers over where the pipe was shown on the Option B plan. Jon Rueckert replied that this was something they could review and the desire to have the pipes in covered storage.

Councilmember Jackson expressed interest in covering up assets such as pipes or vehicles. She asked if there was a way to consolidate some of the proposed options. Jon Rueckert said that was an option and how the current configuration did not include the proposed property acquisition.

Mayor Horrocks asked if staff had reviewed vacancies in nearby warehouses. Ken Leetham commented that staff had talked about the idea of renting warehouse space for equipment and vehicle storage.

Councilmember Jackson suggested maybe moving to a new location with a larger facility may be a better option. She expressed concern about acquiring the property with potential water table, easement, and purchase price issues.

Mayor Horrocks reported on the potential for LDS church sites becoming available for purchase. He said the Coventry site was currently for sale but was not a good option for a public works site.

Councilmember Van Langeveld said while there was a storage problem that she did not see a \$7 million problem at this time. She noted that the snow plow vehicles were expensive and expressed prioritizing covered parking as well as better storage for the materials (piping). She continued that based on the price of this proposed project that it could be pushed back further on the list. She suggested spending funds on redesigning the interior of the office building to better accommodate employees.

Ken Leetham commended Jon Rueckert for being proactive on this project and said staff would review the feedback from the City Council including covered storage. He also mentioned similar challenges with covered parking for the police vehicles. He spoke on pricing out what it would cost to acquire five or six acres on the west side of the City versus the cost of selling the current property. He said staff could review a 50 year plan and ways to extend the life of the existing facility with cost estimates.

Councilmember Van Langeveld asked if the City would need to bond to pay for this proposed project. She said residents were already upset about the Hatch Park bond and she was not interested in additional bonding for infrastructure at this time.

### 3. ADJOURN

Mayor Horrocks adjourned the meeting at 7:05 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  
OCTOBER 21, 2025

**FINAL**

Mayor Horrocks welcomed those present at 7:11 p.m. He provided an invocation and led those present in the Pledge of Allegiance.

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

EXCUSED: Councilmember Ted Knowlton

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

OTHERS PRESENT: Barry Bryson, Dee Lalliss, Ryan Holbrook, Carolyn Jacobson, residents; Melanie Marshall, Isabelle Ferguson, Pyper Baldwin, Teresa Bess, Linda Price, PTA.

1. CONSIDERATION OF PROCLAMATION 2025-02: A PROCLAMATION  
HONORING THE IMPACTS OF 100 YEARS OF PTA SERVICE BY PROCLAIMING  
OCTOBER AS PTA MONTH IN THE CITY OF NORTH SALT LAKE

Ken Leetham reported that this was a request per Utah PTA to recognize October as PTA month in the City. He noted that this was in recognition of 100 years of PTA service.

Councilmember Van Langeveld shared that PTA presidents and board members were in attendance from every school in the City including Foxboro, Adelaide, and Orchard Elementary. She invited the PTA members to share something the PTA had accomplished at their school.



Pyper Baldwin, Adelaide Elementary, shared that the PTA had hosted a jogathon for 20 years to raise funds for the school.

Teresa Bess, Adelaide Elementary, spoke on the PTA working with teachers including helping to establish a Spooky Science Club.

Melanie Marshall, Orchard Elementary, mentioned the Martin Luther King Jr. (MLK) Day speech and presenting to the City Council as well as the student choir performing for the Senior Lunch Bunch.

Isabelle Ferguson, Foxboro Elementary, said parents were able to nominate and recognize staff at the school.

Councilmember Van Langeveld spoke on community engagement and how it centered around the school. She mentioned a continuing partnership with the PTA and schools and invited this year's MLK speech winners to present to the Council. She noted that the JustServe organization could also be utilized for school needs.

Mayor Horrocks shared that JustServe was being utilized at Orchard and Foxboro and was a free volunteer program. He also mentioned that the Utah League of Cities and Towns hosted an annual youth essay contest "Why I Like My Community" with prize money.

**Councilmember Clayton moved that the City Council approve Proclamation 2025-02: A proclamation honoring the impacts of 100 Years of PTA service by proclaiming October as PTA Month in the City of North Salt Lake. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, and Van Langeveld. Councilmembers Baskin and Knowlton were excused.**

## 2. CITIZEN COMMENT

Barry Bryson, resident, shared images of damaged sidewalk at 315 Orchard Drive and spoke on an injury his family member sustained there. He requested that this section of sidewalk be repaired as it had been raised for many years.

Dee Lalliss, resident, mentioned that the trees in the park strip belonged to the City and that City ordinance required the property owner to maintain the park strip, trees, and sidewalk. He said the ordinance also specified that trees must be pruned 8 feet above the sidewalk and 14 feet above the curb. He spoke on issues with the soil in Foxboro which affected the trees and best practices for growing trees in that area. He suggested that trees should be planted in the front yard, at least

six feet from the sidewalk, and not in the park strip to avoid damage to the sidewalks or trees and reduce safety issues. Mr. Lalliss also noted that trash was not picked up on his street during the recent second Saturday pickup. He concluded that there had been two trees on the north area of Main Street which previously covered up speed limit signs and commended staff for having them removed.

Ken Leetham suggested that residents inform Ace or the City related to any missed trash collection.

### 3. COUNCIL REPORTS

Councilmember Clayton reported the Halloween Spooktacular would be held on October 25 at Tunnel Springs Park. She continued that it would include a 5K zombie run, facepainting, and other activities. She noted that the November Senior Lunch Bunch would include honoring local veterans. She recognized the Arts Committee and the progress on the public art mural.

Mayor Horrocks provided an update on the photo contest which had closed today and suggested potentially extending the deadline.

Councilmember Van Langeveld shared that she had received positive feedback about the City during her time campaigning. She said that many of the residents' concerns would be addressed in the updated General Plan.

Councilmember Baskin arrived at 7:35 p.m.

Councilmember Jackson reported the Arts Committee met this week and said while the City's priority was safety and infrastructure that public art was uplifting and enlightening. She shared that the public art mural would be completed soon and an unveiling and dedication would occur on December 1<sup>st</sup> in conjunction with the Winter Lights Fest event. She said the Arts Committee had discussed finding locations throughout the City to host public art.

### 4. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

## 5. MAYOR'S REPORT

Mayor Horrocks reported on the award from the third quarter transportation grant for the Cutler Drive sidewalk project. Sherrie Pace replied that it was associated with the new bus route to allow access for the bus stop.

Mayor Horrocks mentioned that the award also included a Pacific Avenue side path for \$460,000. Karyn Baxter commented that UDOT was rebuilding Overland Drive and the City was including the section of Pacific Avenue near Overland for a side path to 1100 North.

Mayor Horrocks reported on the COG meeting and the Davis Links website. Councilmember Van Langeveld said that the Health and Wellness Committee attended the Davis County meetings and explained that Davis Links provided resource links.

Ken Leetham noted that the City had previously shared information about Davis Links on social media postings.

Mayor Horrocks reported that Davis County had started Code Blue with a location in Clearfield. He said Davis County was the only compliant county in the State. He shared that they were in need of volunteers and that those interested could sign up for shifts via the Volunteer Local app. He continued that Wayne L. Niederhauser, the State's Homelessness Coordinator, had resigned today.

Mayor Horrocks shared that while he did not generally follow local real estate that seven homes were up for sale within the last week in the Foxboro area. He then mentioned Brandon Hunt who was the Davis County Weed Supervisor and his assistance in the removal of illegal trees/weeds in Utah including Russian Olive trees.

## 6. CITY MANAGER'S REPORT

Ken Leetham reported that the fall cleanup would be held this weekend. He also noted that the next City Council meeting would be held on Wednesday November 5<sup>th</sup> due to election day on November 4<sup>th</sup>.

## 7. EAGLEWOOD GOLF COURSE GENERAL MANAGER ANNUAL REPORT

Tyler Abegglen reported on the main golf course operations, the driving range, maintenance, The Grill, event center, indoor simulators, and teaching/coaching. He shared that there were three full time employees (general manager, golf professional, and assistant golf professional), three full

time maintenance staff (superintendent, two assistant superintendents, and one part time fleet mechanic), two full time Grill employees (kitchen manager, assistant kitchen manager), and 70 part time/seasonal employees during peak season.

Mr. Abegglen then reviewed golf operations related to course play, merchandise, and the driving range. He noted rounds per year from 1999 to 2025 and highlighted 71,109 rounds in 2007 with 44,509 in 2019 and 87,448 in 2025 (through September). He compared revenue by year for the same time period with \$1,129,160 in 2007, \$1,010,245 in 2019, and \$3,789,955 in 2025 (through September).

Tyler Abegglen presented another graph detailing merchandise sales by year with \$184,137 in 2007, \$119,728 in 2020, and \$454,335 in 2025 (through September). He spoke on the driving range renovations and the hope that revenue would eventually offset the cost. He compared driving range revenue by month from 2018 through 2025 highlighting 2019 with \$46,110 compared to \$323,083 in 2025. He noted that sales from 5 p.m. to 10 p.m. were almost 60% of overall daily sales.

Tyler Abegglen presented Wasatch Front Google review data with Eaglewood in the top four courses out of 20 other courses along the Wasatch Front with a 4.7 rating out of 1636 reviews. He noted that the course had received Best of Davis County, Best of SLC Winner, and Salt Lake City Best for several years. He then focused on future fiscal year 2026 projects including the fountains, the cart paths, the bathrooms, and the tee box. He reviewed each of the projects and associated items:

#### Fountains

- Oxygenation of water
- Algae and weed control
- Odor reduction
- Sediment reduction
- Course appearance
- Mosquito control
- Lighting of event center

#### Cart Paths

- #12 and #13
- Reduction in damage to carts
- Safer turns/slopes
- Additional square footage for tee boxes

Cart Paths (continued)

- Durable materials
- Proper drainage

Bathrooms (on course)

- Tile
- Lighting
- Fixtures

Tee Box #4

- Repair current tee box
- Add additional tee box
- Create large detention area for runoff

Tyler Abegglen reported on fiscal year 2027-2029 equipment and projects. He shared that 2027 projects included golf carts and said traditionally carts were purchased or leased every five years. He said the recent trade-ins were slightly longer at 5.5 years due to COVID. He noted that the current carts had been in use for 3.5 years and suggested an upgrade in the next fiscal year. He presented two graphs showing fleet usage by rounds and average fleet usage by year. Mr. Abegglen summarized that the current fleet of carts had seen as much use in 3.5 years as the prior fleet in 5.5 years.

Councilmember Van Langeveld mentioned the graphs related to fleet usage and if there had been an increase in the number of carts that were purchased/leased. She also asked for detail on the wear and tear after use. Tyler Abegglen replied affirmatively and said there were 84 compared to 80 and suggested increasing the number of carts in the future to accommodate tournaments. He said maintenance was the main issue after this much use including brakes and mechanical followed by minor aesthetic issues. He noted that staff could share data related to operating parts and repairs.

Tyler Abegglen commented that fleet parts and repair costs were just as expensive as the last year with the old golf cart fleet. He said the maintenance information had spurred the data analysis of fleet usage by rounds and fleet usage by year.

Councilmember Jackson clarified that the current fleet of golf carts had been purchased and not leased which allowed for trade-in value to offset the cost of a new fleet. Tyler Abegglen replied that each year \$40,000 was lost in value and explained that the trade in value would be more by trading the carts in early. He noted that they would receive several quotes for golf carts.

Mayor Horrocks asked if the GPS system was an add-on. Tyler Abegglen replied that the GPS system was separate and the contract included one free change over to new carts.

Tyler Abegglen continued that the fiscal year 2027 equipment included golf carts on a four year lease at \$70,000 per year, and three green mowers at \$150,000 for an equipment total estimate of \$240,000. He reviewed fiscal year 2028 equipment with a TYCROP Hauler at \$25,000, a Turfco spreader at \$60,000, and Chevy Colorado at \$35,000 for a total equipment estimate of \$120,000. He concluded with the 2029 fiscal year estimate of two tee mowers at \$55,000 each, two Workman HDX units at \$25,000 each, and a Sidewinder rough mower at \$45,000 for a total equipment estimate of \$205,000.

Mr. Abegglen reviewed long term projects including:

- Tee box leveling and reconstruction
- Clubhouse pro shop bathroom remodel
- Cart path replacement/repair/seal
- Turf building expansion
- Irrigation replacement
- On course camera and Wi-Fi system
- Tree replacement
- End of range practice area and building

Mayor Horrocks mentioned complaints from Eagles Landing related to the 18<sup>th</sup> tee box and if there was anything that could be done. Tyler Abegglen replied that it was difficult to make changes in that location or to make changes that may have unintended consequences. He said staff would review the tee box and any potential options.

8. CONSIDERATION OF RESOLUTION 2025-51R: A RESOLUTION AMENDING THE  
CITY'S COMPREHENSIVE FEE SCHEDULE RELATED TO GEO-HAZARD  
INVESTIGATIONS AND THE GOLF ENTERPRISE FUND

Tyler Abegglen recommended the following rate changes to be implemented in 2026:

**Recommended Rate Changes for 2026**

Golf 18 Hole Rates (current)	Golf 18 Hole Rates (suggested)
\$40-46 Regular Green Fee	\$42-50 Regular Green Fee (*Dynamic Pricing Adjust)
\$24 Junior Rate	\$30 Junior Rate
\$10 Youth on Course	\$10 Youth on Course (same)

**Recommended Rate Changes for 2026 (continued)**

\$30 Afternoon Special	\$40 Afternoon Special
\$20 Cart Fee	\$20 Cart Fee (same)
\$175 10 Hole Punch Card	\$200 10 Hole Punch Card

He then presented tournament pricing updates with flat rates calculated based on golf course usage:

**Tournament Pricing**

Full Shotgun (Minimum of 80 Players)

Proposed:	Current:
Tuesday and Wednesday \$8,500 (includes \$500 in credit)	\$7,500
Thursday and Friday \$10,000 (includes \$500 in credit)	\$9,000
Saturday \$12,000 (includes \$1,000 in credit)	\$12,000

Tee Time Groups (Minimum of 24 Players)

Does not include Event Center use

Proposed:

\$75 per person

Tyler Abegglen then reviewed Eaglewood Event Center pricing. He noted that a 12 Hour Rental was 10 a.m. to 10 p.m. He said the Event Center rental deposit was 25% of the rental cost. He recommended lowering the Monday through Thursday rates to ensure better quality, food storage capacity, and labor costs. He explained that this rate change would help to facilitate the scheduling of events during the week. He noted residents would still receive a 20% discount.

**Eaglewood Event Center Pricing**

Monday-Thursday	Friday-Sunday
6 Hour Rental \$1,600	6 Hour Rental \$2,800
12 Hour Rental \$2,400	12 Hour Rental \$3,600

Karyn Baxter reported on additional proposed changes to the comprehensive fee schedule. She noted the first change was from “geo hazard investigation-scoping meeting” to “geo hazard investigation City review and scoping meeting fee.” She shared that the second change was from “geo hazard investigation permit and review” to “geo hazard investigation review deposit.”

Councilmember Jackson asked for clarification on the current language which sounded like the applicant would receive a permit and the new language sounded like they would not receive a



permit but they would pay a deposit. Karyn Baxter replied that the geohazard investigation permit was applied for when an applicant had site specific geo tech work or a permit for investigation. She said staff would issue permits for boring and trenching before it was performed. She explained that this would clarify that the payment was a deposit to review but there was not a fee for the permit itself.

**Councilmember Jackson moved that the City Council approve Resolution No. 2025-51R, a resolution amending the City's Comprehensive Fee Schedule related to Geo Hazard Investigations and the Golf Enterprise Fund. Councilmember Van Langeveld seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.**

Tyler Abegglen commented that the approved Comprehensive Fee Schedule for the golf course would start January 1, 2026.

9. CONSIDERATION OF APPROVAL TO TRANSITION A PART TIME TO FULL TIME POSITION FOR A GOLF COURSE MECHANIC

Tyler Abegglen reported on the request to transition a part time position golf course mechanic to a full time position. He explained that currently the golf course paid for one fourth salary and benefits towards two fleet mechanics. He noted that this was currently \$55,000 per year from the Golf Enterprise fund to the Fleet fund for approximately \$1,000 hours per year. He said they worked four ten hour days from 9 a.m. to 5 p.m. at the golf course Monday through Thursday.

Mr. Abegglen recommended a full time golf course mechanic with a work schedule in line with maintenance which was 6 a.m. to 2 p.m. five to seven days per week during peak season. He noted that this would be 2,080 hours (addition of 1,080 hours) at an estimated cost of \$75,000 to \$85,000 per year (golf budget increase of \$20,000 to \$30,000 per year). He suggested Grade 16-17 with a starting salary of \$46,625 to \$49,059 per year with benefits of \$25,000 to \$35,000. He shared that supervision would also change from the Fleet Manager to the Golf Course General Manager/Superintendent.

Mr. Abegglen provided a breakdown of duties for the current 1,000 hours:

- Preventative maintenance 10%
- Reactive Maintenance 20%
- Turf Equipment 45%
- Golf Carts 25%

\*Estimated \$55 per hour

Recommended duties for 2,080 hours:

- Preventative maintenance 20%
- Reactive maintenance 10%
- Turf equipment 30%
- Grounds care 10%
- Pump system 5%
- Golf Carts 25%

\*estimated \$36-40 per hour

Tyler Abegglen reviewed how the proposed full time position would benefit operations:

- Specialized Expertise: hire specifically for golf course equipment, turf machinery, and reel maintenance needs
- Team Continuity: integrated daily with maintenance crew for consistent communication and workflow
- Aligned Work Hours: morning starts, weekends, and seasonal schedules match golf operations
- Direct Oversight: reports directly to golf course supervisors for clearer accountability and priorities
- Proactive Maintenance: focus on preventative care instead of reactive breakdown response
- Expanded Responsibilities: includes water pump maintenance, service systems, and utility support
- Reduced Downtime: faster diagnostics, repairs, and routine service extend equipment availability
- Flexible Response: on-site for emergency repairs and time-sensitive issues
- Hands-On Support: available to operate equipment when needed during peak demand
- Operational Efficiency: acts as an additional supervisor, helping reduce comp-time accrual for other staff
- Equipment Monitoring: recommendations on upcoming needs/problems/outlooks
- Specialized Training: staff training on the proper use and care of equipment

Councilmember Clayton asked if there was enough work for a full time employee and about the hours of the current mechanics. Tyler Abegglen replied that the golf course mechanic typically would work from 8 a.m. to 5 p.m. Monday through Thursday. He said there was plenty of work to be done including preventative upkeep and would provide for a better maintained golf course. He spoke on how it may be difficult to find someone with the right experience.

Jon Rueckert reported on the need for a mechanic in Public Works as well. He explained that this would be an additional 1,040 hours due to current staff falling behind. He noted that staff was spending a greater portion of time addressing immediate repairs instead of a focus on routine maintenance. He said that regular maintenance such as oil changes were still being done regularly but proactive upkeep was lacking (greasing of equipment, repacking wheel bearings, etc.). He felt that added hours would address better inventory tracking and record keeping.

Mr. Rueckert mentioned the more complex equipment like plow trucks or salter equipment and the need for proactive training for that equipment. He provided task sheets with detailed information on each service call. He also shared an inventory sheet which was utilized in conjunction with the task sheets. He reviewed a list of parks equipment and said there were 36 additional vehicles, machines or equipment added in the last eight years with 126 Parks equipment, 75 total Streets/Storm equipment, 16 water equipment, and 38 total police vehicles for 255 total equipment and vehicles.

Mayor Horrocks asked if the net effect would be one new employee. Ken Leetham replied affirmatively and said this was a result of the Fleet Manager, Dave Herre, leaving recently. He said this created an opportunity to review operations at the Golf Course and fleet management. He shared that operations had grown and would be financed through the Fleet and Golf funds.

Councilmember Van Langeveld clarified that it would be two part time positions that would become two full time positions. Ken Leetham replied that it was a vacancy in the fleet fund which was staffed at 2.5 full time positions with the other half going to the golf fund. He noted that the golf fund would add a full time position and the fleet fund would replace the mechanic that left. He said it would add one full time position or 1,040 hours.

**Councilmember Baskin moved that the City Council approve the conversion of the Part-Time Fleet Mechanic position to a Full-Time Golf Course Mechanic position at Eaglewood Golf Course, with a salary range in Grade 16-17, depending upon qualifications. Councilmember Van Langeveld seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.**

#### 10. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2025-52R: A RESOLUTION AMENDING THE FISCAL YEAR 2025-2026 BUDGETS

Heidi Voordeckers reported that the proposed budget amendment would affect several funds including:

General Fund with a \$278,030 contribution to fund balance

- Additional revenue
  - Increase in franchise taxes (energy) \$250,000
  - Real property sale to UDOT \$70,000
- Additional Expenditures
  - IT expense for .gov update and migration \$11,970
  - Retaining wall repair at Wild Rose Park \$30,000

Roads Capital with \$225,540 use of fund balance

- Increased project costs for soft spots
  - Cynthia Way \$109,075
  - Windsor Drive, Windsor Court, Ascot \$116,465

Water Operating with \$20,305 use of fund balance

- Prior year funds approved for fluoride clean up

Storm Fund with \$85,390 use of fund balance

- Year 2 of 5 street sweeper lease
  - Principal \$67,603
  - Interest \$17,787

Golf Fund with \$250,595 contribution to fund balance

- Additional revenue \$520,000
  - Green fees, driving range, carts, pro-shop
- Less additional expenses \$269,705
  - Grounds improvements, wages, F/T mechanic position

Fleet Fund with \$39,000 use of fund balance

- Convert P/T shared mechanic to F/T dedicated fleet mechanic

Mayor Horrocks asked if there were funds budgeted for fluoride. Heidi Voordeckers replied that the fluoride removal/clean up was already anticipated in the budget with a reduction of \$8,000.

Mayor Horrocks also asked about the sledding operations. Tyler Abegglen said there were ownership changes and the City had only committed to a one year contract. He noted that the

operator still owed funds to the City for improvements and revenue. He mentioned that a new contract would require them to pay a portion of what they owed.

Councilmember Jackson asked if estimated revenue was part of the budget for last year and if this would require a budget amendment in additional revenue if they did make a payment. Heidi Voordeckers clarified that this would remove \$30,000 from this year's budget for the sledding operations. She said if a contract was signed for this year the revenue could then be added to the budget per an amendment.

Heidi Voordeckers shared an exhibit with budget amendment information with a net increase of \$158,090. She mentioned that there was a tuition reimbursement program for City employees in the General Fund which would then be moved to the actual department budget when it was reimbursed. She also noted in the Golf Fund the specific improvements that Tyler Abegglen had reported.

Councilmember Baskin was excused at 9:01 p.m.

Councilmember Jackson mentioned the Golf Fund and the \$19,000 for the conversion from part time to full time. Heidi Voordeckers said there was also \$20,000 for the benefits portion with an estimated total cost of \$39,000 if they started in January which would be for half of the fiscal year.

**At 9:03 p.m. Mayor Horrocks opened the public hearing. There were no comments and he closed the public hearing at 9:04 p.m.**

**Councilmember Jackson moved that the City Council approve Resolution 2025-52R: A resolution approving and adopting amendments to the fiscal year 2025-2026 General Fund, Roads Capital Fund, Water Operating Fund, Storm Water Fund, Golf Fund, and Fleet Fund Budgets. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, and Van Langeveld. Councilmembers Baskin and Knowlton were excused.**

11. CONSIDERATION OF ORDINANCE 2025-17: AN ORDINANCE AMENDING THE  
SELF STORAGE AND STORAGE SHED OVERLAY ZONE MAP TO INCLUDE THE  
PROPERTY LOCATED AT 211 WEST CENTER STREET

Sherrie Pace reported on a storage unit overlay zone amendment on the north side of Center Street and explained that this application would be a similar to the recent rezone which occurred at 100 West Center. She noted that the proposed property was five acres in size and showed a

map of the area. She continued that the impetus for this request was the I-15 expansion and property acquisition by UDOT of approximately half of the subject property. Ms. Pace shared that the Planning Commission held a public hearing and recommended approval to the City Council of the storage unit overlay zone. She presented a zoning map of the property and expansion. She highlighted that the UDOT acquisition, along with the easements, placed unusual constraints on the property that limited the use and access to the property.

Councilmember Baskin returned to the meeting at 9:06 p.m.

Mayor Horrocks asked about the original plan for the proposed parcel. Sherrie Pace replied that there had been a lawsuit as the City did not want to approve a zone change for this property. She said there was a court case that was settled out of court and the City then allowed storage units on the south side of the property. She said with the closing of the Center Street off ramp that the viability of this parcel had changed.

Councilmember Van Langeveld asked about the requirements for setbacks from the road and any required fencing. Sherrie Pace responded that there was a fencing requirement which would be setback 20 feet from the right of way. She noted that Center Street would be widened and the setback would be 20 feet beyond that new acquisition.

**Councilmember Van Langeveld moved that the City Council approve Ordinance 2025-17 to amend the Self Storage and Storage Shed Overlay zone map to include the property of 211 West Center Street (Parcel ID: 01-421-0001) with the following conditions:**

- 1) Action on the amendment to the Self Storage and Storage Shed Overlay zone map does not guarantee nor entitle approval of site plan review or permissible drive access locations from the public street (Center Street); and**
- 2) The overlay boundary shall be the parcel, less the area acquired by UDOT for the expansion of I-15.**

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

## 12. CONSIDERATION OF BID AWARD FOR DEICING MATERIALS FOR USE ON CITY ROADWAYS FOR THE 2025-2026 WINTER SEASON

Jon Ruckert reported that staff received three bids for bulk deicing materials. He said the City typically used between 1,500 to 2,000 tons of deicing salt each winter. He shared the three bids for the 2025-2026 winter season were:

- Broken Arrow at \$23 per ton for a total of \$34,500 to \$46,000
- Compass Minerals at \$32.50 for a total of \$48,750 to \$65,000
- Morton Salt at \$35.23 for a total of \$52,845 to \$70,460

**Councilmember Van Langeveld moved that the City Council approve awarding a bid to Broken Arrow for the delivery of bulk deicing material for the 2025-2026 winter season at a price of \$23.00 per ton. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld.**

Councilmember Knowlton was excused.

## 13. CONSIDERATION OF A REQUEST FOR RED CURB ON 1100 NORTH AT CLIFTON PLACE TOWNHOMES

Sherrie Pace reported that this was a request per Councilmember Van Langeveld for a review by the Safety Committee regarding street parking along 1100 North at the Clifton Place townhomes. She shared an aerial view of the area and noted the wide shoulder of the road and the branches of the trees in the center median that extended into the roadway. She said between the curb and the curb on the center median was 25.5 feet and the shoulder was 12 feet and the travel lane was 13 feet. She continued that the affected lane width was approximately 9 feet with the tree branches. Ms. Pace explained that the Safety Committee identified several solutions including reducing the shoulder to the standard 8 or 9 feet, adding a shoulder line of 3 feet and establishing a travel lane of 13 feet, and contacting the HOA to prune the trees to 14 feet above the pavement.

Ms. Pace said after those changes were made the Safety Committee determined to monitor the area. She noted that they proposed to red curb several sections including the area between the intersection at Redwood Road and the first driveway to the west and the area near the driveways of the fire station. She clarified that the Safety Committee considered multiple factors including:

- The Federal Highway Administration (FHWA) provided design guidelines (FHWA-SA-14-028)
  - 10-12 foot travel lanes
  - 8 foot shoulder



- On street parking standard minimum of 18 feet with a 20 foot maximum (built 25.5 feet)
- Original street design and construction approved for Foxboro North
- Street was designed to allow on street parking
- Townhomes designed and approved front 1100 North with pedestrian access to street
- Safety Committee role to address safety and not aesthetics

Councilmember Van Langeveld thanked staff for their review and how code was applied throughout the City. She said while this area met the code to allow street parking that there were several reasons why she felt it should be prohibited. She mentioned that the code may need to be amended in instances where there was a center median and street parking as it may cause an unsafe circumstance. She then shared that on street parking on high traffic roads was also unsafe.

Councilmember Van Langeveld mentioned additional reasons why the curb should be painted red in this area including that this was the entrance to Foxboro and preserving the aesthetics was important, active transportation conflicts, and a request from the residents.

Councilmember Jackson said she hesitated to vary from code based on a request from residents and suggested red curbing the areas that the Safety Committee had proposed.

Councilmember Van Langeveld said she was in agreement to adhere to code and maintain uniformity but felt that this road was not the same as it was a gateway and had a center median.

Sherrie Pace commented that the Safety Committee had determined to review the area after the townhome units were built to see if the proposed options had addressed the concerns. She said that restricting parking in front of the townhomes would mean guests or deliveries would have to park behind the development. Councilmember Van Langeveld replied that a delivery space could be designated and suggested the other side of the street be painted red to restrict parking as well.

Ken Leetham said this discussion was helpful for staff and mentioned that this location was different as it was an entrance off a major arterial road, Redwood, and if the City Council would like to restrict on street parking in these locations, then staff could write an ordinance to reflect that.

Councilmember Baskin was inclined to agree with the solutions proposed by the Safety Committee and to wait and see if the problem was resolved. She also mentioned an expectation that these residents would have for parking on the street.

Councilmember Clayton was in favor of designating a delivery zone. Sherrie Pace replied that this could be done with signage but could create an enforcement issue. She clarified that the units along 1100 North would have driveways and garages on the rear of the building.

Councilmember Jackson said there were two concerns related to aesthetics and safety and that the street be adjusted after the fact if it was warranted.

Councilmember Van Langeveld noted that there was a safety concern. She added that the City Code could be revised by the City Council in instances where it did not work. She said that another aspect was also aesthetics and if the Code created an issue it could be changed as well. She proposed two changes to the City Code related to on street parking within a certain distance to an entrance to the City and also when there was a center median.

Councilmember Baskin shared that the other item was that City Code was meant to be applied uniformly and felt that this would be an exception which she was not comfortable with. Sherrie Pace said staff could prepare code revisions after studying how this may affect other areas in the City.

Councilmember Jackson clarified that it was not beholden to the City Code but to equal application of the code. She was not in favor of a hard center median for multiple reasons. She noted the potential for hard center medians along Highway 89 and any unintended consequences for a no parking code. Sherrie Pace mentioned several items related to Highway 89 including that UDOT was requiring an 8 foot shoulder and how a center median may slow traffic down.

**Councilmember Baskin moved to direct staff to investigate and research a code amendment that would be applicable citywide. Councilmember Van Langeveld seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld.** Councilmember Knowlton was excused.

14. CONSIDERATION OF RESOLUTION 2025-53R: A RESOLUTION APPROVING  
THE MASTER AGREEMENT WITH UTAH DEPARTMENT OF TRANSPORTATION  
(UDOT)

Ken Leetham reported on two separate agreements with UDOT related to the proposed I-15 widening project.

Mayor Horrocks asked how far south this project would extend. Sherrie Pace replied that it would extend to 600 North.

Ken Leetham shared that the first agreement would dictate processes, procedures, and review times for plans as well as defining the relationship with UDOT and each affected city. He said it was a series of projects that impacted pieces of properties in different ways along the corridor. He explained how the City was impacted and that the contract would address how the City would adhere to UDOT regulations or how UDOT would adhere to local ordinances as well as a method for requesting exceptions or details. He noted that this agreement was required for all government agencies affected by this project. Mr. Leetham shared that the City had concerns with paragraph 18 of the agreement and suggested that the City wait to approve this agreement until UDOT responded.

Todd Godfrey said under this master agreement that may impact City infrastructure and would allow the City to confer with UDOT on the design and how it would be rebuilt. He said paragraph 18 provided a reasonable timeframe for the final inspection of the work but also indicated that once the work was done that the City would accept the work that was done and it would become the City's responsibility without a warranty. He suggested that UDOT provide a warranty as part of the agreement.

Ken Leetham stated he had provided that request to UDOT to consider providing that warranty to the City. Todd Godfrey said it may be part of a specific improvement agreement but recommended that it be part of the master agreement with UDOT.

Councilmember Baskin commented that if this agreement was being presented to each affected city that it may show a weight of authority with more communities requesting a similar warranty.

Ken Leetham said he would reach out to other communities. He said staff would bring this item back once they heard from UDOT.

**Councilmember Baskin moved that the City Council table Resolution 2025-53R: a resolution approving the Master Agreement with the Utah Department of Transportation (UDOT). Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.**

15. CONSIDERATION OF RESOLUTION 2025-54R: A RESOLUTION APPROVING  
THE MASTER LANDSCAPE AGREEMENT WITH UTAH DEPARTMENT OF  
TRANSPORTATION (UDOT)

Ken Leetham reported that the subject of the Master Landscape agreement would address how the freeway interchange adjacent to the City would look. He said it would also include technical

aspects including interactions with UDOT and landscaping choices. He mentioned that UDOT would provide \$150,000 per interchange. He continued that the City Council had expressed a preference for how the landscaping should look including landscape with plant material around the streets and decorative rock in areas that were further from the street level.

Mr. Leetham said UDOT would produce a landscaping plan for the interchange based on the City's feedback. He explained the areas would be owned by UDOT and maintained by the cities.

Councilmember Jackson suggested collaborating with Woods Cross on the 2600 interchange. Ken Leetham replied that he would continue working with Woods Cross on the design to provide a more seamless look between the two communities. He said this was a one time opportunity to improve the interchange.

Ken Leetham commented that Todd Godfrey had reviewed this agreement and did not note any issues.

**Councilmember Clayton moved that the City Council approve Resolution 2025-54R: a resolution approving the Master Landscape Agreement with the Utah Department of Transportation (UDOT). Councilmember Van Langeveld seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.**

#### 16. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of October 7, 2025 were reviewed and approved.

Councilmember Clayton requested an amendment for line 179 to edit the name spelling for Heath Bradley.

**Councilmember Van Langeveld moved the City Council approve the minutes of October 7, 2025 as amended. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.**

#### 17. DISCUSSION OF ACTION ITEMS

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

18. ADJOURN INTO CLOSED SESSION

**At 10:04 p.m. Councilmember Baskin moved the City Council hold a closed session as allowed by State code 52-4-205 for the purpose of discussing pending or reasonably imminent litigation. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.**


19. RECONVENE INTO REGULAR SESSION


**At 10:30 p.m. Councilmember Jackson moved to adjourn the closed session and reconvene in the regular session. Councilmember Baskin seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.**

20. ADJOURN

Mayor Horrocks adjourned the meeting at 10:30 p.m.

*The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday November 18, 2025 by unanimous vote of all members present.*

  
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Brian J. Horrocks, Mayor

  
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Wendy Page, City Recorder

