



**CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING
NOTICE & AGENDA
FEBRUARY 17, 2026**

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on February 17, 2026 at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm followed by the regular session at 7:00 pm in the Council Chambers.

Meetings of the City Council may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.

The following items of business will be discussed; the order of business may be changed as time permits:

WORK SESSION – 6:00 p.m.

1. Discussion of the City Council's Budget Priorities and Objectives for Fiscal Year 2026-2027
2. Adjourn

REGULAR SESSION – 7:00 p.m.

1. Introduction by Mayor Brian Horrocks
2. Thought or Prayer ~ Councilmember Jackson
3. Citizen Comment
4. Council Reports
5. City Attorney Report
6. Mayor's Report
7. City Manager Report
8. Annual Report of the Civic Events Committee
9. Presentation of Consultant Draft of Town Center Design Standards
10. Consideration of Resolution 2026-08R: A Resolution Approving a Lease/Purchase Agreement with Zions Bankcorporation for acquisition of a Snow Plow
11. Public Hearing and Consideration of Resolution 2026-09R: A Resolution Amending the Fiscal Year 2025-2026 Fleet Fund Budget

12. Consideration of Resolution 2026-10R: A Resolution Approving an Agreement between Lantis Productions, Inc. and the City of North Salt Lake for the 2026 Liberty Fest Firework Display
13. Presentation of Semi-Annual Police Department Report
14. Discussion Related to Action Item #25-27 on the Possibility of Creating a City Citizen Academy
15. Discussion on Action Item #25-34 Establishing a Consent Agenda as Needed for Future City Council Meetings
16. Approval of City Council Minutes of February 3, 2026
17. Discussion of Action Items
18. Adjourn

CLOSED SESSION

1. Possible closed session for the purpose of discussing the character professional competence, or physical or mental health of an individual; to discuss pending or reasonably imminent litigation; to discuss the purchase, exchange, sale, or lease of real property; or to discuss the deployment of security personnel, devices, or systems. *Utah Code 52-4-205*

City Council meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. This meeting will be broadcasted live through the City's YouTube channel:

<https://www.youtube.com/@nslutah4909/streams>

Notice of Posting:

I, the duly appointed Deputy City Recorder for the City of North Salt Lake, certify that copies of the forgoing agenda for the City Council meeting(s) were posted on the Utah Public Notice Website:

<https://www.utah.gov/pmnl/>, City's Website:

<https://www.nslcity.gov>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: February 12, 2026



Sherrie Pace, Deputy City Recorder



Summary Guide of City Council Agenda Items for February 17, 2026

This document is provided as a way to briefly understand the most important content and purposes of the agenda items at the upcoming meeting. It is hoped that this summary guide will assist you as you study in preparation for this meeting.

Work Session – No Council Action Required

- a. City Council discussion of the Council's budget priorities and objectives for FY27 – this is the first of several work sessions to prepare the FY27 budget for adoption.
- b. There are three documents attached to assist the Council to prepare for this item.

Regular Session

Items 4-7: City Council, City Attorney, Mayor and City Manager reports.

Item 8: Annual report of the Civic Events Committee – No Council action required.

- a. This item will be presented by Dallas Golden, Committee Chair.
- b. City staff for this Committee is Jon Rueckert and Linda Horrocks.

Item 9: Progress report for the Town Center Design Standards Project – No Council action required.

- a. This is a reporting item. The consultant VODA Landscape + Planning will update the Council on the status of the project. Mark Morris will represent the consultant.
- b. The project is funded through a WFRC grant.

Item 10: Consideration of Resolution 2026-08R: A resolution approving a lease/purchase agreement with Zions Bankcorporation for acquisition of a snow plow – City Council action required.

- a. The proposed resolution approves an agreement with Zions Bankcorporation which will fund the purchase of a large snow plow. Total amount financed is \$344,910 for a term of 5 years. This was an approved purchase from a previous budget year.

Item 11: Consideration of Resolution 2026-09R: A resolution amending the Fiscal Year 2025-2026 Fleet Fund Budget – City Council action required.

- a. This item is required in order to complete the purchase of the snow plow that is the subject of Item 10. The Fleet Fund is the only budget being amended by this proposed resolution.

Item 12: Consideration of Resolution 2026-10R: A resolution approving an agreement between Lantis Fireworks Productions, Inc. and the City for the Liberty Fest 2026 fireworks display – City Council action required.

- a. This resolution approves the fireworks display contract for the upcoming Liberty Fest celebration. The proposed cost of the display is \$60,000.

Item 13: Presentation of semi-annual Police Department Report – No Council action required.

- a. This item is a department report from the Police Department. Chief Black will be reporting.

Item 14: Discussion of Action Item #25-27 creating a citizens academy – No Council action required.

- a. This item is a follow-up discussion for the purpose of determining what form this educational outreach should take in the future. In past meetings, proposals have included formal, multi-week classes, informal neighborhood meetings with outreach, and holding Council meetings in various areas of the City.

Item 15: Discussion of Action Item #25-34 related to the creation of a consent calendar on City Council agendas – No Council action required.

- a. The purpose of this item is for the Council to give City staff direction on the format of Council meeting agendas, specifically the possible use of a consent calendar. A consent calendar allows the Council to approve several items of business with one motion.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: February 17, 2026

SUBJECT: Work session on City Council's budget priorities and objectives for FY27

You may recall that this is the first meeting of several work sessions planned for the upcoming FY27 budget which begins on July 1, 2026. The purpose of this memorandum is to assist and support the Council as you think about priorities and objectives for the coming year.

Strategic Planning

Last year the City Council held a series of Strategic Planning meetings where you expressed many priorities and objectives. Those were not limited to a fiscal year, but resulted in a great exercise in identifying and discussing projects and services that were most important to the Council. Out of those meetings, the Council identified 5 priority issues that were the most important to you. They are:

- 1) City Identity; City Motto; City Marketing Plan
- 2) Improve Quality of US89
- 3) Adoption of a Housing Strategy for Use of RDA Housing Funds
- 4) City App
- 5) Complete One Beautification Project Annually at Entrances or Major Corridors

There is a draft report and summary of these priorities attached to this memo which should give the Council greater insight into what these priorities mean.

Also at the retreat the City Council identified many other goals and priorities that were important to them. A second report is attached to this memorandum entitled, City Council Issues – August 5, 2025 that contains all of the Council's issues identified by an elected official at that time and placed in a table that shows what the City's disposition is for each item. The issues highlighted in yellow eventually became the Council's five priority issues as described above.

Fiscal Year 2026-2027

The City staff has been working on preparation of the upcoming budget. According to the attached budget schedule, we will begin reviewing department proposals and requests at the end of March. We do know, however, that City staff will not be proposing a property tax increase for the upcoming fiscal year. We will discuss revenue planning and projections on March 3 so that the Council may have a better understanding of long-term revenues.

The purpose of this work meeting is for City Council members to be able to share their desired budgetary issues for the upcoming fiscal year with each other and with City staff. This will not be the only opportunity to have input, but it is the earliest and best chance for you to raise issues, projects, services and other issues impacting the budget.

2025 Strategic Plan Content 10-7-25

City Identity; City Motto; City Marketing Plan

The purpose of this priority is to improve and elevate the identity of the City of North Salt Lake so that the City has a more positive reputation and standing. It is believed by engaging in this priority the City can improve its ability to attract desired land uses, perform more and better outreach to its residents and become a more resilient and influential community in the County, region and State.

City Identity means that for the residents of North Salt Lake, there is greater familiarity with the idea of the City as a series of connected communities, each with distinct characteristics, needs and futures. Residents should also have a greater understanding of City governance and what their local government services are and how they are delivered. City identity also includes an awareness on the part of elected officials, City employees and volunteers of the value of excellence in how the City carries out its duties.

City Motto is an idea that will be explored for the purpose of creating a clear statement that is a simple, but meaningful way to quickly define our community's purposes and values. This yet-to-be-determined motto may include a name change, an emphasis on neighborhood cohesiveness, acknowledgement of public gatherings and activities or the City as a destination.

City Marketing Plan is a series of important activities, plans and documentation of the strengths and advantages of the City in a way that private capital investment in the City's distinct neighborhoods seems attractive. This part of the priority will create an important economic development tool that can be used to carry out the specific goals and objectives of the City's General Plan for the continued development of specific centers such as the Town Center, Redwood Road district, 2600 South east of I-15 and Center Street west of I-15.

Next Steps:

- 1) Formation of a working group made up of City Council members and City staff so that this priority can be further refined and defined.
- 2) Creation of a document that clearly identifies the issues that need to be addressed in this priority together with identified strategies, programs, products or proposals needed to address all issues.
- 3) Creation of surveys, as needed, in order to obtain public feedback on strategies, programs, products or proposals.
- 4) Portions of this priority may require the hiring of professional consultants for assistance.
- 5) Report findings and recommendations to the City Council by August 1, 2026.

Improve Quality of US89

Since the adoption of a General Plan revision in 2013, the City worked to improve US89. The Plan supports new land uses in the Town Center such as high density residential development, revised parking standards, the development of walkable neighborhoods connected with urban trails and pathways, the expansion and redevelopment of Hatch Park, new pedestrian-oriented streetscape and roadway designs, the development of a new mass transit system connecting the University of Utah to Farmington, and active transportation within this district.

This priority builds on the General Plan by identifying that undesirable land uses and their associated poor aesthetics must be improved over time. This will occur as the City creates strategies for better streetscapes, wider sidewalks, more active transportation opportunities as a mode choice, improved landscaping, upgraded building facades, reinvestment in improved land uses and many other strategies that support the redevelopment of this important district.

Next Steps:

- 1) Formation of a working group made up of members of the Planning Commission, Trails and Active Transportation Committee, City Council and key City staff members.
- 2) Working group will evaluate the corridor in these ways: identify deficiencies and opportunities, identify projects, create priorities, identify best practices, identify funding.
- 3) Create a draft set of recommendations for the City Council's consideration.
- 4) Work completed by March 1, 2026 for FY27 budget consideration.

Adoption of a Housing Strategy for Use of RDA Housing Funds

The City's redevelopment project areas have generated over \$1.2 million in funds that are programmed to be used in some form for affordable housing. The purpose of this priority is to adopt a housing plan for the use of these important funds.

Next Steps:

- 1) City staff to identify several housing needs using the City's Moderate Income Housing Plan and a review of the State of Utah's multiple housing initiatives and strategies.
- 2) City staff will present findings to the City Council on February 1, 2026.
- 3) With City Council feedback, City staff will prepare resolutions, budget proposals and plan and program recommendations with sufficient lead time to be considered in the FY27 budget.

City App

The purpose of this priority is to create tools for the public to interact in helpful, convenient and transparent ways with their City. Features of this tool include voluntary notification of events and relevant information about what is happening in the City. The app could also be a place where the public makes inquiries and receives quick and accurate responses from the City. Other features might include a voluntary alert system for real time traffic conditions, train delays, City event reminders.

Next Steps:

- 1) Formation of a working group for the purpose of identifying potential uses of an app technology for City government purposes. Working group made up of City Council members, City staff and identified members of the public who have expertise and contributions to make in the areas of technology.
- 2) Perform public outreach through a survey, public meetings, directed public outreach to particular neighborhoods or other strategies so that feedback can guide the intended use of technology.
- 3) Present findings to the City Council by March 1, 2026 for inclusion in the City's FY26 budget, if needed.

Complete One Beautification Project Annually at Entrances or Major Corridors

The City Council desires to make significant progress in improving how the City looks. There are numerous key locations at entryways, along major corridors, within centers and districts and on numerous City-owned properties where the addition of landscaping improvements and other streetscape improvements would positively impact neighborhoods. The Council will put together a list of key projects and priorities and will set aside funds annually to complete at least one project per year.

Next Steps:

- 1) City staff, with Council input and a review of the General Plan recommendations, will prepare a map of key locations which are candidates for beautification.
- 2) City staff will present findings to the City Council on March 1, 2026 for inclusion in the FY27 budget.
- 3) The City Council will establish a policy of how much public funding will be set aside annually for Citywide beautification.

City Council Issues – August 5, 2025

Baskin

- 1) Addressing in the newly annexed area.
- 2) Citywide name change
- 3) Concern over 4 day 10 hour work schedule – revise schedule for city hall to be open on Fridays
- 4) Place reports (CC, Mayor, CM) at the beginning of Council meeting agendas
- 5) Have a future closed session as part of Strategic Planning meetings

Clayton

- 1) Appreciates and supports code enforcement cleanup in certain areas (Orchard Drive)
- 2) Emphasize civic event participation for all neighborhoods – Rotate CC member assignments to attend events
- 3) Cost and attendance data for events/prioritize civic events (there are a lot)
- 4) Would like a City motto: A city where all feel welcome, valued and belong. Other idea: Enhancing quality of life and meeting the expectations of our North Salt Lake residents, businesses, employees and visitors
- 5) Fire Safety Plan similar to PW annual report
- 6) City should have a public swimming pool
- 7) City should include business highlights in City communications (social media, newsletter, website)

Horrocks

- 1) Should have a ribbon cutting at Foxboro Wetlands Park
- 2) Council should attend National League of Cities Conference in SLC in November
- 3) City should become a Just Serve designated City.
- 4) City should participate in the 250 year Statewide celebrations
- 5) Ribbon cutting for Hatch Park
- 6) 2026 Civic Events: How to determine how many and which events
- 7) Improve the golf course reception center (aesthetics, cleanliness, flower beds)
- 8) City should investigate feasibility of a bridge over RR at Center Street

Jackson

- 1) Beautification of Eagleridge Drive
- 2) One beautification project annually at a city entrance or major corridor
 - a. CC should decide how much funding each year
 - b. CC should have a plan of which areas/projects to do
- 3) City-sponsored events should be chosen based on representing all citizens (subsets to rotate) and not cause division in the community.
- 4) Fire preparedness and strategy (report on pressures and fire storage); communicate readiness to the citizens of the City

- 5) RDA Funding – what is possible, plan for use of funds including use of housing funds for homeowner assistance
- 6) Incentivizing businesses to come to NSL – local market analysis, identification of incentives, identification of attraction strategies and role of CC members in business attraction

Knowlton

- 1) Make efforts to beautify the City; signage and roundabouts
- 2) How to leverage Hatch Park to improve the Town Center
- 3) Improve quality of US 89 through UDOT agreement, collaboration with neighboring communities, South Davis Greenway
- 4) I-15 Project: How to get what we want in the I-15 project?
- 5) Trails plan is a priority
- 6) Housing Plan: what is it? Needs a solid policy statement
- 7) Chevron
- 8) Sustainability – should be explored in discussions with the City Council
- 9) Creation of a City identity; need a citywide survey; could this be a ballot question?
- 10) What services could be combined with neighboring cities?

VanLangeveld

- 1) Comments on Strategic Plan: 1) it is a Council document not subject to public input; 2) prefers a smaller, streamlined plan annually; 3) wants City staff input
- 2) Prioritize results of Wellness Survey to address top 3 concerns:
 - a. Lack of cultural opportunities
 - b. Environmental quality/air quality
 - c. Connection to NSL to achieve an increase in personal well-being
- 3) Marketing plan for the City:
 - a. Advertising the benefits and strengths of NSL
 - b. Control our story; Become a benefit to residents, businesses, econ. dev., reputation
 - c. Create strategies to address fragmented community and build neighborhood identity:
 - i. East side
 - ii. Mid town
 - iii. West side
 - d. Have more strategic purposes when planning city events that support building up neighborhoods
- 4) Prioritization process for Civic events
- 5) City App
- 6) Trail around the entire City (circuit) and around every public park – elevated Highline trail in NYC as an example. Make circuit trail stand out. Make more investment in trails
- 7) Public Safety annual report (like PW report)
- 8) Include Health & Wellness policies in the General Plan
- 9) Adoption of a homeless resources plan – could RDA funds be used?
- 10) Public Art
- 11) Code changes to expand tax base and bring businesses into City
- 12) Review incompatible land uses and zoning between industrial/commercial and residential

<u>Issue</u>	<u>Action Item</u>	<u>Future Work Session</u>	<u>Strategic Planning Objective</u>
<u>Baskin</u>			
City addressing of annexation area	#5		
Citywide name change			X
4/10 work schedule	X		
CC, CM, Mayor reports 1 st on agendas	X		
Future closed session	X		
<u>Clayton</u>			
Support Code Enforcement in neighborhoods	X		
Planning for civic events for all neighborhoods/Formal CC member assignments to attend	X	X	
Cost and attendance data used to prioritize civic events	X	X	
City Motto			X
Fire Safety Plan	X	X	
Public Swimming Pool	X		
Highlight City businesses in communications	X		
<u>Horrocks</u>			
Foxboro Wetlands ribbon cutting event	X		
CC to attend NLC in SLC in 2025	X		
Become a Just Serve designated city	X		
Participate in semiquincentennial	#4		
Hatch Park ribbon cutting	X		
Civic events-how many and what events?	X	X	
Improve golf course reception center	X		
Bridge over RR on Center Street	X		
<u>Jackson</u>			
Beautification of Eagleridge Drive	#6		
One beautification project annually at entrances/major corridors			X
Civic events-processes for selecting events	X	X	
Fire Preparedness strategy and plan	X	X	
RDA funding-Housing Plan w/RDA funds			X
Economic Development Objectives	X	X	
<u>Knowlton</u>			
Efforts to beautify City			X
Use of Hatch Park to improve Town Center	X	X	
Improve quality of US89	#14		X
Leverage I-15 project to get what City wants	X	X	
Trails Plan as a priority (funded in Trails Committee)		X	
Housing Plan needed: Policy Statement(s)			X

Chevron	#23		
Sustainability	X	X	
City Identity			X
Combining services with other communities	X	X	
	<u>Action Item</u>	<u>Future Work Session</u>	<u>Strategic Planning Objective</u>
VanLangeveld			
Review and prioritize results of the City’s Wellness survey to guide City decisions because the survey represents the priorities of our residents. Key findings to consider include: Lack of cultural opportunities, concerns with environment/air quality, connection with NSL, and the related impact on personal well-being	X	X	
Marketing plan for the City (advertising campaign) that provides more opportunity for the City to tell their own story, build our own identity. This can build a sense of identity for residents, as well as attract new residents and businesses. City is clustered into 3 communities: East, Midtown, West. We should have a marketing strategy for each area that builds City and neighborhood identity.			X
Event purpose discussion-reviewing City purpose for events and what is considered a “success”.	X	X	
City App	#8		
Trails around entire City (circuit) and around every City park	X	X	
Public Safety Annual Report	X	X	
H&W policies in the General Plan	X	X	
Homeless Resources document consider using RDA funds	X	X	
Continue to invest in Public Art	X	X	
Focus on code adjustments that can encourage more commercial development. Review land use and zoning between industrial/commercial and residential	X	X	

**BUDGET PREPARATION AND ADOPTION CALENDAR
FISCAL YEAR 2026-2027**

DATE	ACTION - DESCRIPTION	LEGALLY REQUIRED
1/22/2026	Finance: Distribute budget and capital worksheets to department heads for review and recommendations.	N
2/12/2026	Department Heads: Worksheets with recommendations due back to Finance	N
2/17/2026	Council Work Session (Eaglewood) : Council priorities and objectives	N
3/3/2026	Council Work Session: Revenue Summary/Overview and Projections Sales Tax, Property Tax, Franchise Taxes, Development Fees, Utility Rates	N
3/17/2026	Council Work Session: Personnel Wage/benefit projections, position requests, COLA	N
3/31/2026	Council Work Session: Capital Projects review Streets, Water, Storm, Parks, Trails	N
4/7/2026	Council Work Session: Public Works Operations and Equipment Streets, Water, Storm, Parks, Fleet	N
4/11/2026, or 4/18/2026	Council Work Session: Governmental Operating Budgets General government, public safety, justice court, community development, local building authority, redevelopment agency, housing	N
4/30/2026	Distribute Tentative Budget in the City Council packet	Y
5/5/2026	Council Meeting: Adopt the tentative budget and set the public hearing details and target date for final adoption (6/2/2026 or 6/16/2026).	Y
6/2/2026	Council Meeting: Hold a public hearing on the tentative budget, address final concerns, and resolve any remaining issues. The Council may approve the final budget at this meeting (and set the tax rate) or defer adoption to the June 16 meeting.	Y
6/16/2026	Council Meeting: Approve the final budget (by June 30) and set the certified property tax rate by resolution.	Y



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Sherrie Pace, Community Development Director

DATE: February 17, 2026

SUBJECT: Town Center Urban Design Standards Update

RECOMMENDATION

No recommended action on this item.

BACKGROUND

The City's consultant Mark Morris with VODA Landscape + Planning, will be present to update the City Council on the progress of the Town Center Urban Design Standards project. The project is for the development of design standards to be codified into ordinance that will implement the vision for the Town Center Master Plan. This project is funded through the Transportation and Land Use Connection Grant from Wasatch Front Regional Council.

The standards will include building design standards for materials, architectural style, façade requirements, etc. and urban design standards for block and building layouts, trail connections, shared public parking locations, future transit stops, landscaping, public art, plazas and streetscape design, etc.

No action is proposed for this agenda item.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Heidi Voordeckers, Finance Director

DATE: February 17, 2026

SUBJECT: Resolution 2026-08R: A Resolution Approving the form of the Lease/Purchase Agreement with ZIONS BANKCORPORATION, N.A., Salt Lake City, Utah and authorizing the execution and delivery thereof.

BACKGROUND

The City Council authorized the purchase of a replacement snowplow in conjunction with the adoption of the fiscal year 2024 budget. The snowplow has been on order for over 18 months and is now ready for delivery. As established in the fleet replacement policy, staff recommend that this equipment be financed as part of a lease-purchase agreement, the terms of which are summarized below. The attached proposal was the lowest offered rate, with the next lowest solicited rate at 5.29%.

SUMMARY

The total amount of the lease purchases proposed for financing is \$344,910.00, to be charged to the fleet fund and then charged as a capital allocation to the street department beginning in fiscal year 2027.

The terms of the lease purchase, more specifically described in the attached lease agreement, include:

- 5-year term with no pre-payment penalty
- Interest Rate - 4.5%
- Annual Payment - \$78,567.62, from 2/26/2027 – 2/26/2031

PROPOSED MOTION

I move the City Council approve Resolution 2026-08R: A Resolution Approving the form of the Lease/Purchase Agreement with ZIONS BANKCORPORATION, N.A., Salt Lake City, Utah and authorizing the execution and delivery thereof.

Attachments: Resolution 2026-08R
Resolution 2026-08R, Exhibit A

RESOLUTION NO. 2026-08R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE APPROVING THE FORM OF THE LEASE/PURCHASE AGREEMENT WITH ZIONS BANKCORPORATION, N.A., SALT LAKE CITY, UTAH AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF.

WHEREAS, The City Council (the “Governing Body”) of North Salt Lake (the “Lessee”) has determined that the leasing of the property described in the Lease/Purchase Agreement (the “Lease/Purchase Agreement”) presented at this meeting is for a valid public purpose and is essential to the operations of the Lessee; and

WHEREAS, the Governing Body has reviewed the form of the Lease/Purchase Agreement and has found the terms and conditions thereof acceptable to the Lessee; and

WHEREAS, either there are no legal bidding requirements under applicable law to arrange for the leasing of such property under the Lease/Purchase Agreement, or the Governing Body has taken the steps necessary to comply with the same with respect to the Lease/Purchase Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North Salt Lake, Utah as follows:

SECTION 1. The terms of said Lease/Purchase Agreement are in the best interests of the Lessee for the leasing of the property described therein.

SECTION 2. The appropriate officers and officials of the Lessee are hereby authorized and directed to execute and deliver the Lease/Purchase Agreement in substantially the form presented to this meeting and any related documents and certificates necessary to the consummation of the transactions contemplated by the Lease/Purchase Agreement for and on behalf of the Lessee. The officers and officials of the Lessee may make such changes to the Lease/Purchase Agreement and related documents and certificates as such officers and officials deem necessary or desirable, such approval to be conclusively evidenced by the execution and delivery thereof.

SECTION 3. The officers and officials of the Governing Body and the Lessee are hereby authorized and directed to fulfill all obligations under the terms of the Lease/Purchase Agreement.

Immediately after its adoption, this resolution shall be signed by the appropriate officers of the City of North Salt Lake, shall be recorded in the official records of the City of North Salt Lake, and shall take immediate effect.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 17th day of February, 2026.

CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Clayton _____

Council Member Jackson _____

Council Member Knowlton _____

Council Member Smoot _____

Council Member Van Langeveld _____

UTAH FIXED EQUIPMENT LEASE

Long Name of Entity: North Salt Lake
Address: 10 E. Center Street
City, State Zip: North Salt Lake, UT 84054
Attention: Heidi Voordeckers
Public Finance Office: Finance Director
County: Davis
Amount: 344,910.00
Rate: 4.50%
Maturity Date: February 26, 2031
First Pmt Date: February 26, 2027
Payment Dates: February 26
Auto Extend: 5
Governing Body: City Council
Resolution Date: February, 2026
Dated Date: February, 2026
Day: 26th
State: Utah

\$344,910.00
North Salt Lake
Lease Purchase Agreement

1. Lease/Purchases Agreement of the North Salt Lake
2. Exhibit A. Calculation of Interest Component
3. Exhibit B. Description of Leased Property
4. Exhibit C. Resolution of Governing Body
5. Exhibit D. Opinion of Lessee's Counsel
6. Exhibit E. Security Documents
7. Exhibit F. Delivery and Acceptance Certificate
8. Form 8038-G
9. Wire Transfer Request

LEASE/PURCHASE AGREEMENT

Dated as of February 26, 2026

by and between

ZIONS BANCORPORATION, N.A.,
as Lessor

and

NORTH SALT LAKE,
as Lessee

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LEASE/PURCHASE AGREEMENT

THIS LEASE/PURCHASE AGREEMENT, dated as of February 26, 2026, by and between ZIONS BANCORPORATION, N.A., a national banking association duly organized and existing under the laws of the United States of America, as lessor (the “Bank” or “Lessor”), and North Salt Lake (the “Lessee”), a public agency of the State of Utah (the “State”), duly organized and existing under the Constitution and laws of the State, as lessee;

W I T N E S S E T H:

WHEREAS, the Lessee desires to finance the acquisition of the equipment and/or other personal property described as the “Leased Property” in Exhibit B (the “Leased Property”) by entering into this Lease/Purchase Agreement with the Bank (the “Lease”); and

WHEREAS, the Bank agrees to lease the Leased Property to the Lessee upon the terms and conditions set forth in this Lease, with rental to be paid by the Lessee equal to the Lease Payments hereunder; and

WHEREAS, it is the intent of the parties that the original term of this Lease, and any subsequent renewal terms, shall not exceed 12 months, and that the payment obligation of the Lessee shall not constitute a general obligation under State law; and

WHEREAS, all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in connection with the execution and delivery of this Lease do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the parties hereto are now duly authorized to execute and enter into this Lease;

NOW, THEREFORE, in consideration of the above premises and of the mutual covenants hereinafter contained and for other good and valuable consideration, the parties hereto agree as follows:

ARTICLE I

DEFINITIONS AND EXHIBITS

SECTION 1.1 Definitions and Rules of Construction. Unless the context otherwise requires, the capitalized terms used herein shall, for all purposes of this Lease, have the meanings specified in the definitions below. Unless the context otherwise indicates, words importing the singular number shall include the plural number and vice versa. The terms “hereby”, “hereof”, “hereto”, “herein”, “hereunder” and any similar terms, as used in this Lease, refer to this Lease as a whole.

“Advance” shall have the meaning set forth in Section 2.1(l)(i)(D) hereof.

“Bank” shall have the meaning set forth in the Preamble hereof.

“Business Day” means any day except a Saturday, Sunday, or other day on which banks in Salt Lake City, Utah or the State are authorized to close.

“Code” means the Internal Revenue Code of 1986, as amended.

“Commencement Date” means the date this Lease is executed by the Bank and the Lessee.

“Event of Nonappropriation” shall have the meaning set forth in Section 3.2 hereof.

“Governing Body” means the governing body of the Lessee.

“Lease Payments” means the rental payments described in Exhibit A hereto.

“Lease Payment Date” shall have the meaning set forth in Section 3.4(a) hereof.

“Leased Property” shall have the meaning set forth in the Whereas clauses hereof.

“Lessee” shall have the meaning set forth in the Preamble hereof.

“Net Proceeds” means insurance or eminent domain proceeds received with respect to the Leased Property less expenses incurred in connection with the collection of such proceeds.

“Obligation Instrument” shall have the meaning set forth in Section 2.1(c) hereof.

“Original Term” shall have the meaning set forth in Section 3.2 hereof.

“Permitted Encumbrances” means, as of any particular time: (i) liens for taxes and assessments, if any, not then delinquent, or which the Lessee may, pursuant to provisions of Section 5.3 hereof, permit to remain unpaid; (ii) this Lease; (iii) any contested right or claim of any mechanic, laborer, materialman, supplier or vendor filed or perfected in the manner prescribed by law to the extent permitted under Section 5.4(b) hereof; (iv) easements, rights of way, mineral rights, drilling rights and other rights, reservations, covenants, conditions or restrictions which exist of record as of the execution date of this Lease and which the Lessee hereby certifies will not materially impair the use of the Leased Property by the Lessee; and (v) other rights, reservations, covenants, conditions or restrictions established following the date of execution of this Lease and to which the Bank and the Lessee consent in writing.

“Rebate Exemption” shall have the meaning set forth in Section 2.1(l)(ii)(A) hereof.

“Regulations” shall have the meaning set forth in Section 2.1(l)(i) hereof.

“Renewal Term” shall have the meaning set forth in Section 3.2 hereof.

“Scheduled Term” shall have the meaning set forth in Section 3.2 hereof.

“State” shall have the meaning set forth in the Preamble hereof.

“Term” or “Term of this Lease” means the Original Term and all Renewal Terms provided for in this Lease under Section 3.2 until this Lease is terminated as provided in Section 3.3 hereof.

SECTION 1.2 Exhibits. Exhibits A, B, C, D, E and F attached to this Lease are by this reference made a part of this Lease.

ARTICLE II

REPRESENTATIONS, COVENANTS AND WARRANTIES

SECTION 2.1 Representations, Covenants and Warranties of the Lessee. The Lessee represents, covenants and warrants to the Bank as follows:

(a) Due Organization and Existence. The Lessee is a public agency of the State duly organized and existing under the Constitution and laws of the State.

(b) Authorization; Enforceability. The Constitution and laws of the State authorize the Lessee to enter into this Lease and to enter into the transactions contemplated by, and to carry out its obligations under, this Lease. The Lessee has duly authorized, executed and delivered this Lease in accordance with the Constitution and laws of the State. This Lease constitutes the legal, valid and binding special obligation of the Lessee enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting the rights of creditors generally.

(c) No Conflicts or Default; Other Liens or Encumbrances. Neither the execution and delivery of this Lease nor the fulfillment of or compliance with the terms and conditions hereof, nor the consummation of the transactions contemplated hereby (i) conflicts with or results in a breach of the terms, conditions, provisions, or restrictions of any existing law, or court or administrative decree, order, or regulation, or agreement or instrument to which the Lessee is now a party or by which the Lessee is bound, **including without limitation any agreement or instrument pertaining to any bond, note, lease, certificate of participation, debt instrument, or any other obligation of the Lessee** (any such bond, note, lease, certificate of participation, debt instrument, and other obligation being referred to herein as an "Obligation Instrument"), (ii) constitutes a default under any of the foregoing, or (iii) results in the creation or imposition of any pledge, lien, charge or encumbrance whatsoever upon any of the property or assets of the Lessee, or upon the Leased Property except for Permitted Encumbrances.

By way of example, and not to be construed as a limitation on the representations set forth in the immediately preceding paragraph:

(A) no portion of the Leased Property is pledged to secure any Obligation Instrument; and

(B) the interests of the Lessor in the Leased Property hereunder do not violate the terms, conditions or provisions of any restriction or revenue pledge in any agreement or instrument pertaining to any Obligation Instrument.

If any Obligation Instrument existing on the date of execution of this Lease creates any pledge, lien, charge or encumbrance on any revenues, property or assets associated with the Leased Property that is higher in priority to the Bank's interests therein under this Lease, the Bank hereby subordinates its interests therein, but only to the extent required pursuant to such existing Obligation Instrument.

(d) Compliance with Open Meeting Requirements. The Governing Body has complied with all applicable open public meeting and notice laws and requirements with respect to the meeting at which the Lessee's execution of this Lease was authorized.

(e) Compliance with Bidding Requirements. Either there are no procurement or public bidding laws of the State applicable to the acquisition and leasing of the Leased Property pursuant to this Lease, or the Governing Body and the Lessee have complied with all such procurement and public bidding laws as may be applicable hereto.

(f) No Adverse Litigation. There are no legal or governmental proceedings or litigation pending, or to the best knowledge of the Lessee threatened or contemplated (or any basis therefor) wherein an unfavorable decision, ruling, or finding might adversely affect the transaction contemplated in or the validity of this Lease.

(g) Opinion of Lessee's Counsel. The letter attached to this Lease as Exhibit D is a true opinion of Lessee's counsel.

(h) Governmental Use of Leased Property. During the Term of this Lease, the Leased Property will be used solely by the Lessee, and only for the purpose of performing one or more governmental or proprietary functions of the Lessee consistent with the permissible scope of the Lessee's authority, and the Leased Property will not be subject to any direct or indirect private business use.

(i) Other Representations and Covenants. The representations, covenants, warranties, and obligations set forth in this Article are in addition to and are not intended to limit any other representations, covenants, warranties, and obligations set forth in this Lease.

(j) No Nonappropriations. The Lessee has never non-appropriated or defaulted under any of its payment or performance obligations or covenants, either under any municipal lease of the same general nature as this Lease, or under any of its bonds, notes, or other obligations of indebtedness for which its revenues or general credit are pledged.

(k) No Legal Violation. The Leased Property is not, and at all times during the Term of this Lease will not be in violation of any federal, state or local law, statute, ordinance or regulation.

(l) General Tax and Arbitrage Representations and Covenants.

(i) The certifications and representations made by the Lessee in this Lease are intended, among other purposes, to be a certificate permitted in Section 1.148-2(b) of the Treasury Regulations promulgated pursuant to Section 148 of the Code (the "Regulations"), to establish the reasonable expectations of the Lessee at the time of the execution of this Lease made on the basis of the facts, estimates and circumstances in existence on the date hereof. The Lessee further certifies and covenants as follows:

(A) The Lessee has not been notified of any disqualification or proposed disqualification of it by the Commissioner of the Internal Revenue Service as an issuer which may certify bond issues.

(B) To the best knowledge and belief of the Lessee, there are no facts, estimates or circumstances that would materially change the conclusions, certifications or representations set forth in this Lease, and the expectations herein set forth are reasonable.

(C) The Scheduled Term of this Lease does not exceed the useful life of the Leased Property, and the weighted average term of this Lease does not exceed the weighted average useful life of the Leased Property.

(D) Each advance of funds by the Bank to finance Leased Property under this Lease (each an "Advance") will occur only when and to the extent that the Lessee has reasonably determined and identified the nature, need, and cost of each item of Leased Property pertaining to such Advance.

(E) No use will be made of the proceeds of this Lease or any such Advance, or any funds or accounts of the Lessee which may be deemed to be proceeds of this Lease or any such Advance, which use, if it had been reasonably expected on the date of the execution of this Lease or of any such Advance, would

have caused this Lease or any such Advance to be classified as an "arbitrage bond" within the meaning of Section 148 of the Code.

(F) The Lessee will at all times comply with the rebate requirements of Section 148(f) of the Code as they pertain to this Lease, to the extent applicable.

(G) In order to preserve the status of this Lease and the Advances as other than "private activity bonds" as described in Sections 103(b)(1) and 141 of the Code, as long as this Lease and any such Advances are outstanding and unpaid:

(I) none of the proceeds from this Lease or the Advances or any facilities or assets financed therewith shall be used for any "private business use" as that term is used in Section 141(b) of the Code and defined in Section 141(b)(6) of the Code;

(II) the Lessee will not allow any such "private business use" to be made of the proceeds of this Lease or the Advances or any facilities or assets financed therewith; and

(III) none of the Advances or Lease Payments due hereunder shall be secured in whole or in part, directly or indirectly, by any interest in any property used in any such "private business use" or by payments in respect of such property and shall not be derived from payments in respect of such property.

(H) The Lessee will not take any action, or omit to take any action, which action or omission would cause the interest component of the Lease Payments to be ineligible for the exclusion from gross income as provided in Section 103 of the Code.

(I) The Lessee is a "governmental unit" within the meaning of Section 141(b)(6) of the Code.

(J) The obligations of the Lessee under this Lease are not federally guaranteed within the meaning of Section 149(b) of the Code.

(K) This Lease and the Advances to be made pursuant hereto will not reimburse the Lessee for any expenditures incurred prior to the date of this Lease and do not constitute a "refunding issue" as defined in Section 1.150-1(d) of the Regulations, and no part of the proceeds of this Lease or any such Advances will be used to pay or discharge any obligations of the Lessee the interest on which is or purports to be excludable from gross income under the Code or any predecessor provision of law.

(L) In compliance with Section 149(e) of the Code relating to information reporting, the Lessee will file or cause to be filed with the Internal Revenue Service Center, Ogden, UT 84201, within fifteen (15) days from the execution of this Lease, IRS Form 8038-G or 8038-GC, as appropriate, reflecting the total aggregate amount of Advances that can be made pursuant to this Lease.

(M) None of the proceeds of this Lease (or the Advances to be made hereunder) will be used directly or indirectly to replace funds of the Lessee used directly or indirectly to acquire obligations at a yield materially higher than the

yield on this Lease or otherwise invested in any manner. No portion of the Advances will be made for the purpose of investing such portion at a materially higher yield than the yield on this Lease.

(N) Inasmuch as Advances will be made under this Lease only when and to the extent the Lessee reasonably determines, identifies and experiences the need therefor, and will remain outstanding and unpaid only until such time as the Lessee has moneys available to repay the same, the Lessee reasonably expects that (I) the Advances will not be made sooner than necessary; (II) no proceeds from the Advances will be invested at a yield higher than the yield on this Lease; and (III) the Advances and this Lease will not remain outstanding and unpaid longer than necessary.

(O) The Lessee will either (i) spend all of the moneys advanced pursuant to this Lease immediately upon receipt thereof, without investment, on the portion of the Leased Property that is to be financed thereby; or (ii) invest such moneys at the highest yield allowable and practicable under the circumstances until they are to be spent on the portion of the Leased Property that is to be financed thereby, and track, keep records of, and pay to the United States of America, all rebatable arbitrage pertaining thereto, at the times, in the amounts, in the manner, and to the extent required under Section 148(f) of the Code and the Treasury Regulations promulgated in connection therewith. At least five percent (5%) of the total amount of moneys that are expected to be advanced pursuant to this Lease are reasonably expected to have been expended on the Leased Property within six (6) months from the date of this Lease. All moneys to be advanced pursuant to this Lease are reasonably expected to have been expended on the Leased Property no later than the earlier of: (I) the date twelve (12) months from the date such moneys are advanced; and (II) the date three (3) years from the date of this Lease.

(P) This Lease and the Advances to be made hereunder are not and will not be part of a transaction or series of transactions that attempts to circumvent the provisions of Section 148 of the Code and the regulations promulgated in connection therewith (I) enabling the Lessee to exploit the difference between tax-exempt and taxable interest rates to gain a material financial advantage, and (II) overburdening the tax-exempt bond market, as those terms are used in Section 1.148-10(a)(2) of the Regulations.

(Q) To the best of the knowledge, information and belief of the Lessee, the above expectations are reasonable. On the basis of the foregoing, it is not expected that the proceeds of this Lease and the Advances to be made hereunder will be used in a manner that would cause this Lease or such Advances to be "arbitrage bonds" under Section 148 of the Code and the regulations promulgated thereunder, and to the best of the knowledge, information and belief of the Lessee, there are no other facts, estimates or circumstances that would materially change the foregoing conclusions.

(ii) Arbitrage Rebate Under Section 148(f) of the Code. With respect to the arbitrage rebate requirements of Section 148(f) of the Code, either (check applicable box):

(A) Lessee Qualifies for Small Issuer Exemption from Arbitrage Rebate. The Lessee hereby certifies and represents that it qualifies for the exception contained in Section 148(f)(4)(D) of the Code from the requirement to rebate

arbitrage earnings from investment of proceeds of the Advances made under this Lease (the "Rebate Exemption") as follows:

(1) The Lessee has general taxing powers.

(2) Neither this Lease, any Advances to be made hereunder, nor any portion thereof are private activity bonds as defined in Section 141 of the Code ("Private Activity Bonds").

(3) Ninety-five percent (95%) or more of the net proceeds of the Advances to be made hereunder are to be used for local government activities of the Lessee (or of a governmental unit, the jurisdiction of which is entirely within the jurisdiction of the Lessee).

(4) Neither the Lessee nor any aggregated issuer has issued or is reasonably expected to issue any tax-exempt obligations other than Private Activity Bonds (as those terms are used in Section 148(f)(4)(D) of the Code) during the current calendar year, including the Advances to be made hereunder, which in the aggregate would exceed \$5,000,000 in face amount, or \$15,000,000 in face amount for such portions, if any, of any tax-exempt obligations of the Lessee and any aggregated issuer as are attributable to construction of public school facilities within the meaning of Section 148(f)(4)(D)(vii) of the Code.

For purposes of this Section, "aggregated issuer" means any entity which (a) issues obligations on behalf of the Lessee, (b) derives its issuing authority from the Lessee, or (c) is subject to substantial control by the Lessee.

The Lessee hereby certifies and represents that it has not created, does not intend to create and does not expect to benefit from any entity formed or availed of to avoid the purposes of Section 148(f)(4)(D)(i)(IV) of the Code.

Accordingly, the Lessee will qualify for the Rebate Exemption granted to governmental units issuing less than \$5,000,000 under Section 148(f)(4)(D) of the Code (\$15,000,000 for the financing of public school facilities construction as described above), and the Lessee shall be treated as meeting the requirements of Paragraphs (2) and (3) of Section 148(f) of the Code relating to the required rebate of arbitrage earnings to the United States with respect to this Lease and the Advances to be made hereunder.

- or -

(B) Lessee Will Keep Records of and Will Rebate Arbitrage. The Lessee does not qualify for the small issuer Rebate Exemption described above, and the Lessee hereby certifies and covenants that it will account for, keep the appropriate records of, and pay to the United States, the rebate amount, if any, earned from the investment of gross proceeds of this Lease and the Advances to be made hereunder, at the times, in the amounts, and in the manner prescribed in Section 148(f) of the Code and the applicable Regulations promulgated with respect thereto.

(m) Small Issuer Exemption from Bank Nondeductibility Restriction. Based on the following representations of the Lessee, the Lessee hereby designates this Lease and the interest

components of the Lease Payments hereunder as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code: (i) this Lease and the Lease Payments hereunder are not private activity bonds within the meaning of Section 141 of the Code; (ii) the Lessee reasonably anticipates that it, together with all “aggregated issuers,” will not issue during the current calendar year obligations (other than those obligations described in clause (iii) below) the interest on which is excluded from gross income for federal income tax purposes under Section 103 of the Code which, when aggregated with this Lease, will exceed an aggregate principal amount of \$10,000,000; (iii) and notwithstanding clause (ii) above, the Lessee and its aggregated issuers may have issued in the current calendar year and may continue to issue during the remainder of the current calendar year private activity bonds other than qualified 501(c)(3) bonds as defined in Section 145 of the Code. For purposes of this subsection, “aggregated issuer” means any entity which (a) issues obligations on behalf of the Lessee, (b) derives its issuing authority from the Lessee, or (c) is subject to substantial control by the Lessee. The Lessee hereby certifies and represents that it has not created, does not intend to create and does not expect to benefit from any entity formed or availed of to avoid the purposes of Section 265(b)(3)(C) or (D) of the Code.

SECTION 2.2 Representations, Covenants and Warranties of the Bank. The Bank is a national banking association, duly organized, existing and in good standing under and by virtue of the laws of the United States of America, has the power to enter into this Lease, is possessed of full power to own and hold real and personal property, and to lease and sell the same, and has duly authorized the execution and delivery of this Lease. This Lease constitutes the legal, valid and binding obligation of the Bank, enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting the rights of creditors generally.

ARTICLE III

AGREEMENT TO LEASE; TERM OF LEASE; LEASE PAYMENTS

SECTION 3.1 Lease. The Bank hereby leases the Leased Property to the Lessee, and the Lessee hereby leases the Leased Property from the Bank, upon the terms and conditions set forth herein.

Concurrently with its execution of this Lease, the Lessee shall deliver to the Bank fully completed documents substantially in the forms attached hereto as Exhibits B, C, D, E and F hereto. Prior to the Bank making the final Advance hereunder, Lessee shall provide the Bank an executed copy of the Delivery and Acceptance Certificate found in Exhibit F.

SECTION 3.2 Term. The Term of this Lease shall commence on the date of execution of this Lease, including delivery to the Bank by the Lessee of fully completed documents in the forms set forth in Exhibits B, C, D, E and F attached hereto, and continue until the end of the fiscal year of Lessee in effect at the Commencement Date (the “Original Term”). Thereafter, this Lease will be extended for 5 successive additional periods of one year coextensive with Lessee's fiscal year, except for the last such period which may be less than a full fiscal year, (each, a “Renewal Term”) subject to an Event of Nonappropriation as described herein below in this Section 3.2 and in Section 3.3(a), with the final Renewal Term ending on February 26, 2031, unless this Lease is terminated as hereinafter provided. The Original Term together with all scheduled Renewal Terms shall be referred to herein as the “Scheduled Term” irrespective of whether this Lease is terminated for any reason prior to the scheduled commencement or termination of any Renewal Term as provided herein.

If Lessee does not appropriate funds for the payment of Lease Payments due for any Renewal Term in the adopted budget of the Lessee for the applicable fiscal year (an “Event of Nonappropriation”), this Lease

will terminate upon the expiration of the Original or Renewal Term then in effect and Lessee shall notify Bank of such termination at least ten (10) days prior to the expiration of the Original or Renewal Term then in effect.

SECTION 3.3 Termination. This Lease will terminate upon the earliest of any of the following events:

- (a) upon the expiration of the Original Term or any Renewal Term of this Lease following an Event of Nonappropriation;
- (b) the exercise by Lessee of any option to purchase granted in this Lease by which Lessee purchases all of the Leased Property;
- (c) a default by Lessee and Bank's election to terminate this Lease under Article VII herein; or
- (d) the expiration of the Scheduled Term of this Lease, the Lessee having made payment of all Lease Payments accrued to such date.

SECTION 3.4 Lease Payments.

(a) Time and Amount. During the Term of this Lease and so long as this Lease has not terminated pursuant to Section 3.3, the Lessee agrees to pay to the Bank, its successors and assigns, as annual rental for the use and possession of the Leased Property, the Lease Payments (denominated into components of principal and interest) in the amounts specified in Exhibit A, to be due and payable in arrears on each payment date identified in Exhibit A (or if such day is not a Business Day, the next succeeding Business Day) specified in Exhibit A (the "Lease Payment Date").

(b) Rate on Overdue Payments. In the event the Lessee should fail to make any of the Lease Payments required in this Section, the Lease Payment in default shall continue as an obligation of the Lessee until the amount in default shall have been fully paid, and the Lessee agrees to pay the same with interest thereon, to the extent permitted by law, from the date such amount was originally payable at the rate equal to the original interest rate payable with respect to such Lease Payments.

(c) Additional Payments. Any additional payments required to be made by the Lessee hereunder, including but not limited to Sections 4.1, 5.3, and 7.4 of this Lease, shall constitute additional rental for the Leased Property.

SECTION 3.5 Possession of Leased Property Upon Termination. Upon termination of this Lease pursuant to Sections 3.3(a), or (c), the Lessee shall transfer the Leased Property to the Bank in such manner as may be specified by the Bank, and the Bank shall have the right to take possession of the Leased Property by virtue of the Bank's ownership interest as lessor of the Leased Property, and the Lessee at the Bank's direction shall ship the Leased Property to the destination designated by the Bank by loading the Leased Property at the Lessee's cost and expense, on board such carrier as the Bank shall specify.

SECTION 3.6 No Withholding. Notwithstanding any dispute between the Bank and the Lessee, in connection with this Lease or otherwise, including a dispute as to the failure of any portion of the Leased Property in use by or possession of the Lessee to perform the task for which it is leased, the Lessee shall make all Lease Payments when due and shall not withhold any Lease Payments pending the final resolution of such dispute.

SECTION 3.7 Lease Payments to Constitute a Current Obligation of the Lessee. Notwithstanding any other provision of this Lease, the Lessee and the Bank acknowledge and agree that the obligation of the Lessee to pay Lease Payments hereunder constitutes a current special obligation of the Lessee payable exclusively from current and legally available funds and shall not in any way be construed to be an indebtedness of the Lessee within the meaning of any constitutional or statutory limitation or requirement applicable to the Lessee concerning the creation of indebtedness. The Lessee has not hereby pledged the general tax revenues or credit of the Lessee to the payment of the Lease Payments, or the interest thereon, nor shall this Lease obligate the Lessee to apply money of the Lessee to the payment of Lease Payments beyond the then current Original Term or Renewal Term, as the case may be, or any interest thereon.

SECTION 3.8 Net Lease. This Lease shall be deemed and construed to be a “net-net-net lease” and the Lessee hereby agrees that the Lease Payments shall be an absolute net return to the Bank, free and clear of any expenses, charges or set-offs whatsoever, except as expressly provided herein.

SECTION 3.9 Offset. Lease Payments or other sums payable by Lessee pursuant to this Lease shall not be subject to set-off, deduction, counterclaim or abatement and Lessee shall not be entitled to any credit against such Lease Payments or other sums for any reason whatsoever, including, but not limited to: (i) any accident or unforeseen circumstances; (ii) any damage or destruction of the Leased Property or any part thereof; (iii) any restriction or interference with Lessee's use of the Leased Property; (iv) any defects, breakdowns, malfunctions, or unsuitability of the Leased Property or any part thereof; or (v) any dispute between the Lessee and the Bank, any vendor or manufacturer of any part of the Leased Property, or any other person.

ARTICLE IV

INSURANCE

SECTION 4.1 Insurance. Lessee, at Bank's option, will either self-insure, or at Lessee's cost, will cause casualty insurance and property damage insurance to be carried and maintained on the Leased Property, with all such coverages to be in such amounts sufficient to cover the value of the Leased Property at the commencement of this Lease (as determined by the purchase price paid for the Leased Property), and public liability insurance with respect to the Leased Property in the amounts required by law, but in no event with a policy limit less than \$1,000,000 per occurrence. All insurance shall be written in such forms, to cover such risks, and with such insurers, as are customary for public entities such as the Lessee. A combination of self-insurance and policies of insurance may be utilized. If policies of insurance are obtained, Lessee will cause Bank to be a loss payee as its interest under this Lease may appear on such property damage insurance policies, and an additional insured on a primary and noncontributory basis on such public liability insurance in an amount equal to or exceeding the minimum limit stated herein. Subject to Section 4.2, insurance proceeds from insurance policies or budgeted amounts from self-insurance as relating to casualty and property damage losses will, to the extent permitted by law, be payable to Bank in an amount equal to the then outstanding principal and accrued interest components of the Lease Payments at the time of such damage or destruction as provided by Section 8.1. Lessee will deliver to Bank the policies or evidences of insurance or self-insurance satisfactory to Bank, together with receipts for the applicable premiums before the Leased Property is delivered to Lessee and at least thirty (30) days before the expiration of any such policies. By endorsement upon the policy or by independent instrument furnished to Bank, such insurer will agree that it will give Bank at least thirty (30) days' written notice prior to cancellation or alteration of the policy. Lessee will carry workers compensation insurance covering all employees working on, in, or about the Leased Property, and will require any other person or entity working on, in, or about the Leased Property to carry such coverage, and will furnish to Bank certificates evidencing such coverages throughout the Term of this Lease.

SECTION 4.2 Damage to or Destruction of the Leased Property. If all or any part of the Leased Property is lost, stolen, destroyed, or damaged, Lessee will give Bank prompt notice of such event and will,

to the extent permitted by law, repair or replace the same at Lessee's cost. If such lost, stolen, destroyed or damaged Leased Property is equipment, it shall be repaired or replaced within thirty (30) days after such event. If such lost, stolen, destroyed or damaged Leased Property is other than equipment, it shall be repaired or replaced within one hundred eighty (180) days after such event. Any replaced Leased Property will be substituted in this Lease by appropriate endorsement. All insurance proceeds received by Bank under the policies required under Section 4.1 with respect to the Leased Property lost, stolen, destroyed, or damaged, will be paid to Lessee if the Leased Property is repaired or replaced by Lessee as required by this Section. If Lessee fails or refuses to make the required repairs or replacement, such proceeds will be paid to Bank to the extent of the then remaining portion of the Lease Payments to become due during the Scheduled Term of this Lease less that portion of such Lease Payments attributable to interest which will not then have accrued as provided in Section 8.1. No loss, theft, destruction, or damage to the Leased Property will impose any obligation on Bank under this Lease, and this Lease will continue in full force and effect regardless of such loss, theft, destruction, or damage. Lessee assumes all risks and liabilities, whether or not covered by insurance, for loss, theft, destruction, or damage to the Leased Property and for injuries or deaths of persons and damage to property however arising, whether such injury or death be with respect to agents or employees of Lessee or of third parties, and whether such damage to property be to Lessee's property or to the property of others.

ARTICLE V

COVENANTS

SECTION 5.1 Use of the Leased Property. The Lessee represents and warrants that it has an immediate and essential need for the Leased Property to carry out and give effect to the public purposes of the Lessee, which need is not temporary or expected to diminish in the foreseeable future, and that it expects to make immediate use of all of the Leased Property.

The Lessee hereby covenants that it will install, use, operate, maintain, and service the Leased Property in accordance with all vendors' instructions and in such a manner as to preserve all warranties and guarantees with respect to the Leased Property.

The Lessor hereby assigns to the Lessee, without recourse, for the Term of this Lease, all manufacturer warranties and guaranties, express or implied, pertinent to the Leased Property, and the Lessor directs the Lessee to obtain the customary services furnished in connection with such warranties and guaranties at the Lessee's expense; provided, however, that the Lessee hereby agrees that it will reassign to the Lessor all such warranties and guaranties in the event of termination of this Lease pursuant to Sections 3.3(a) or 3.3(c).

SECTION 5.2 Interest in the Leased Property and this Lease. Upon expiration of the Term as provided in Section 3.3(b) or 3.3(d) hereof, all right, title and interest of the Bank in and to all of the Leased Property shall be transferred to and vest in the Lessee, without the necessity of any additional document of transfer.

SECTION 5.3 Maintenance, Utilities, Taxes and Assessments.

(a) Maintenance; Repair and Replacement. Throughout the Term of this Lease, as part of the consideration for the rental of the Leased Property, all repair and maintenance of the Leased Property shall be the responsibility of the Lessee, and the Lessee shall pay for or otherwise arrange for the payment of the cost of the repair and replacement of the Leased Property excepting ordinary wear and tear, and the Lessee hereby covenants and agrees that it will comply with all vendors' and manufacturers' maintenance and warranty requirements pertaining to the Leased Property. In

exchange for the Lease Payments herein provided, the Bank agrees to provide only the Leased Property, as hereinbefore more specifically set forth.

(b) Tax and Assessments; Utility Charges. The Lessee shall also pay or cause to be paid all taxes and assessments, including but not limited to utility charges, of any type or nature charged to the Lessee or levied, assessed or charged against any portion of the Leased Property or the respective interests or estates therein; provided that with respect to special assessments or other governmental charges that may lawfully be paid in installments over a period of years, the Lessee shall be obligated to pay only such installments as are required to be paid during the Term of this Lease as and when the same become due.

(c) Contests. The Lessee may, at its expense and in its name, in good faith contest any such taxes, assessments, utility and other charges and, in the event of any such contest, may permit the taxes, assessments or other charges so contested to remain unpaid during the period of such contest and any appeal therefrom; provided that prior to such nonpayment it shall furnish the Bank with the opinion of an independent counsel acceptable to the Bank to the effect that, by nonpayment of any such items, the interest of the Bank in such portion of the Leased Property will not be materially endangered and that the Leased Property will not be subject to loss or forfeiture. Otherwise, the Lessee shall promptly pay such taxes, assessments or charges or make provisions for the payment thereof in form satisfactory to the Bank.

SECTION 5.4 Modification of the Leased Property.

(a) Additions, Modifications and Improvements. The Lessee shall, at its own expense, have the right to make additions, modifications, and improvements to any portion of the Leased Property if such improvements are necessary or beneficial for the use of such portion of the Leased Property. All such additions, modifications and improvements shall thereafter comprise part of the Leased Property and be subject to the provisions of this Lease. Such additions, modifications and improvements shall not in any way damage any portion of the Leased Property or cause it to be used for purposes other than those authorized under the provisions of State and federal law or in any way which would impair the exclusion from gross income for federal income tax purposes of the interest components of the Lease Payments; and the Leased Property, upon completion of any additions, modifications and improvements made pursuant to this Section, shall be of a value which is not substantially less than the value of the Leased Property immediately prior to the making of such additions, modifications and improvements.

(b) No Liens. Except for Permitted Encumbrances, the Lessee will not permit (i) any liens or encumbrances to be established or remain against the Leased Property or (ii) any mechanic's or other lien to be established or remain against the Leased Property for labor or materials furnished in connection with any additions, modifications or improvements made by the Lessee pursuant to this Section; provided that if any such mechanic's lien is established and the Lessee shall first notify or cause to be notified the Bank of the Lessee's intention to do so, the Lessee may in good faith contest any lien filed or established against the Leased Property, and in such event may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom and shall provide the Bank with full security against any loss or forfeiture which might arise from the nonpayment of any such item, in form satisfactory to the Bank. The Bank will cooperate fully in any such contest.

SECTION 5.5 Permits. The Lessee will provide all permits and licenses necessary for the ownership, possession, operation, and use of the Leased Property, and will comply with all laws, rules, regulations, and ordinances applicable to such ownership, possession, operation, and use. If compliance with any law, rule, regulation, ordinance, permit, or license requires changes or additions to be made to the Leased Property, such changes or additions will be made by the Lessee at its own expense.

SECTION 5.6 Bank's Right to Perform for Lessee. If the Lessee fails to make any payment or to satisfy any representation, covenant, warranty, or obligation contained herein or imposed hereby, the Bank may (but need not) make such payment or satisfy such representation, covenant, warranty, or obligation, and the amount of such payment and the expense of any such action incurred by the Bank, as the case may be, will be deemed to be additional rent payable by the Lessee on the Bank's demand.

SECTION 5.7 Bank's Disclaimer of Warranties. The Bank has played no part in the selection of the Leased Property, the Lessee having selected the Leased Property independently from the Bank. The Bank, at the Lessee's request, has acquired or arranged for the acquisition of the Leased Property and shall lease the same to the Lessee as herein provided, the Bank's only role being the facilitation of the financing of the Leased Property for the Lessee. THE BANK MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, QUALITY, DURABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FITNESS FOR THE USE CONTEMPLATED BY THE LESSEE OF THE LEASED PROPERTY, OR ANY PORTION THEREOF. THE LESSEE ACKNOWLEDGES THAT THE BANK IS NOT A MANUFACTURER OR VENDOR OF ALL OR ANY PORTION OF THE LEASED PROPERTY, AND THAT THE LESSEE IS LEASING THE LEASED PROPERTY AS IS. In no event shall the Bank be liable for incidental, direct, indirect, special or consequential damages, in connection with or arising out of this Lease, for the existence, furnishing, functioning or Lessee's use and possession of the Leased Property.

SECTION 5.8 Indemnification. To the extent permitted by applicable law, the Lessee hereby agrees to indemnify and hold harmless the Bank, its directors, officers, shareholders, employees, agents, and successors from and against any loss, claim, damage, expense, and liability resulting from or attributable to the acquisition, construction, or use of the Leased Property. Notwithstanding the foregoing, the Bank shall not be indemnified for any liability resulting from the gross negligence or willful misconduct of the Bank.

SECTION 5.9 Inclusion for Consideration as Budget Item. During the Term of this Lease, the Lessee covenants and agrees that it shall give due consideration, in accordance with applicable law, as an item for expenditure during its annual budget considerations, of an amount necessary to pay Lease Payments for the Leased Property during the next succeeding Renewal Term. Nothing herein shall be construed to direct or require that Lessee take or direct that any legislative act be done, or that the Governing Body of Lessee improperly or unlawfully delegate any of its legislative authority.

SECTION 5.10 Annual Financial Information. During the Term of this Lease, the Lessee covenants and agrees to provide the Bank as soon as practicable when they are available: (i) a copy of the Lessee's final annual budget for each fiscal year; (ii) a copy of the Lessee's most recent financial statements; and (iii) any other financial reports the Bank may request from time to time.

ARTICLE VI

ASSIGNMENT AND SUBLEASING

SECTION 6.1 Assignment by the Bank. The parties hereto agree that all rights of Bank hereunder may be assigned, transferred or otherwise disposed of, either in whole or in part, including without limitation transfer to a trustee pursuant to a trust arrangement under which the trustee issues certificates of participation evidencing undivided interests in this Lease and/or the rights to receive Lease Payments hereunder, provided that notice of any such assignment, transfer or other disposition is given to Lessee.

SECTION 6.2 Assignment and Subleasing by the Lessee. The Lessee may not assign this Lease or sublease all or any portion of the Leased Property unless both of the following shall have occurred: (i) the Bank shall have consented to such assignment or sublease; and (ii) the Bank shall have received assurance acceptable to the Bank that such assignment or sublease: (A) is authorized under applicable state law, (B) will not adversely affect the validity of this Lease, and (C) will not adversely affect the exclusion from gross income for federal income tax purposes of the interest components of the Lease Payments.

ARTICLE VII

EVENTS OF DEFAULT AND REMEDIES

SECTION 7.1 Events of Default Defined. The following shall be “events of default” under this Lease and the terms “events of default” and “default” shall mean, whenever they are used in this Lease, any one or more of the following events:

(a) Payment Default. Failure by the Lessee to pay any Lease Payment required to be paid hereunder by the corresponding Lease Payment Date.

(b) Covenant Default. Failure by the Lessee to observe and perform any warranty, covenant, condition or agreement on its part to be observed or performed herein or otherwise with respect hereto other than as referred to in clause (a) of this Section, for a period of 30 days after written notice specifying such failure and requesting that it be remedied has been given to the Lessee by the Bank; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, the Bank shall not unreasonably withhold their consent to an extension of such time if corrective action is instituted by the Lessee within the applicable period and diligently pursued until the default is corrected.

(c) Bankruptcy or Insolvency. The filing by the Lessee of a case in bankruptcy, or the subjection of any right or interest of the Lessee under this Lease to any execution, garnishment or attachment, or adjudication of the Lessee as a bankrupt, or assignment by the Lessee for the benefit of creditors, or the entry by the Lessee into an agreement of composition with creditors, or the approval by a court of competent jurisdiction of a petition applicable to the Lessee in any proceedings instituted under the provisions of the federal bankruptcy code, as amended, or under any similar act which may hereafter be enacted.

The foregoing provisions of this Section 7.1 are subject to the provisions of Section 3.2 hereof with respect to nonappropriation.

SECTION 7.2 Remedies on Default. Whenever any event of default referred to in Section 7.1 hereof shall have happened and be continuing, the Bank shall have the right, at its sole option without any further demand or notice to take one or any combination of the following remedial steps:

(a) take possession of the Leased Property by virtue of the Bank’s ownership interest as lessor of the Leased Property;

(b) hold the Lessee liable for the difference between (i) the rents and other amounts payable by Lessee hereunder to the end of the then current Original Term or Renewal Term, as appropriate, and (ii) the rent paid by a lessee of the Leased Property pursuant to such lease; and

(c) take whatever action at law or in equity may appear necessary or desirable to enforce its right hereunder.

SECTION 7.3 No Remedy Exclusive. No remedy conferred herein upon or reserved to the Bank is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Bank to exercise any remedy reserved to it in this Article it shall not be necessary to give any notice, other than such notice as may be required in this Article or by law.

SECTION 7.4 Agreement to Pay Attorneys' Fees and Expenses. In the event either party to this Lease should default under any of the provisions hereof and the nondefaulting party should employ attorneys or incur other expenses for the collection of moneys or the enforcement of performance or observance of any obligation or agreement on the part of the defaulting party contained herein, the defaulting party agrees that it will pay on demand to the nondefaulting party the reasonable fees of such attorneys and such other expenses so incurred by the nondefaulting party.

SECTION 7.5 Waiver of Certain Damages. With respect to all of the remedies provided for in this Article VII, the Lessee hereby waives any damages occasioned by the Bank's repossession of the Leased Property upon an event of default.

ARTICLE VIII

PREPAYMENT OF LEASE PAYMENTS IN PART

SECTION 8.1 Extraordinary Prepayment From Net Proceeds. To the extent, if any, required pursuant to Section 4.1 the Lessee shall be obligated to purchase the Leased Property by prepaying the Lease Payments in whole or in part on any date, from and to the extent of any Net Proceeds or other moneys pursuant to Article IV hereof. The Lessee and the Bank hereby agree that in the case of such prepayment of the Lease Payments in part, such Net Proceeds or other moneys shall be credited toward the Lessee's obligations hereunder pro rata among Lease Payments so that following prepayment, the remaining annual Lease Payments will be proportional to the initial annual Lease Payments.

SECTION 8.2 Option to Purchase Leased Property. Subject to the terms and conditions of this Section, the Bank hereby grants an option to the Lessee to purchase all or a portion of the Leased Property by paying on any date a price equal to the portion of the outstanding principal component of the Lease Payments that is allocable to such portion of the Leased Property that is being so purchased, without premium, plus the accrued interest component of such portion of the Lease Payments to such payment date. To exercise this option, the Lessee must deliver to the Bank written notice specifying the date on which the Leased Property is to be purchased (the "Closing Date"), which notice must be delivered to the Bank at least thirty (30) days prior to the Closing Date specified therein. The Lessee may purchase the Leased Property pursuant to the option granted in this Section only if the Lessee has made all Lease Payments when due (or has remedied any defaults in the payment of Lease Payments, in accordance with the provisions of this Lease) and all other warranties, representations, covenants, and obligations of the Lessee under this Lease have been satisfied (or all breaches thereof have been waived by the Bank in writing).

Upon the expiration of the Scheduled Term of this Lease and provided that all conditions of the immediately preceding paragraph have been satisfied (except those pertaining to notice), the Lessee shall be deemed to have purchased the Leased Property (without the need for payment of additional moneys) and shall be vested with all rights and title to the Leased Property.

ARTICLE IX

MISCELLANEOUS

SECTION 9.1 Notices. Unless otherwise specifically provided herein, all notices shall be in writing addressed to the respective party as set forth below (or to such other address as the party to whom such notice is intended shall have previously designated by written notice to the serving party), and may be personally served, telecopied, or sent by overnight courier service or United States mail:

If to Bank:

ZIONS BANCORPORATION, N.A.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133
Attention: Olivia Martinez

If to the Lessee:

North Salt Lake
10 E. Center Street
North Salt Lake, UT 84054
Attention: Heidi Voordeckers

Such notices shall be deemed to have been given: (a) if delivered in person, when delivered; (b) if delivered by telecopy, on the date of transmission if transmitted by 4:00 p.m. (Salt Lake City time) on a Business Day or, if not, on the next succeeding Business Day; (c) if delivered by overnight courier, two Business Days after delivery to such courier properly addressed; or (d) if by United States mail, four Business Days after depositing in the United States mail, postage prepaid and properly addressed.

SECTION 9.2 System of Registration. The Lessee shall be the Registrar for this Lease and the rights to payments hereunder. The Bank shall be the initial Registered Owner of rights to receive payments hereunder. If the Bank transfers its rights to receive payments hereunder, the Registrar shall note on this Lease the name and address of the transferee.

SECTION 9.3 Instruments of Further Assurance. To the extent, if any, that the Bank's interest in the Leased Property as Lessor under this Lease is deemed to be a security interest in the Leased Property, then the Lessee shall be deemed to have granted, and in such event the Lessee does hereby grant, a security interest in the Leased Property to the Bank, which security interest includes proceeds, and this Lease shall constitute a security agreement under applicable law. Concurrently with the execution of this Lease, the Lessee has executed, delivered, and filed and/or recorded all financing statements, UCC forms, mortgages, deeds of trust, notices, filings, and/or other instruments, in form required for filing and/or recording thereof, as are required under applicable law to fully perfect such security interest of the Bank in the Leased Property (collectively, "Security Documents"). Attached hereto as Exhibit E are copies of all such Security Documents. The Lessee will do, execute, acknowledge, deliver and record, or cause to be done, executed, acknowledged, delivered and recorded, such additional acts, notices, filings and instruments as the Bank may require in its sole discretion to evidence, reflect and perfect the title, ownership, leasehold interest, security interest and/or other interest of the Bank in and to any part or all of the Leased Property, promptly upon the request of the Bank.

SECTION 9.4 Binding Effect. This Lease shall inure to the benefit of and shall be binding upon the Bank and the Lessee and their respective successors and assigns.

SECTION 9.5 Amendments. This Lease may be amended or modified only upon the written agreement of both the Bank and the Lessee.

SECTION 9.6 Section Headings. Section headings are for reference only and shall not be used to interpret this Lease.

SECTION 9.7 Severability. In the event any provision of this Lease shall be held invalid or unenforceable by a court of competent jurisdiction, to the extent permitted by law, such holding shall not invalidate or render unenforceable any other provision hereof.

SECTION 9.8 Entire Agreement. This Lease and the attached Exhibits constitute the entire agreement between the Bank and the Lessee and supersedes any prior agreement between the Bank and the Lessee with respect to the Leased Property, except as is set forth in an Addendum, if any, which is made a part of this Lease and which is signed by both the Bank and the Lessee.

SECTION 9.9 Execution in Counterparts. This Lease may be executed in any number of counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 9.10 Arbitration. To the extent permitted by law, any dispute, controversy or claim arising out of or based upon the terms of this Lease or the transactions contemplated hereby shall be settled exclusively and finally by binding arbitration. Upon written demand for arbitration by any party hereto, the parties to the dispute shall confer and attempt in good faith to agree upon one arbitrator. If the parties have not agreed upon an arbitrator within thirty (30) days after receipt of such written demand, each party to the dispute shall appoint one arbitrator and those two arbitrators shall agree upon a third arbitrator. Any arbitrator or arbitrators appointed as provided in this section shall be selected from panels maintained by, and the binding arbitration shall be conducted in accordance with the commercial arbitration rules of, the American Arbitration Association (or any successor organization), and such arbitration shall be binding upon the parties. The arbitrator or arbitrators shall have no power to add or detract from the agreements of the parties and may not make any ruling or award that does not conform to the terms and conditions of this Lease. The arbitrator or arbitrators shall have no authority to award punitive damages or any other damages not measured by the prevailing party's actual damages. Judgment upon an arbitration award may be entered in any court having jurisdiction. The prevailing party in the arbitration proceedings shall be awarded reasonable attorney fees and expert witness costs and expenses.

SECTION 9.11 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Bank has caused this Lease to be executed in its name by its duly authorized officer, and the Lessee has caused this Lease to be executed in its name by its duly authorized officer, as of the date first above written.

ZIONS BANCORPORATION, N.A., as Lessor

By: _____
Authorized Officer

NORTH SALT LAKE, as Lessee

By: _____

Title

EXHIBIT A

FIXED RATE

LEASE PAYMENT DEBT SERVICE SCHEDULE*

1. Interest. Interest components payable on the principal amount outstanding have been computed at the rate of four and fifty hundredths' percent (4.50%) per annum calculated based on twelve 30-day months during a 360-day year.

2. Payment Dates and Amounts.

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/26/2026	-	-	-	-	-
02/26/2027	63,046.67	4.500%	15,520.95	78,567.62	78,567.62
02/26/2028	65,883.76	4.500%	12,683.85	78,567.61	78,567.61
02/26/2029	68,848.53	4.500%	9,719.08	78,567.61	78,567.61
02/26/2030	71,946.72	4.500%	6,620.90	78,567.62	78,567.62
02/26/2031	75,184.32	4.500%	3,383.29	78,567.61	78,567.61
Total	\$344,910.00	-	\$47,928.07	\$392,838.07	-

EXHIBIT B

DESCRIPTION OF THE LEASED PROPERTY

2026 Mack Truck Model GR44F-M493 with accessories
VIN 1M2GR4CC9TM001061

EXHIBIT C

RESOLUTION OF GOVERNING BODY

A resolution approving the form of the Lease/Purchase Agreement with ZIONS BANCORPORATION, N.A., Salt Lake City, Utah and authorizing the execution and delivery thereof.

Whereas, The City Council (the “Governing Body”) of North Salt Lake (the “Lessee”) has determined that the leasing of the property described in the Lease/Purchase Agreement (the “Lease/Purchase Agreement”) presented at this meeting is for a valid public purpose and is essential to the operations of the Lessee; and

Whereas, the Governing Body has reviewed the form of the Lease/Purchase Agreement and has found the terms and conditions thereof acceptable to the Lessee; and

Whereas, either there are no legal bidding requirements under applicable law to arrange for the leasing of such property under the Lease/Purchase Agreement, or the Governing Body has taken the steps necessary to comply with the same with respect to the Lease/Purchase Agreement.

Be it resolved by the Governing Body of North Salt Lake as follows:

SECTION 1. The terms of said Lease/Purchase Agreement are in the best interests of the Lessee for the leasing of the property described therein.

SECTION 2. The appropriate officers and officials of the Lessee are hereby authorized and directed to execute and deliver the Lease/Purchase Agreement in substantially the form presented to this meeting and any related documents and certificates necessary to the consummation of the transactions contemplated by the Lease/Purchase Agreement for and on behalf of the Lessee. The officers and officials of the Lessee may make such changes to the Lease/Purchase Agreement and related documents and certificates as such officers and officials deem necessary or desirable, such approval to be conclusively evidenced by the execution and delivery thereof.

SECTION 3. The officers and officials of the Governing Body and the Lessee are hereby authorized and directed to fulfill all obligations under the terms of the Lease/Purchase Agreement.

Adopted and approved this _____ day of February, 2026.

By _____

Print Name _____

Title _____

Attest:

By _____

Print Name _____

Title _____

STATE OF UTAH

)

COUNTY OF DAVIS

) ss.

)

I, _____ hereby certify that I am the duly qualified and acting
_____ of North Salt Lake (the "Lessee").
(Title)

I further certify that the above and foregoing instrument constitutes a true and correct copy of the minutes of a regular meeting of the governing body including a Resolution adopted at said meeting held on February 17, 2026, as said minutes and Resolution are officially of record in my possession, and that a copy of said Resolution was deposited in my office on February 17th, 2026.

In witness whereof, I have hereunto set my hand on behalf of the Lessee this ____ day of February, 2026.

By _____

Print Name _____

Title _____

EXHIBIT D
Opinion of Lessee's Counsel

To: ZIONS BANCORPORATION, N.A.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133

As counsel for North Salt Lake (“Lessee”), I have examined duly executed originals of the Lease/Purchase Agreement (the “Lease”) dated this 26th day of February, 2026, between the Lessee and ZIONS BANCORPORATION, N.A., Salt Lake City, Utah (“Bank”), and the proceedings taken by Lessee to authorize and execute the Lease (the “Proceedings”). Based upon such examination as I have deemed necessary or appropriate, I am of the opinion that:

1. Lessee is a body corporate and politic, legally existing under the laws of the State of Utah (the “State”).
2. The Lease and the Proceedings have been duly adopted, authorized, executed, and delivered by Lessee, and do not require the seal of Lessee to be effective, valid, legal, or binding.
3. The governing body of Lessee has complied with all applicable open public meeting and notice laws and requirements with respect to the meeting at which the Proceedings were adopted and the Lessee's execution of the Lease was authorized.
4. The Lease is a legal, valid, and binding obligation of Lessee, enforceable against Lessee in accordance with its terms except as limited by the state and federal laws affecting remedies and by bankruptcy, reorganization, or other laws of general application affecting the enforcement of creditor's rights generally.
5. Either there are no usury laws of the State applicable to the Lease, or the Lease is in accordance with and does not violate all such usury laws as may be applicable.
6. Either there are no procurement or public bidding laws of the State applicable to the acquisition and leasing of the Leased Property (as defined in the Lease) from the Bank under the Lease, or the acquisition and leasing of the Leased Property from the Bank under the Lease comply with all such procurement and public bidding laws as may be applicable.
7. There are no legal or governmental proceedings or litigation pending or, to the best of my knowledge, threatened or contemplated (or any basis therefor) wherein an unfavorable decision, ruling or finding might adversely affect the transactions contemplated in or the validity of the Lease.
8. The adoption, execution and/or delivery of the Lease and the Proceedings, and the compliance by the Lessee with their provisions, will not conflict with or constitute a breach of or default under any court decree or order or any agreement, indenture, lease or other instrument or any existing law or administrative regulation, decree or order to which the Lessee is subject or by which the Lessee is or may be bound.
9. Although we are not opining as to the ownership of the Leased Property or the priority of liens thereon, it is also our opinion that the Security Documents attached as Exhibit E to the Lease are sufficient in substance, form, and description, and indicated place, address, and method of filing and/or recording, to completely and fully perfect the security interest in every portion of the Leased Property granted under the Lease, and no other filings and/or recordings are necessary to fully perfect said security interest in the Leased Property.

Attorney for Lessee

EXHIBIT E

SECURITY DOCUMENTS

[Attach Certificate of Title showing ZIONS BANCORPORATION, N.A. as the lien holder]

EXHIBIT F

DELIVERY AND ACCEPTANCE CERTIFICATE

To: ZIONS BANCORPORATION, N.A.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133

Reference is made to the Lease/Purchase Agreement between the undersigned (“Lessee”), and ZIONS BANCORPORATION, N.A. (the “Bank”), dated February 26, 2026 , (the “Lease”) and to that part of the Leased Property described therein which comprises personal property (collectively, the “Equipment”). In connection therewith we are pleased to confirm to you the following:

1. All of the Equipment has been delivered to and received by the undersigned; all installation or other work necessary prior to the use thereof has been completed; said Equipment has been examined and/or tested and is in good operating order and condition and is in all respects satisfactory to the undersigned and as represented, and that said Equipment has been accepted by the undersigned and complies with all terms of the Lease. Consequently, you are hereby authorized to pay for the Equipment in accordance with the terms of any purchase orders for the same.
2. In the future, in the event the Equipment fails to perform as expected or represented we will continue to honor the Lease in all respects and continue to make our rental and other payments thereunder in the normal course of business and we will look solely to the vendor, distributor or manufacturer for recourse.
3. We acknowledge that the Bank is neither the vendor nor manufacturer or distributor of the Equipment and has no control, knowledge or familiarity with the condition, capacity, functioning or other characteristics of the Equipment.
4. The vehicle identification number for each item of Equipment which is set forth on Exhibit “B” to the Lease is correct.

This certificate shall not be considered to alter, construe, or amend the terms of the Lease.

Lessee:

NORTH SALT LAKE

By: _____
(Authorized Signature)

Date: _____



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Heidi Voordeckers, Finance Director

DATE: February 17, 2026

SUBJECT: Resolution 2026-09R: A resolution approving and adopting amendments to the Fiscal Year 2025-2026 budget for the Fleet Fund

RECOMMENDATION

Staff recommends the City Council approve Resolution 2026-09R, authorizing amendments to the fiscal year 2025-2026 Budget.

BACKGROUND

Pursuant UCA 10-6-127 and 10-6-128, municipal budgets may be modified by resolution of the City Council up until the final day of the fiscal year. Amendments incorporating increases in expenditures/appropriations require that a public hearing be held prior to resolution adoption.

SUMMARY

The City has a need to amend the current fiscal year budget to fund the purchase of a new snowplow to replace the CNG plow, as originally authorized at \$375,000 in the fiscal year 2024 budget. The amendment recognizes the purchase cost of the plow, the proceeds from borrowing for the equipment lease, and the removal of the first lease payment, which will now be due in fiscal year 2027.

PROPOSED MOTION

I move that the City Council approve Resolution 2026-09R: A resolution approving and adopting amendments to the fiscal year 2025-2026 Fleet Fund Budget.

Attachments: Resolution 2026-09R
Resolution 2026-09R, Exhibit A

RESOLUTION NO. 2026-09R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE APPROVING AND ADOPTING AMENDMENTS TO THE FISCAL YEAR 2025~2026 FLEET FUND BUDGETS

WHEREAS, the City of North Salt Lake has considered the adoption of an amendment to increase the 2025~2026 budget for the General Fund, Roads Capital Fund, Water Operating Fund, Storm Water Fund, Solid Waste, and Fleet Fund and finds that it is in the best interest of the citizens and the City as a whole to adopt the aforesaid budgets; and

WHEREAS, a public hearing was properly noticed and held on Tuesday, February 17, 2026 for public comment concerning the adoption of said budget amendments; and

WHEREAS, such action is authorized by statute.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North Salt Lake, Utah that the amendments as set forth in Exhibit “A” which is attached hereto and incorporated herein by this reference, are hereby authorized and approved as follows:

By Type:	Increase/(Decrease) in Fund Balances
RECOGNIZE LEASE PROCEEDS	\$344,910
INCR. EQUIP EXPENSE – SNOW PLOW PURCHASE	(\$344,910)
REDUCE FY 26 LEASE PAYMENT	\$65,000
Total Fund Balance Increase/(Decrease)	\$65,000

By Fund:	Increase/(Decrease) in Fund Balances
FLEET FUND	(\$65,000)
Total Fund Balance Increase/(Decrease)	\$65,000

Immediately after its adoption, this resolution shall be signed by the appropriate officers of the City of North Salt Lake, shall be recorded in the official records of the City of North Salt Lake, and shall take immediate effect.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 17th day of February, 2026.

CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Clayton _____

Council Member Jackson _____

Council Member Knowlton _____

Council Member Smoot _____

Council Member Van Langeveld _____

**EXHIBIT A
BUDGET AMENDMENT HEARING - FEBRUART 17, 2026**

ACCOUNT #	ACCOUNT TITLE	CURRENT BUDGET	BUDGET ADJUSTMENT	TOTAL BUDGET	REASON
FUND 61 - FLEET					
REV 61-1152-37200	PROCEEDS FROM BORROWING	-	(344,910)	(344,910)	Recognize lease purchase of snow plow, originally authorized in the FY 2024 budget.
EXP 61-1158-48502	VEHICLES	171,000	344,910	515,910	Recognize lease purchase of snow plow, originally authorized in the FY 2024 budget.
EXP 61-1158-47016	LEASE PAYMENT	65,000	(65,000)	-	First Lease payment due on 2.26.27 (\$78,567.21)
		65,000		NET INCREASE/(DECREASE) IN FUND BALANCE	
TOTAL ALL FUNDS		65,000		NET INCREASE/(DECREASE) IN FUND BALANCE	



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: February 17, 2026

SUBJECT: Consideration of Resolution 2026-10R: A resolution approving an agreement between Lantis Productions, Inc. and the City of North Salt Lake for the 2026 Liberty Fest fireworks display

RECOMMENDATION

I recommend approval of Resolution 2026-10R: A resolution approving an agreement between Lantis Productions, Inc. and the City of North Salt Lake for the 2026 Liberty Fest fireworks display.

BACKGROUND

The City's Annual Liberty Fest event has been a great source of community pride and celebration surrounding our national 4th of July Independence Day holiday. As you know, this year's celebration rightfully includes the additional recognition of the 250th year since the signing of the Declaration of Independence. As we approach this important City event, I felt it was important for the City Council to approve the contract with Lantis for the event's fireworks display.

The proposed display will run between 18-24 minutes which is the usual amount of time. This year, we believe we want to have more aerial display than in previous years since the ground displays cannot be as easily seen by people who surround the event area, but may not be located on the golf course. At the meeting, you can and should provide input directly to Lantis' representative about the display.

The proposed cost of the fireworks show is \$60,000. We have also improved our corporate donations and sponsorship of the event in recent years and those now range from \$63k-\$78k and come from a variety of North Salt Lake businesses. This year we have confirmed another \$50k donation from Big West Oil and that will be the primary source of funds for the fireworks display. The attached resolution formally approves the terms of the fireworks display for July 3, 2026.

PROPOSED MOTION

I move that the City Council approve Resolution 2026-10R: A resolution approving an agreement between Lantis Productions, Inc. and the City of North Salt Lake for the 2026 Liberty Fest fireworks display.

Attachments

- 1) Resolution 2026-10R
- 2) Proposed Agreement (attached to resolution)

RESOLUTION NO. 2026-10R

**A RESOLUTION OF THE GOVERNING BODY OF THE
CITY OF NORTH SALT LAKE APPROVING AN
AGREEMENT BETWEEN LANTIS PRODUCTIONS, INC.
AND THE CITY OF NORTH SALT LAKE FOR THE 2026
LIBERTY FEST FIREWORKS DISPLAY**

WHEREAS, the City of North Salt Lake, Utah has an annual Independence Day celebration which includes a fireworks display at the Eaglewood Golf Course on July 3 each year;

WHEREAS, the City has a desire to enter into a contract with Lantis Productions, Inc. for the purpose of providing the 2026 Liberty Fest fireworks display;

WHEREAS, the City has reviewed the proposed contract attached to this resolution and finds that it is sufficient to meet the City’s needs for this event;

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of North Salt Lake as follows:

Section 1. The City Council hereby authorizes the Mayor or City Manger to execute the Agreement entitled Fireworks Display Contract and Purchase Order attached herein.

Section 2. All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict. This resolution, once adopted, shall become effective immediately upon passage.

APPROVED and ADOPTED by the City Council of the City of North Salt Lake this 17th day of February, 2026.

CITY OF NORTH SALT LAKE
By:

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Smoot _____
Council Member Van Langeveld _____

Show Name: North Salt Lake

Show Number: 26056

FIREWORKS DISPLAY CONTRACT AND PURCHASE ORDER

THIS CONTRACT (“Contract”) entered into on **January 16, 2026** between LANTIS PRODUCTIONS, INC. (a Utah corporation hereinafter referred to as “LANTIS”), and **North Salt Lake City of Utah** (hereinafter referred to as “CLIENT”) (collectively the “Parties”)

WITNESSETH: LANTIS agrees to furnish CLIENT, in accordance with the terms and conditions hereinafter set forth, a Fireworks Display (hereinafter referred to as “Display”) as per our proposal made in part hereof, including the services of a licensed and trained Pyrotechnician to take charge of and fire the Display.

CLIENT shall pay LANTIS the sum of **Sixty Thousand Dollars** and No/100 **\$60,000 DOLLARS**, in United States Currency, according to the following terms and conditions:

1. Due upon execution of contract	\$30,000
2. Due ten days prior to Displays	\$30,000
Total:	\$60,000

All sums due herein shall be mailed directly to the corporate offices of Lantis Productions Inc., P.O. Box 491, Draper, Utah 84020, unless directed otherwise in writing.

The Display is hereby scheduled to be perform on **July 3, 2026 @ Eaglewood Golf Course**

The Display may be canceled by CLIENT no later than ten (10) days before the scheduled Display Date for a full refund. Should CLIENT request to cancel the Display within ten (10) days of the Display Date, CLIENT shall be billed for all costs incurred by LANTIS for any set pieces and/or permit fees obtained in preparation for the Display.

If for any reasons other than adverse weather conditions the display is canceled within the ten (10) days prior to the Display Date, CLIENT also agrees to pay an amount equal to one-half of the total contract amount as a cancellation fee in addition to the set piece and/or permit fees incurred by LANTIS as stated above.

If the Display is significantly delayed or canceled due to adverse weather conditions, or other circumstances beyond the reasonable control of either LANTIS or CLIENT, each Party shall bear an equal share (i.e., 50%) of all "out-of-pocket" expenses incurred by LANTIS due to the delay. Such expenses shall include, but shall not be limited to, additional lodging, meals, Pyrotechnician fees, permits, vehicle rentals, and equipment rentals (if any) incurred by authorized representatives of LANTIS necessary to present the Display.

The Parties hereby agree that they shall cooperate with each other to make a good faith effort to reschedule any Display that is canceled due to adverse weather conditions be within ten (10) calendar days of the originally scheduled Display Date without either Party incurring additional expenses except as detailed in the paragraph above. If the Display is rescheduled beyond ten (10) calendar days from the original Display Date, this Contract shall be subject to renegotiation between LANTIS and CLIENT.

CLIENT agrees to provide and furnish a suitable location to set up the Display. LANTIS, on

Show Name: North Salt Lake**Show Number: 26056**

behalf of CLIENT, will secure all required state and/or local fireworks permits. Any required marine permits will be obtained by LANTIS on behalf of CLIENT. CLIENT shall obtain any required event permits and shall arrange any security bonds as required by law in CLIENT'S Jurisdiction when necessary. CLIENT agrees to furnish necessary and adequate police and/or private security, fire and other necessary protection for proper crowd control, auto parking control, and proper security around the designated safety area during the set-up, firing, and a minimum of thirty minutes following Display completion.

LANTIS may cancel and/or reschedule the show if any required state, marine, and/or local fireworks permits cannot be obtained before the scheduled Display Date. Should the Display be canceled or delayed through the negligence or inaction of LANTIS, Client shall be entitled to a refund of all fees paid up to the date when the cancellation or delay first occurs.

LANTIS warrants that it will perform the services as set forth in this Agreement in a professional manner and that the Display will be overseen by a Lantis Pyrotechnician of sufficient skill and experience. The Display will be in accordance with all applicable laws and regulations.

Any vehicles or personal property located within the designated safety area shall be removed at CLIENT'S Expense. Any damage to vehicles and/or personal property left remaining in the designated safety area during the Display shall be the sole responsibility of CLIENT.

CLIENT hereby acknowledges and agrees that the LANTIS Pyrotechnician, the CLIENT, or any authority ("Authority") having jurisdiction as defined by the Utah State Department of Public Safety, shall have the right to delay the start of or terminate the firing of the Display if in any one of these individuals' reasonable judgment, unsafe conditions exist as detailed in the LANTIS Safety Procedures Manual, NFPA 1123 Guidelines, or other applicable local law or regulation.

LANTIS shall provide insurance coverage for the following amounts and specified risks only:

Bodily Injury and Property Damage, including Product Liability of \$2,000,000.00

Under the provisions of our insurance coverage, this protection shall be extended to the CLIENT and additional insured only upon receipt by LANTIS of a properly executed original copy of this Contract.

LANTIS shall indemnify and hold **City of North Salt Lake** and its subsidiaries, affiliates, employees, guests, and contractors (collectively, the "Indemnified Parties") harmless from Claims and Losses arising out of or related to LANTIS' operation of the Display Show. Nothing in this paragraph shall be construed to indemnify **City of North Salt Lake** extent such Claims and Losses result from the negligence or misconduct of the Indemnified Parties themselves.

It is agreed that this Contract shall be governed by the laws of the State of Utah. Should any legal action be brought to enforce or interpret the terms or provisions of this Contract, any

Show Name: North Salt Lake

Show Number: 26056

court of competent jurisdiction in the State of Utah shall be a proper venue for such action.

Interest at 2% per month (AN ANNUAL PERCENTAGE RATE OF TWENTY FOUR PERCENT PER ANNUM A.P.R. 24%) will be charged on all accounts past due account. If any legal action is brought to enforce or interpret the terms or provision of this Contact, the prevailing party shall be entitled to reasonable attorney's fees and costs in addition to any other relief they may be entitled to.

It is further agreed that nothing in this Contract shall be construed as forming a partnership, the parties hereto being severally responsible for their own separate debts and obligations, and neither party shall be held responsible for any agreement not stated in this Contract. The parties hereto do mutually and severally guarantee the terms, conditions and payments of this Contract and these articles shall be binding on the parties themselves and on their heirs, executors, administrators, successors and assigns. CLIENT further warrants that the signature affixed hereto on their behalf is properly authorized to execute such documents and incur such obligations on behalf of the CLIENT. CLIENT further agrees that none of the provisions of this contract may be changed or modified in any way without the express written permission of LANTIS.

Additional Provisions:

IN WITNESS WHEREOF, the parties hereto, by and through their duly authorized agents, have set their duly authorized signatures and dates indicated below.

LANTIS

Executed on behalf of LANTIS PRODUCTIONS INC.

By:  _____

Title: Kenneth L. Lantis, President

CLIENT

Executed on behalf of **City of North Salt Lake**

By: _____ Linda Horrocks

Title: _____

Date: _____



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: February 17, 2026

SUBJECT: Discussion related to Action Item #25-27: Possible creation of a citizen's academy

This item is a discussion of the Council's goals and objectives related to the creation of a citizen's academy. The purpose of the academy, as we understand previous discussions, is to educate the public generally about City operations and to better inform citizens who may have a desire to participate on City committees or run for public office.

Over the past several months, implementation of this assignment has been discussed in several ways ranging from a formal series of classes (multi-week), holding City Council meetings in specific areas of the City and conducting neighborhood outreach meetings where City Council and staff would be available to meet with members of the public and discuss City operations and current neighborhood concerns.

City staff needs to have a clearer understanding of how the Council wishes to implement this program. The objective of this item on the agenda is to decide how the Council wants to move forward with specific tasks.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: February 17, 2026

SUBJECT: Discussion related to Action Item #25-34: Establishing a consent agenda

This item is a discussion of the potential use of a consent agenda as a part of our City Council meetings.

The idea of the consent agenda is to group items that are routine, procedural or simple together in order to be approved in one motion without deliberation. This is a strategy to streamline meetings, save time and allow more time to focus on more critical and weighty matters of policy or legislative impact.

We have reviewed some agendas from other Utah cities and found that there are a variety of methods used to streamline agendas.

Farmington City- The attached agenda from Farmington City uses a section of the agenda called Summary Action. These items are placed together and approved in a single motion. I did not see a place on the same agenda for prior discussion before having it placed on Summary Action, though there is a place in the work session to request the discussion of a regular session item.

Sandy City- The attached agenda from Sandy City has a consent calendar and a few other sections which include Informational Items, Public Hearings, Council Voting Items and Standing Reports.

Murray City- Murray City's agenda is similar to Sandy's in that it includes a few sections that help to organize the content of the agenda, including a Consent Agenda. Interestingly, the approval of the minutes is not located within the consent agenda, but is its own section.

Bountiful City- I looked at Bountiful's recent history of agendas and did not see a consent calendar or an abbreviated item.

Several other cities I reviewed appear to use a consent calendar for approval of meeting minutes, but nothing else. I have previously worked in cities that used a consent calendar in combination with a study session or a work session. That is, contracts, bid awards and other regular business of the City Council were approved on a consent calendar, but only after those items were reviewed and discussed in a pre-meeting study session or work session.

Though there is no specific action on this item, the City Council should be free to make a motion in order to give staff direction about how you wish to move forward.

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, January 20th, 2026** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION - 6:00 p.m.

- Police Department Staffing Discussion
- Discussion of regular session items upon request

CLOSED SESSION – Minute motion adjourning to closed session for purpose of discussing the purchase, sale, exchange, or lease of real property, *Utah code §52-4-205*.

REGULAR SESSION - 7:00 p.m.

CALL TO ORDER:

- Invocation – Kristen Sherlock, Councilmember
- Pledge of Allegiance – Melissa Layton, Councilmember

PRESENTATIONS:

- Recognition of Ana Carlini as Student of the Month

BUSINESS:

- Policies & Procedures regarding residential Green Waste Can Program
- First Amendment to Agreement Establishing Home Occupation Exemptions for Jonathan Miller with Rocky Tops Landscape Supply

SUMMARY ACTION:

1. Resolution appointing Baylee Montgomery to the Historic Preservation Commission
2. Enabling Ordinance formalizing the recently adopted Water Element of the General Plan
3. Monthly Financial Report
4. Surplus of Police Department Vehicles
5. Approval of Minutes 01.06.26

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmnl. DeAnn Carlile Posted on January 15th, 2026



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Meeting Agenda

City Council

Brooke Christensen, District 1

Alison Stroud, District 2

Kris Nicholl, District 3

Marci Houseman, District 4

Aaron Dekeyzer, At-large

Brooke D'Sousa, At-large

Cyndi Sharkey, At-large

Tuesday, February 10, 2026

5:15 PM

Council Chambers

Web address to view complete packet: <http://sandyutah.legistar.com>

This Council Meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Virtual participation is offered as a courtesy. If for any reason the virtual meeting is inoperable, virtual attendees are encouraged to instead attend in-person. The meeting will be held regardless of the availability of a virtual option.

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_evao1_eOQ4-av6mPtkKjqw

After registering, you will receive a confirmation email containing information about joining the webinar.

Or listen by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833

Webinar ID: 889 2402 4247

Passcode: 384166

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Council Office at 801-568-7140.

5:15 Council Meeting

Prayer, Pledge of Allegiance, and Introductions

General Citizen Comment Period (No earlier than 6:00 PM)

The General Citizen Comment period is the time set aside for the public to comment on any City business, including any item listed on tonight's agenda. General Citizen Comment will begin no earlier than 6:00 PM. Citizen comment will also be taken during each Council Voting Item and each Public Hearing Item for comments related to those items.

Each speaker is allowed three minutes during each comment period. A speaker may comment during multiple comment periods, so long as the topic of the comment is different each time. No speaker will be permitted to comment more than once during any individual comment period.

Speakers wishing to comment live should attend the meeting in person or access the meeting virtually via the Zoom Webinar link. The call-in number is generally for listening only. You may also leave a written comment by emailing CitizenComment@sandy.utah.gov.

Council Business

Informational Items

1. [26-040](#) City Council receiving a 2026 Economic Outlook Presentation
Attachments: [ZB City Economic Update](#)
2. [26-043](#) Parks and Recreation Department providing an update on the recreation center construction, and their proposed public feedback plan for naming the center
Attachments: [Proposed Recreation Center Naming Process](#)
3. [26-038](#) City Administration providing information on the Arbor Plaza Office building for Council discussion
Attachments: [Arbor City Council Presentation 2-10-26](#)
4. [26-041](#) First Reading: Council Member Nicholl proposing the construction of a new Police Department Public Safety Headquarters
Attachments: [PD Headquarters Memorandum_Nicholl](#)

Consent Calendar

5. [26-024](#) Approval of the January 6, 2026 Draft Minutes
Attachments: [January 6, 2026 Draft Minutes](#)
6. [26-027](#) Approval of the January 13, 2026 Draft Minutes
Attachments: [January 13, 2026 Draft Minutes](#)

Public Hearing(s)

7. [26-042](#) Public Hearing to receive input from the public with respect to (i) the issuance of the Series 2026 Bonds and (ii) any potential economic impact that the project to be financed with the proceeds of the Series 2026 Bonds may have on the private sector.

Attachments: [Debt Schedule](#)
[Parameters Resolution 26-05C Approved](#)

Council Voting Items

8. [26-039](#) Second Reading: Council Member Nicholl proposing an addition to Chapter 4-5 (Human Resources) of the Sandy Municipal Code addressing compensation limitations for elected officials.

Attachments: [Ordinance 26-03](#)
[January 20, 2026 Memorandum](#)

9. [26-035](#) Recess the City Council meeting and convene a meeting of the Sandy City Redevelopment Agency

Attachments: [2-10-26 RDA Agenda](#)
[2026.02.05 ILA Arbor Building](#)
[DSousa 2026.02.05 Amendment to ILA Arbor Building](#)
[1.13.26 Minutes\[59\]](#)
[1.20.26 Minutes](#)

10. [26-044](#) Possible Closed Session to discuss the purchase, exchange or lease of real property.

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Council Member Business

Mayor's Report

CAO Report

Legislative Report

Adjournment



Murray City Municipal Council

City Council Meeting Notice

November 25, 2025

PUBLIC NOTICE IS HEREBY GIVEN that the Murray City Municipal Council will hold a City Council meeting beginning at 6:30 p.m. on Tuesday, November 25, 2025 in the Murray City Council Chambers located at Murray City Hall, 10 East 4800 South, Murray, Utah.

The public may view the Council Meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

Meeting Agenda

6:30 p.m. **Council Meeting** – Council Chambers
Paul Pickett conducting.

Opening Ceremonies

Call to Order
Pledge of Allegiance

Approval of Minutes

None scheduled.

Citizen Comments

Comments will be limited to three minutes, step to the microphone, state your name and city of residence, and fill out the required form.

Special Recognition

1. Murray City Employees of the Month, Murray Theater Staff Katie Lindquist, Bethany Tucker and Robert Wyse. Paul Pickett, Brett Hales and Kim Sorensen presenting.

Consent Agenda

None scheduled.

Public Hearings

Staff, sponsor presentations and public comment will be given prior to Council action on the following matters.

1. a. Accept public comment and express sentiment regarding a request by the South Salt Lake Valley Mosquito Abatement District to increase property taxes. Laverne Snow presenting.
b. Consider a resolution acknowledging receipt of a report from a member of the South Salt Lake Valley Mosquito Abatement District on a proposed property tax increase.
2. Consider an ordinance relating to land use; amends the Zoning Map from R-1-8 (Single Family Low-Density Residential) to R-N-B (Residential Neighborhood Business) for the property located at 6446 South 900 East, Murray City. Zachary Smallwood presenting.

3. Consider an ordinance related to land use; amends the General Plan to adopt and add the Murray City Water Use and Preservation Element. Zachary Smallwood presenting.

Business Items

1. Consider a resolution providing advice and consent to the Mayor's appointment of Jeff Martin as the Murray City Parks and Recreation Director. Mayor Hales presenting.
If approved, the swearing-in ceremony will be conducted by Brooke Smith, City Recorder.
2. Consider a resolution approving an Interlocal Cooperation Agreement between Murray City ("City") and Murray City School District ("District") for mutual use of facilities. Doug Hill presenting.
3. Consider a resolution authorizing the execution of an Interlocal Cooperation Agreement between Murray City School District ("District") and Murray City ("City"), relating to school resource officers provided by the City to the District. Doug Hill presenting.
4. Consider an ordinance amending Sections 3.52.060, 3.54.060, and 3.56.070 of the Murray City Municipal Code relating to no fault utility and golf ball claims. G.L. Critchfield presenting.

Mayor's Report and Questions

Adjournment

NOTICE

Supporting materials are available for inspection on the Murray City website at www.murray.utah.gov.

Special accommodations for the hearing or visually impaired will be made upon a request to the office of the Murray City Recorder (801-264-2663). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speaker phone. The speaker phone will be amplified so that the other Council Members and all other persons present in the Council Chambers will be able to hear all discussions.

On Friday, November 21, 2025, at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.



Jennifer Kennedy
Council Executive Director
Murray City Municipal Council



BOUNTIFUL CITY COUNCIL

Tuesday, January 27th, 2026

6:00 p.m. Work Session

7:00 p.m. - Regular Session

NOTICE IS HEREBY GIVEN on the Utah Public Notice Website, the Bountiful City Website and at Bountiful City Hall not less than 24 hours prior to the meeting that the City Council of Bountiful, Utah will hold its regular Council meeting at City Hall, 795 South Main Street, Bountiful, Utah, at the time and on the date given above. The public is invited to all open meetings. Deliberations will occur in the meetings. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Manager at 801.298.6140. Notification at least 24 hours prior to the meeting would be appreciated.

If you are not on the agenda, the Council will not be able to discuss your item of business until another meeting. For most items it is desirable for the Council to be informed of background information prior to consideration at a Council meeting. If you wish to have an item placed on the agenda, contact the Bountiful City Manager at 801.298.6140

The meeting is also available to view online, and the link will be available on the Bountiful City website homepage (www.bountifulutah.gov) approximately one hour prior to the start of the meeting.

AGENDA

6:00 p.m. – Work Session

1. Bountiful Concert Series Discussion – Mr. Tyson Beck
2. Library Remodel Update – Mr. Gary Hill

7:00 p.m. – Regular Meeting

1. Welcome, Pledge of Allegiance and Opening Thought
2. Public Comment – If you wish to make a comment to the Council, please use the podium and clearly state your name and city of residency, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Consider approval of the minutes of the previous meeting held on January 8th, 2026
4. Council reports
5. Consider approval of expenditures greater than \$1,000 paid on January 7th and 14th, 2026
6. Consider approval of the purchase of two PMH-11 Pad Mounted Switchgear along with the necessary fuse holders from Irby in the total amount of \$49,570 – Mr. Allen Johnson
7. Consider approving the contract extension with U.S. Dept. of Energy Western Area Power Administration Colorado River Storage Project for the Weber Basin Project – Mr. Allen Johnson
8. Adjourn


City Recorder

1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING-WORK SESSION
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 FEBRUARY 3, 2026

5
6 **DRAFT**
7

8 Mayor Horrocks welcomed those present at 6:06 p.m.
9

10 PRESENT: Mayor Brian Horrocks
11 Councilmember Tammy Clayton
12 Councilmember Heidi Smoot
13 Councilmember Alisa Van Langeveld
14

15 EXCUSED: Councilmember Suzette Jackson
16 Councilmember Ted Knowlton
17

18 STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi
19 Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Sherrie Pace, Community
20 Development Director; Mitch Gwilliam, Deputy Chief; Karyn Baxter, City Engineer; Todd
21 Godfrey, City Attorney; Wendy Page, City Recorder.
22

23 OTHERS PRESENT: Dee Lalliss, Carolyn Jacobson, Conrad Jacobson, residents; Jake Gordon,
24 UVU student; Nick McMurtrey, Brighton Homes; Andy Oblad; Joshua Johnson, Davis County
25 Library.
26

27 1. DISCUSSION OF DAVIS COUNTY LIBRARY SERVICES BY JOSHUA JOHNSON,
28 DAVIS COUNTY LIBRARY DIRECTOR
29

30 Joshua Johnson, Davis County Library Director, shared that the Bountiful library had been
31 closed for two weeks. He added that the majority of the books had been moved and staff were in
32 the process of removing books and shelving to an offsite location. He noted that there would be a
33 soft opening on March 2nd and a grand opening on March 25th for the temporary building located
34 at 85 N Main Street in Bountiful. He continued that the temporary location would include the
35 following services: item check out/pick up, hold reservation, after hour return, a smaller physical
36 collection, and story time space.
37

38 Mr. Johnson clarified that the original plan was to demolish the existing building and relocate to
39 a new facility. He shared that the Library Board has since determined that the existing building
40 would be remediated and renovated. He said access to all digital collections and services would

41 remain unchanged and available to the public. He added that there would also be public internet
42 computers, photocopying, printing, and 3D printing services available at the temporary location,
43 but there would not be reservable meeting space in the temporary location.

44
45 Joshua Johnson mentioned that they had funds to use towards a second temporary offsite
46 location. He added that he was working with Ken Leetham and different commercial leasing
47 properties in the south area of the County on a potential satellite location in North Salt Lake.

48
49 Mayor Horrocks asked about the timetable for the remodel. Joshua Johnson replied that the
50 remodel would take 18-24 months and would include construction and asbestos remediation.

51
52 Councilmember Clayton expressed gratitude for the temporary location and the need for a
53 renovation.

54
55 Councilmember Van Langeveld asked about the temporary location in Bountiful and asked if it
56 was no longer utilized as a charter school. Joshua Johnson responded that they were only leasing
57 a portion of that building.

58
59 Councilmember Van Langeveld mentioned the desire to find a satellite location in the southern
60 end of the County. She expressed hope that the need would demonstrate that a location in North
61 Salt Lake could become permanent.

62
63 Joshua Johnson stated that the proposed satellite locations will help relieve some of the stress
64 placed on the Centerville branch while the main Bountiful library was closed.

65
66 Councilmember Van Langeveld invited the library to participate in the NSL Reads event on
67 March 5th.

68
69 2. PRESENTATION ON THE CITY'S FIFTEEN (15) POINT VEHICLE INSPECTION
70 PROGRAM

71
72 Jon Rueckert reported that the City's fifteen (15) point vehicle inspection program was adopted
73 in 2015. He shared that the purpose behind the program is to provide a system to objectively
74 evaluate vehicles to ensure that vehicles are recommended for replacement at appropriate
75 intervals, help select replacement vehicles that met department needs, and establish reliable
76 funding mechanisms and fair allocation of costs to each department. He clarified that the points
77 were not capped at 15 points and said that there were three categories with five points in each
78 category:

79

- 80 • Age (1 point for each 1/5 of target age)
- 81 • Miles (1 point for each 1/5 of target miles or hours)
- 82 • Maintenance (1 point for each 1/5 target maintenance costs)

83

84 He reviewed Appendix 1:

85

- 86 • Listed targets for age, miles, and maintenance costs
- 87 • These targets do not automatically trigger replacement
- 88 • Policy based on industry standards and actual experience

89

90 Mr. Rueckert continued that other factors included vehicle downtime and repair visits as well as
91 department needs as funding or other circumstances may justify replacement outside the 15 point
92 system. He explained that cost of ownership increased over time with the need for repairs. He
93 said staff kept records of vehicle maintenance and prepared comprehensive vehicle reports.

94

95 Jon Rueckert shared Appendix 1 which included vehicle category, target age (years), target miles
96 or hours, and target maintenance (% of original purchase price). He noted that the Appendix
97 tracked every vehicle including Police and Public Works equipment (sweeper, dump truck, etc.).
98 He then presented the fleet replacement calculator which tracked the points for each vehicle. Mr.
99 Rueckert reviewed the replacement procedure and explained that the Fleet Management Board
100 (comprised of admin, finance, police, and public works staff) made recommendations to the City
101 Manager. He provided a sample vehicle replacement procedure timeline which included the
102 following steps:

103

- 104 1) A point system evaluation
- 105 2) Department request submittal
- 106 3) Fleet Board recommendation
- 107 4) City Council budget approval
- 108 5) Fleet Board finalization of replacement list
- 109 6) Fleet lease charged to department
- 110 7) Vehicles purchased

111

112 Jon Rueckert explained the funding mechanism and said vehicles with a purchase price under
113 \$100,000 through an internal lease:

114

115 Internal lease

- 116 • New vehicles purchased upfront from unrestricted cash available in the Fleet Fund
- 117 • Each department leases the vehicles from the Fleet Fund

- 118 • The department pays for vehicles as they are being used, with costs spread across the
119 vehicle life (target age/depreciable life)

120

121 He reviewed financing for heavy equipment with a purchase price of \$100,000 or above through
122 an external lease:

123

124 External lease

- 125 • New vehicles purchased upfront using third party source of financing
126 • Leasing options determined using existing City purchasing policies (competitive bid
127 process to ensure lowest interest rate)
128 • The department pays for vehicles as they are being used with costs spread across the life
129 of the vehicle (target age/depreciable life)

130

131 Councilmember Smoot asked about external and internal leasing and purchasing. Heidi
132 Voordeckers replied that it was a capital lease which was essentially financing.

133

134 Ken Leetham clarified that the City would own the equipment at the end of the lease.

135

136 Councilmember Smoot asked if the City ever purchased extended warranties for vehicles that
137 were purchased new and kept for 7 years or 100,000 miles. Jon Rueckert responded that these
138 vehicles were generally purchased through State bid which precluded extended warranties.

139

140 Councilmember Van Langeveld mentioned Appendix 1 and the target year and target
141 maintenance. She gave the example of a \$40,000 vehicle and if staff anticipated spending 50% in
142 maintenance would be \$20,000 after seven years. Jon Rueckert replied that this was just one
143 target they reviewed.

144

145 Councilmember Van Langeveld asked where the target age information came from. Jon Rueckert
146 responded that this policy was based on several standards similar to American Public Works or
147 the U.S. Airforce.

148

149 Ken Leetham added that the target age was an estimate based upon each department's use of
150 each vehicle. He said the 50% of maintenance was utilized in the point system but was not used
151 to determine the target age. He gave the example of a police car and said the target age was five
152 years, but that other vehicles may have a different purpose and use so the age would be different.
153 He commented that there was flexibility in the target age and that it was an overall combination
154 of factors which assisted staff in determining when the vehicle exceeded the value.

155

156 Councilmember Van Langeveld asked if all vehicle repair and maintenance was performed
157 internally. She asked if vehicle maintenance was paid for through employee salaries. Jon Ruckert
158 replied that repairs were performed in house as often as possible but some would be contracted
159 out due to needing certain equipment. He said vehicle maintenance was salary, parts, and
160 contracted services.

161
162 Councilmember Van Langeveld mentioned new vehicle approval or surplus and if this was
163 already included in the overall budget for that year. Jon Ruckert replied affirmatively and said
164 these requests were already part of the approved budget.

165
166 Councilmember Van Langeveld asked in regard to the total number of vehicles owned by the
167 City. She asked how many of these vehicles were over the review threshold and how many were
168 typically replaced every year. Jon Ruckert replied that there were 23 Public Works vehicles
169 (trucks, service utility) and 11 plow trucks. He noted that there were 4 trucks that were over the
170 threshold (age, maintenance, and target replacement). He said staff would have further
171 information on the number owned by other departments and those vehicles that had been
172 replaced.

173
174 Councilmember Van Langeveld noted that she felt the pressure of maintaining the budget without
175 surplus, being careful with spending, and prolong a tax increase as long as possible.

176
177 Councilmember Smoot mentioned the multiple target points and how a vehicle could meet those
178 at any time warranting a replacement. She spoke on in house serving and the potential to
179 purchase an aftermarket reinsurance on those bigger vehicle services that could not be done in
180 house.

181
182 Mayor Horrocks spoke on the lack of snow this winter and snow plow usage. He anticipated a
183 surplus in the snow plow budget. Jon Rueckert replied that the plows had been utilized five times
184 this winter.

185
186 Ken Leetham commented that fog and freezing temperatures also meant that the snow plows
187 were being utilized to pretreat roads with a brine system even if there was not snow to remove.

188
189 Heidi Voordeckers reported on the annual vehicle repair budget and showed the City Council
190 several years of vehicle replacement history in the Fleet Fund:

191	Year	# of vehicles	Department
192	FY 2021	0	
193	FY 2022	10	parks (1), streets (1), mech (2), police (4), storm (1), water (1)
194	FY 2023	8	streets (1), police (5), water (1), storm (1)*

195	FY 2024	10	parks (1), streets (1), police (7), storm (1)*
196	FY 2025	10	streets (1), eng. (1), police (6), water (1), storm (1)*
197	FY 2026	4	police (3), water (1)

198

199 Ms. Voordeckers noted that the street sweeper showing in fiscal years 2023-2025 was not
200 received until fiscal year 2025. She added that fiscal year 2026 had a smaller rotation schedule.

201

202 Councilmember Van Langeveld asked about the line item related to trade/sale. Heidi Voordeckers
203 clarified that this was the anticipated trade value or sale price for each vehicle. She noted these
204 vehicles were sent to auction and the City received the auction value less the auctioneer fee.

205

206 Ken Leetham asked Heidi to briefly explain how the Fleet Fund functioned. Heidi Voordeckers
207 showed which items were serviced by the Fleet Fund (governmental funds) and operated like a
208 lease. She said the amount charged to the corresponding department every year was based on
209 how many vehicles they had, the age of the vehicles, purchase price, and depreciable value. She
210 added that the water fund, storm fund, and golf funds (enterprise funds) were paid for by those
211 departments directly and showed depreciation expenses. She noted that those funds did pay into
212 the maintenance costs.

213

214 Councilmember Van Langeveld asked about the Fleet Fund and if there was an overall trend that
215 the Fleet Fund was requiring increased budget over time. Heidi Voordeckers replied that the Fleet
216 Fund operated at net zero because it charged out to the General Fund. She said operationally the
217 Fleet Fund did not have big increases in operating expenditures (repair and maintenance) but a
218 portion was charged back to each department when a vehicle was purchased. She noted that the
219 Public Safety budget, particularly the vehicle line item, has grown. Ms. Voordeckers felt that the
220 budget and rotation schedule was still sustainable based on fiscal year 2027 projections and
221 revenues which were still flat.

222

223 Ken Leetham commented that one general observation was that vehicles increase in price over
224 time. He said the internal service fund functioned well and was a great way to manage vehicles.
225 He continued that this was one area where the City could pull back on vehicle purchases but said
226 the problem would compound into the future if vehicle purchases are deferred. He noted that
227 there were some essential services that if the cost was deferred for future years that it may not
228 save money but would put off future expenditures that would then become more expensive. Mr.
229 Leetham shared that a good question to ask was if the City was certain the amount of useful life
230 was being obtained from each vehicle before it crossed over into becoming a bigger liability.

231

232 Councilmember Van Langeveld mentioned different wear and tear based on use (police) and that
233 this seemed to be built into the replacement schedule already. She asked which staff members

234 had cars beyond the police and public work employees. Ken Leetham replied that executive staff
235 generally did not have City owned vehicles but received a car allowance. He said there was a
236 combination of on call vehicles that went home with employees and some that stayed on City
237 property.

238
239 Karyn Baxter commented that she had a City vehicle for jobsite visits and took the vehicle home
240 in lieu of a vehicle stipend.

241
242 Sherrie Pace also noted that the building inspector had a City vehicle which he left on City
243 property at night. She noted that there was a spare vehicle which was utilized for code
244 enforcement and a vehicle for administrative use (bank visits, etc.).

245
246 Ken Leetham shared that the police department generally took their vehicles home which was a
247 standard practice in the State for police officers. He said there was one oncall vehicle for Public
248 Works and four supervisor vehicles which employees also took home.

249

250 3. APPROVAL OF MINUTES

251

252 The City Council minutes of January 20, 2026 were reviewed and approved.

253

254 The following amendments were requested:

- 255 • Mayor Horrocks requested an edit to “asked if the city’s annual assessment from the fire
256 district was based on assessed valuation or population” on line 177.
- 257 • Mayor Horrocks asked for clarification including adding wording to show it was a
258 “conscious decision to replace accounting firms and that he was pleased with the
259 outcome” on lines 808-809
- 260 • Mayor Horrocks asked for the addition to express his surprise at how close property tax
261 and sales tax revenues were on line 809.

262

263 **Councilmember Clayton moved the City Council approve the January 20, 2026 minutes as**
264 **amended. Councilmember Van Langeveld seconded the motion. The motion was approved**
265 **by Councilmembers Clayton, Smoot, and Van Langeveld.** Councilmembers Jackson and
266 Knowlton were excused.

267

268 4. ADJOURN

269

270 Mayor Horrocks adjourned the meeting at 6:57 p.m. to begin the regular session.

271 CITY OF NORTH SALT LAKE
272 CITY COUNCIL MEETING-REGULAR SESSION
273 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
274 FEBRUARY 3, 2026

275
276 **DRAFT**
277

278
279 Mayor Horrocks welcomed those present at 7:11 p.m. Heidi Smoot provided a thought,
280 invocation, and led those present in the Pledge of Allegiance.

281
282 PRESENT: Mayor Brian Horrocks
283 Councilmember Tammy Clayton
284 Councilmember Suzette Jackson via Zoom
285 Councilmember Heidi Smoot
286 Councilmember Alisa Van Langeveld

287
288 EXCUSED: Councilmember Ted Knowlton
289

290 STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi
291 Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Sherrie Pace, Community
292 Development Director; Mitch Gwilliam, Deputy Chief; Karyn Baxter, City Engineer; Todd
293 Godfrey, City Attorney; Wendy Page, City Recorder.

294
295 OTHERS PRESENT: Dee Lalliss, Carolyn Jacobson, Conrad Jacobson, Rachel Allen, residents;
296 Jake Gordon, UVU student; Nick McMurtrey, Brighton Homes; Andy Oblad, Farmington
297 resident.

298
299 1. CITIZEN COMMENT
300

301 Andy Oblad, Farmington resident, commented that he worked for the Davis County Sheriff's
302 Office as a Chief Deputy and was running for the position of County Sheriff. He continued that
303 he had worked for Salt Lake City for 21 years followed by 8 years with Davis County. He said
304 the retiring Sheriff who had served for 42 years would be endorsing him.

305
306 Jake Gordon, UVU student, shared that he was working on an ethnographic research paper on
307 the function of city councils. He commented that he would be observing the City Council over
308 the next six meetings. He added that he would provide consent forms and said that those who

309 wished to remain anonymous could request that. He explained the paper would focus on the
310 culture of the City Council.

311

312 2. COUNCIL REPORTS

313

314 Mayor Horrocks introduced Rachel Allen, the Youth City Council City Manager, who was seated
315 on the dais with the City Council.

316

317 Rachel Allen, YCC City Manager, provided a Youth City Council report. She reported that the
318 Youth City Council leadership conference would be held in March in Logan. She shared that in
319 the last month the YCC made fleece blankets for Primary Children's Hospital, toured the FBI lab
320 in Salt Lake, bonded through an ice skating activity, and handed out food as part of the monthly
321 food pantry activity. She continued that future activities included preparation for the City's
322 Easter Egg Hunt.

323

324 Councilmember Smoot reported on the Arts Committee meeting and coordinating with the
325 Events Committee on America250 events. She mentioned the March 5th NSL Reads event
326 including an essay competition, local author, and prizes. She spoke on the Mural Program in
327 coordination with America250 and the potential for a Veterans themed mural. She added that
328 other America250 events included a reading contest (read three by the third of July), recital
329 nights, and a proposed city potluck (July 5th).

330

331 Councilmember Smoot spoke on reviewing the St George sculpture program when she attended
332 the League of Cities and Town conference. She commented on the potential to establish a
333 501(c)(3) to accept donations. She mentioned that this year the Arts Committee would apply for
334 matching grants to supplement the program.

335

336 Mayor Horrocks mentioned speaking with a business owner on a potential mural location along
337 Redwood Road and would pass the contact information to Councilmember Smoot.

338

339 Councilmember Van Langeveld reported on the elements of dignity index for communication in
340 politics that she had previously mentioned in January. She shared the element of the value and
341 importance of speaking in ways that show acceptance of identity. She described this as a way of
342 approaching people as being neither inferior nor superior to you to give others the freedom to
343 express their authentic selves without fear of being negatively judged, to interact without
344 prejudice or bias, accepting the ways in which race, religion, ethnicity, gender, class, age and
345 disability may be at the core of other people's identities, and assuming that others have integrity.

346

347 Councilmember Van Langeveld then shared that the Health and Wellness Committee would be
348 partnering with Utah State University for the biannual Wellness survey. She added that this
349 survey would be sent out in March and asked the Council to complete and share the digital
350 survey. She spoke on attending the Legislative Policy meetings with the Utah League of Cities
351 and Towns, stating that it is an intense Legislative year with over 750 bills introduced thus far.
352 She concluded with the Health and Wellness themed America250 events including assisting with
353 the National potluck on July 5th and sponsoring additional neighborhood potlucks.

354
355 Mayor Horrocks suggested that the neighborhood potlucks could potentially be sponsored by the
356 One Kind Act a Day organization as well and suggested someone reach out to them.

357
358 Councilmember Clayton thanked Rachel Allen for attending and asked her to thank the YCC for
359 all their contributions to the City through events and volunteering. She spoke on attending the
360 Arts Committee meeting and expressed gratitude to all the volunteers in the City. She mentioned
361 America250 City, State, and national events and swag that is available and encouraged the
362 Council to check out the website. She reported on the Civic Events Committee meeting (election
363 of a new chair, vice chair, treasurer) and a presentation at the next City Council meeting. She
364 shared the upcoming events including the Kite Festival, Unity in the Community, newsletter
365 spotlight of Veterans, and auditions of singers for the National Anthem at Liberty Fest.

366
367 3. CITY ATTORNEY’S REPORT

368
369 Todd Godfrey had nothing to report.

370
371 4. MAYOR’S REPORT

372
373 Mayor Horrocks reported that Big West Oil would again be a major sponsor for Liberty Fest
374 fireworks show. He mentioned the City day at the South Davis Recreation Center is scheduled
375 for June 25th where residents could utilize the facility free of charge that day.

376
377 Mayor Horrocks asked Jake Gordon if he had what he needed for his UVU class report. Jake
378 Gordon mentioned the consent form and asked those who did not want to participate to let him
379 know.

380
381 Councilmember Van Langeveld explained that this ethnography class was a research methods
382 class, which was why Mr. Gordon is required to obtaining consent from participants. She said by
383 participating and being involved whatever was observed could be written in the paper for the
384 class. She suggested to Mr. Gordon that he change all of the names in his paper.

385

386 5. CITY MANAGER’S REPORT

387
388 Ken Leetham spoke on the Legislative session and staff member involvement in many
389 organizations including the Utah League of Cities and Towns (ULCT) and Utah chapters of
390 professional associations. He said one the purposes of the ULCT was to preserve municipal
391 authority and persuade the Legislature not to use preemption (laws with greater weight than City
392 ordinances related to zoning or land use authority). He added that staff including himself
393 (management), Sherrie Pace (planning and building), Craig Black (law enforcement), and Heidi
394 Voordeckers (finance), participated in those affiliated groups.

395
396 Mayor Horrocks commended staff and noted that Todd Godfrey was also involved with the
397 League of Cities and Towns.

398
399 Ken Leetham mentioned several bills including Senate Bill (SB219) related to billboard
400 relocation which would impact the City and was related to moving billboards to locations the
401 City might not want. He spoke on the City’s local billboard code and the proposed bill which
402 would preempt the City’s code and allow billboard companies to relocate in areas not zoned for
403 that use. He then reviewed SB197 related to the governance of the Utah Transit Authority from
404 three trustees to a seven member board with oversight by the Utah Department of Transportation
405 (UDOT) and more investment in transit. He said currently over 50% of the funding for UTA
406 came from local sales tax (counties, cities) and the need for representation on the new board.

407
408 Mr. Leetham mentioned House Bill (HB161) related to a proposal to raise the tax exemption
409 from 45% to 55%, SB97 related to property tax, and HB241 bill related to public school district
410 (and charter school) property sale and first right of refusal to a city. He explained this currently
411 only applied to certain cities with a certain population density. He noted this bill would impact
412 the City as there was a 12 acre property owned by the school district near Tunnel Springs Park
413 that the City might be interested in, if the district decided to surplus the property.

414
415 Ken Leetham asked the City Council to provide staff with information to finalize reservations for
416 the upcoming conference in April for the Utah League of Cities and Towns to be held in St
417 George. He noted that City Hall would be closed February 16th for Presidents Day. He mentioned
418 finalizing the details for the Ukrainian delegate visit which would occur next week. He added
419 that the delegation would also be recognized by the Governor on February 9th at the Capitol.

420
421 6. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE 2026-01: AN
422 ORDINANCE VACATING THE PORTION OF ORCHARD DRIVE SOUTH OF
423 EAGLEGATE DRIVE

424

425 Sherrie Pace reported that Brighton Homes approached the City related to the right of way and
426 Village Station. She provided an aerial view of the layout of the development. She noted that the
427 original approval was for four apartment buildings. She continued that buildings 1 and 2 had
428 been completed and the street south of the development was closed after they were completed
429 due to conflict with truck traffic. Ms. Pace explained that with the I-15 freeway interchange
430 reconstruction that Highway 89 would be re-aligned and Orchard Drive would be dead-ended
431 and would no longer connect to Highway 89. She continued that Brighton Homes has since
432 approached the City about the possibility of vacating this road and changing their development
433 plan for building 4.

434
435 Sherrie Pace said the process for vacating a road was a public hearing held by the City Council
436 with notices sent to all property owners who accessed this road and relevant utility companies.
437 She added that the City received feedback from Kern River Gas related to the pipeline on the
438 south end of the property who noted it would not be impacted by the vacation. Ms. Pace added
439 the Kern River Gas requested that if the developer needed to utilize the portion of Orchard Dr.
440 where their line crossed the road that they be notified of any heavy equipment use near the
441 pipeline. She said that Enbridge Gas and South Davis Sewer District also noted that there were
442 utilities in the street and the need to maintain the public utility easement.

443
444 Sherrie Pace reviewed the process including approval of the vacation, followed by a plat
445 amendment with the incorporation of the parcels into the plat, and the requirement to maintain
446 the public utility easement. She showed a map which highlighted the portion of the road that
447 would be vacated. She shared the proposal for the General Development plan which includes
448 rental townhomes as a part of the Village Station apartment development.

449
450 Mayor Horrocks mentioned the UDOT parcel shown on the aerial view of the project and if the
451 road would dead end there. Sherrie Pace replied that this portion of the road was entirely on
452 UDOT's property at this time and could be vacated at a future date. She explained the road was
453 closed with the barricades already up at that location.

454
455 Councilmember Smoot noted the road impacts and addition of new housing. She asked about
456 ingress/egress and that it seemed like a lot of traffic for only one access point. Sherrie Pace
457 clarified that there were three access points and noted where they are located. She added that
458 regardless of this proposed vacation, there would not have been southern access as UDOT
459 planned to dead end the road and add a cul-de-sac as part of the I-15 expansion and the siting of
460 the new interchange.

461
462 **Mayor Horrocks opened the public hearing at 7:56 p.m.**

463

464 Dee Lalliss, resident, commented that he reviewed this presentation at the Planning Commission
465 meeting. He mentioned several points including lack of complaints on higher density
466 development in this area of the city (view, height of buildings), minimal City impacts, and
467 removal of City liability for plowing and street maintenance.

468
469 Nick McMurtrey, Brighton Homes, spoke on the townhomes that would be built. He spoke on
470 the need for the townhomes after receiving requests from families at the Village Station
471 Apartments who desired a different unit type as their families grew so that they could stay in the
472 area.

473
474 Jake Gordon, UVU student, noted the concern made by Councilmember Smoot related to
475 ingress/egress and the need for multiple access points particularly for fire safety.

476
477 Councilmember Smoot commented that the townhomes would most likely generate less traffic
478 than an apartment building. Sherrie Pace replied that the number of townhome units was
479 decreased from the three story apartment building. She added that there were multiple ways out
480 of the development and while they were all northbound that the Development Review
481 Committee (DRC) had reviewed this as well. She also noted that a portion of the vacated road
482 would be used for a trail section to connect to the Highway 89 trail. The plan would include
483 removable bollards that emergency personnel could remove in the event of an emergency
484 allowing egress of passenger vehicles across the trail to the highway if the other means of egress
485 were blocked and evacuation was necessary.

486
487 **Mayor Horrocks closed the public hearing at 8:02 p.m.**

488
489 Mayor Horrocks mentioned the UDOT parcel and the City owned parcel and asked about the
490 detention basin on UDOT property. Sherrie Pace clarified that the City and UDOT jointly owned
491 the detention basin which services this property, as well as the greater region.

492
493 Sherrie Pace commented under state code, a road vacation provides that each half of the road be
494 transferred to the adjacent property owners. She said in this instance one of the property owners
495 is the City and the others are Brighton Development. She explained the parcels would become
496 incorporated into the Village Station Apartments site with the plat amendment.

497
498 Mayor Horrocks asked if the City would then be responsible for a portion of the road
499 maintenance. Sherrie Pace replied that the road would be transferred to the developer as part of
500 the development and the City would no longer be responsible for maintenance of the road. She
501 added that the easement would be maintained for the trail connection and utilities.

502

503 **Councilmember Van Langeveld moved that the City Council approve Ordinance 2026-01:**
504 **an ordinance vacating a portion of Orchard Drive south of Eaglegate Drive with the**
505 **following findings and conditions:**

506

507 **Findings:**

- 508 **1) Good cause exists for the vacation to support the economic stability of the City; and**
509 **2) Neither the public interest nor any person will be materially injured by the vacation.**

510

511 **Conditions:**

- 512 **1) Public utility easements shall be maintained for existing public utilities within the**
513 **street right of way; and**
514 **2) The vacated properties shall be incorporated to the adjacent lots by amendment to**
515 **the existing subdivision plat(s).**

516

517 **Councilmember Smoot seconded the motion. The motion was approved by**
518 **Councilmembers Clayton, Jackson, Smoot, and Van Langeveld.** Councilmember Knowlton
519 was excused.

520

521 7. CONSIDERATION OF AN AMENDMENT FOR THE GENERAL DEVELOPMENT
522 PLAN AND DEVELOPMENT AGREEMENT FOR VILLAGE STATION
523 PERTAINING TO THE PROPERTY AT 445 SOUTH ORCHARD DRIVE TO PERMIT
524 60 TOWNHOMES

525

526 Sherrie Pace shared an aerial view of the Village Station property. She provided a brief history of
527 the project including:

528

- 529 • June 12, 2007: First development agreement for Eaglewood Village
530 • 2013-2020: Construction of Eaglewood Lofts and Views at Eaglewood Village
531 • July 23, 2019: Planning Commission recommended amending the General Development
532 plan for Village Station (Brighton)
533 • August 6, 2019: City Council approval to amend General Development plan and
534 development agreement
535 ○ 323 apartments
536 ○ 103 apartments or hotel
537 ○ Commercial
538 • January 28, 2020: Planning Commission recommended site plan for buildings 1-3
539 • February 18, 2020: City Council approve site plan for buildings 1-3 & partial vacation of
540 Orchard Drive (parking)

- 541 • March 22, 2022: Planning Commission recommended site plan for buildings 4-5
- 542 • April 19, 2022: City Council approve site plan for buildings 4-5
- 543 • February 4, 2025: City Council discussion of amendment to building 4 into rental
- 544 townhomes and street vacation

545
546 Sherrie Pace spoke on the commercial including a potential hotel or apartment building and a
547 pad site for additional retail (south of Starbucks). She presented the approved General
548 Development Plan from several years ago and the proposed General Development Plan showing
549 the townhome portion. She explained that each of the townhome units would be three stories tall
550 with a two-car wide garage. She noted that originally there were 94 apartments in building 4
551 which would be replaced with the proposed 60 townhome units in Building 4. Ms. Pace added
552 that originally Building 3 was planned to have 60 units and the proposal was now for 74 units in
553 the same footprint. She explained that this would be accomplished by eliminating several of the
554 three bedroom units in the stacked apartments and reconfiguration of the floor plans.

555
556 Sherrie Pace reported that parking includes 28 additional guest parking stalls to be shared in the
557 overall apartment parking plan provided for the entire project. She said the parking provided for
558 the townhome site would be a total of 148 spaces at a rate of 2.5 spaces per unit. She reiterated
559 that the street had been vacated per the last agenda item and the trail/easement would be
560 maintained in the current right of way to connect the development to Highway 89 (and provide
561 emergency egress if necessary.) She noted that the total site would be 3.18 acres and contain 1.28
562 acres of landscaping.

563
564 Ms. Pace provided a rendering of the building elevations and restated that the townhomes would
565 be three stories in height and utilize similar building materials as buildings 1 & 2. She continued
566 that the next steps would be a geotechnical review of the adjacent hillside and Planning
567 Commission approval of amended plat and site plan approval. She explained that the
568 geotechnical study would review rockfall hazard and include the removal of larger boulders,
569 installation of a rockfall fence, and review of earthquake faults. She summarized the changes
570 with a decrease in Building 4 from 94 apartments to 60 townhomes and an increase in Building 3
571 from 60 units to 74 units with a decrease of 20 units overall.

572
573 **Councilmember Smoot moved that the City Council approve the proposed amendment to**
574 **the General Development Plan and Development Agreement for Village Station at 445**
575 **South Orchard Drive with the following findings and conditions:**

576
577 **Findings:**
578 **1) The plan is in accordance with the intent, standards and criteria specified in Title 13**
579 **of city code and other applicable regulations.**

- 580 **2) The plan conforms to the approved concept plan.**
581 **3) The plan creates no substantial financial hardship to the City.**
582 **4) The plan creates no substantial environmental consequence which will adversely**
583 **impact upon adjacent properties and the health, safety or welfare of the inhabitants**
584 **of the City.**

585

586 **Conditions:**

- 587 **1) The Village Station PUD plat be amended to include the vacated right of way;**
588 **2) Approval of geotechnical hazard review as part of the Site Plan Approval by the**
589 **Planning Commission.**

590 **Councilmember Clayton seconded the motion.**

591

592 Councilmember Van Langeveld spoke on the history of the project and commended staff for their
593 continued efforts.

594

595 Councilmember Jackson asked if anything had changed with the commercial retail requirements
596 in the General Development Plan specific to this building and overall. Sherrie Pace replied that
597 this building did not contain any commercial.

598

599 **The motion was approved by Councilmembers Clayton, Jackson, Smoot, and Van**
600 **Langeveld.** Councilmember Knowlton was excused.

601

602 **8. CONSIDERATION OF RESOLUTION 2026-07R: A RESOLUTION ACCEPTING THE**
603 **TRANSFER OF SURPLUS PROPERTY FROM DAVIS COUNTY TO THE CITY OF**
604 **NORTH SALT LAKE**

605

606 Karyn Baxter shared an aerial view of the proposed property which highlighted the storm
607 channel parcel that currently belonged to Davis County and the existing City storm drain system.
608 She said that as part of the overall storm water master plan for the City, a small parcel
609 specifically reserved for a “drainage ditch” was owned by Davis County for a future storm drain
610 to run from approximately 625 West to 700 West. She explained that as Davis County no longer
611 had a need for a storm drain in this area, and the county was planning to surplus the parcel. She
612 continued that as the City now owned and operated all public storm drain facilities within this
613 area, a storm drain line at this location would be needed as part of the City’s Storm Drain Master
614 Plan. Ms. Baxter shared that upon request from the Engineering Department, Davis County had
615 agreed to transfer ownership of this parcel to the City as part of its storm drain system.

616

617 Mayor Horrocks asked if there was an actual storm drain installed and connected. Karyn Baxter
618 replied that the current Davis County property did not have any storm drain installed as it was a
619 preparatory property transfer to connect existing lines.

620

621 **Councilmember Clayton moved that the City Council approve Resolution No. 2026-07R: A**
622 **resolution accepting the transfer of surplus property from Davis County to the City of**
623 **North Salt Lake. Councilmember Van Langeveld seconded the motion. The motion was**
624 **approved by Councilmembers Clayton, Jackson, Smoot, and Van Langeveld.**

625 Councilmember Knowlton was excused.

626

627 9. DISCUSSION OF ACTION ITEMS

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

629

- 630 • Action Item 25-29: Future work session to discuss Davis School District boundaries

631

632 The Council discussed this item and it was revised since a future agenda discussion is no longer
633 needed in a City Council meeting, so this item would be moved to the completed section of the
634 Action Items. Sherrie Pace to work on scheduling a meeting with Davis County School District
635 representatives at a time when Councilmember Van Langeveld can attend along with planning
636 staff in an informal setting.

637

- 638 • Action Item 25-27: Report on the possibility of a City citizen academy

639

640 There was a discussion about what a town hall or open house could look like as part of a City
641 Council meeting. The City Council would hold its meeting on March 3, 2026 at the Eaglewood
642 Golf Course Event Center and invite the public through social media outreach to come for an
643 open house at 7:00 p.m. to meet the elected officials, staff, and have some refreshments, prior to
644 conducting the business items. It was suggested to hold similar meetings in other areas of the
645 City during the year in both Foxboro and the Town Center.

646

- 647 • Action Item 25-26: Investigation of mosquito abatement strategies including sharing cost
648 of bat boxes with residents

649

650 It was discussed that staff had determined that bat boxes for residents on private property are not
651 advisable due need for professional maintenance to remove bat droppings which can be
652 hazardous when handling. Councilmember Van Langeveld asked if it would be appropriate for
653 these boxes to be placed in public parks where the City could manage the maintenance of these
654 boxes to help with mosquito abatement. She asked if the Mayor could bring up this issue to the
655 Mosquito Abatement District meeting and determine if bat boxes are a recommended strategy

656 from their perspective . Mayor Horrocks replied that from previous discussion at the District
657 meetings that bats were not a great source of mosquito control as the bats would eat more moths
658 than mosquitos. He added that dragonflies and fish were more effective with abatement and that
659 Mosquito Abatement would provide fish to residents with ponds. Councilmember Van Langeveld
660 asked the Mayor to report back with any suggestions the District may have for other non-
661 chemical abatement methods for residents. This item to be moved to the completed section of the
662 Action Items.

663

664 10. ADJOURN

665

666 Mayor Horrocks adjourned the meeting at 8:31 p.m.

667

668 *The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday*
669 *February 17, 2026 by unanimous vote of all members present.*

670

671

672

673 _____
Brian J. Horrocks, Mayor

_____ *Wendy Page, City Recorder*

City Council Action Items for February 17, 2026

Item	Staff	Description	Staff Responses
<u>New</u>			
<u>Current</u>			
26-01	Sherrie	(1-20-26 CM Knowlton) Completion of property deed related to US89 Greenway.	
25-30	Ken/Sherrie	(10-21-25 CM Van Langeveld) Investigate possible ordinance for entrances of City area.	
25-27	Ken/David	(10-07-25 CM Van Langeveld) Report on the possibility of a City citizen academy. (11-18-25 CM Van Langeveld) Consider 1 to 2 hour class that may help build a bigger bench of volunteers or resources. (1-6-26 CM Van Langeveld) In 2026, this could be done by having two City Council meetings in other areas such as Foxboro and Eaglewood Golf Course.	<p><i>(11-12-25) Staff is working to create a one or two day citizen training meeting(s) to acquaint citizens more with City operations. Report back to City Council on February 17, 2026.</i></p> <p><i>(11-25-25) City Staff is working on abbreviated classes, maybe one or two per year, that would acquaint the public with City operations and services.</i></p>
25-12	Ken/Jon/Sherrie	(5-7-24 CM Jackson) Possibility for an app that would provide the status of possible rail blockages. (8-6-24 CM Jackson) signage notifications for rail blockages. (3-4-25 CM Van Langeveld) Interested in a City app and to know costs. This app would help residents to stay informed, report issues, and access city services – similar to SLC, Syracuse or Sandy.	<p><i>(7-15-25) This action item is two items: 1) a request to develop a mobile train crossing warning system; and, 2) investigate having a City app that would contain lots of useful information for the public about city events and services.</i></p> <p><i>Train crossing warning system: Staff is working to prepare a presentation on alternatives for a mobile train access warning system. We are looking at a system in the Midwest and a system operated by Salt Lake City where there are multiple at-grade crossings subject to delay. This part of the project will require a few more months of work and a deadline of March 1, 2026 has been established.</i></p> <p><i>(11-25-25) City Staff made a presentation to the City Council on this action item is November 18, 2025. Staff will work with vendors to come up with a proposed app and app features. It is felt that the best way to address a rail crossing alert system is to direct app users to both a traffic software such as Wayz or Google Maps where users self-report delays and a traffic camera system that allows users to visually see the rail crossings in real time.</i></p>

Item	Staff	Description	Staff Responses
25-11	Ken	(5-21-24 CM Knowlton) Prepare talking points for the 2600 South / 1100 North bridge challenges.	<p><i>(1-2-25) Ken is preparing talking points and will then update City website for public awareness.</i></p> <p><i>(7-15-25) The City has not moved forward on this project and the main reason is that the bridge cannot be built unless it is approximately 2,200 feet long. That length would be a significant disruption to several properties, require the re-routing and/or disconnection of Main Street, does not have the support of Woods Cross (adjacent to the project) and cost approximately \$50-60 million.</i></p>
25-08	Sherrie	(2-18-25 All) Project to evaluate readdressing all County addresses to City addresses.	<p><i>(6-11-25) Staff has met to discuss the framework for the committee, the goals or recommendations to be considered, potential committee members, timeline and review 345 properties affected. Staff will draft assigned addresses for affected properties and provide timeline for Council.</i></p> <p><i>(7-15-25) City staff is working to assemble a data base of all addresses in the City that require adjustment. That will be completed by the end of 2025. After that time, City staff will propose to the Council a working group of members of the public, staff and Council representative to review the entire scope of the project, City costs and overall impacts of the project. Estimated completion, which is City Council taking action on a plan to move forward is April 1, 2026.</i></p>
25-03	Sherrie	(5-20-25 CM Baskin) Research potential for creating a dog park at Springhill Park. (1-20-26 CM Jackson) Request to keep this on action item list.	<p><i>(10-15-25) per direction from the Council on 10/7/2025 the next steps to creating a dog park at this location will be:</i></p> <ol style="list-style-type: none"> <i>1. Contact the property owners to determine if they are willing to sell the property</i> <i>2. Obtain an appraisal and enter into purchase contracts</i> <i>3. Engage a landscape architect or engineering firm to design the park and cost estimate</i> <p><i>Approve the budget for the project</i></p>
25-02	Ken/David	(5-20-25 CM Knowlton) Explore options to property purchase for expanding the Public Works facilities.	<p><i>(11-12-25) The City Council reviewed options to provide more space at the existing PW facility (see 10-21-25 minutes). Further work to be done on property acquisition. CC would also like to see options for vehicle storage including rental of garage space rather than construction of new facilities at the present time.</i></p>

Item	Staff	Description	Staff Responses
Future Agenda Item Discussion Requests			
25-35	Ken	(12-2-25 CM Knowlton & Van Langeveld) Discussion at future meeting regarding solar panels on City property.	
25-34	Ken/Wendy	(12-2-25 CM Knowlton) Investigate doing a small consent agenda for future meetings to streamline items. (1-20-26 CM Knowlton) Request to add on future agenda for discussion.	<i>(1-29-26) This item was scheduled for the February 3, City Council meeting. However, on 2/3 Councilmember Knowlton will not be in attendance and so it has been moved to February 17.</i>
25-33	Ken	(11-18-25 CM Van Langeveld) Future discussion on Hatch Park design (tower and graphic arts sign updated to NSL rather than Hatch Park).	<i>(11-25-25) Staff will discuss this with the design engineer and have revisions prepared for the Council to review.</i>
25-29	Ken/Sherrie	(10-7-25 CM Van Langeveld) Future work session to discuss Davis School District boundaries.	<i>(1-29-26) City Planners have an annual meeting with the school district to discuss upcoming school construction and to report on new residential developments. We have reached out to Tim Leffel for more info.</i>
25-25	Ken	(9-2-25 All) Prepare Strategic Plan draft document for Council's review. (12-2-25 CM Van Langeveld) Request to revisit early in 2026.	
25-22	Sherrie	(10-3-23 CM Knowlton) Future work session item to discuss parking (restrictions, shared parking, time of day, on street, etc.)	<i>(7-15-25) This project is from October of 2023. We have had some discussions about parking since that time, but the Council should clarify for the staff what is needed or wanted with this assignment.</i>
25-21	Sherrie/Jon	Combined Action Items: (1-2-24) Work session on Code amendments related to park strip landscaping and street trees. Evaluate City owned park strips and properties for recommendation on conversion to water wise landscape & review compliance notifications and processes. (3-21-23) Look into increasing tree plantings on City owned land.	<i>(7-15-25) This project is to landscaping, water conservation methods and tree planting on City-owned property. This project requires City staff to provide an inventory and analysis of City-owned park strips and properties which might be good candidates for conversion from turf to water wise landscaping treatments. A second minor piece of this project is to evaluate our compliance notifications and processes related to conversion of areas to low water use treatments. Deadline for this project is September 16, 2025. This item also includes a policy question for the City Council related to what level of investment should the City be making each year for tree planting. The current General Plan and City budgets identify tree planting as a priority in the City and this project should articulate the City's specific action plan to increase tree plantings on City property. Deadline for this project is November 11, 2025.</i>

Item	Staff	Description	Staff Responses
			<i>(10-15-25) On 9/16/2025 Staff reviewed possible locations with the City Council and was directed to obtain bids for the City Hall park strip and return to the Council for approval and budget allocation.</i>
25-19	Ken / David	(4-2-24 All) Staff will make future proposal on trees/sidewalk damage policies.	<p><i>(5-16-24) Funds have been proposed in the FY25 budget of \$100k for the purpose of sidewalk repair. An ordinance relating to trees and public rights-of-way needs to be put forward.</i></p> <p><i>(7-15-25) This item is part of a larger issue of sidewalk condition and repair Citywide. Two parts of the project are: 1) creating a policy for when trees on private property damage public sidewalks (should they be removed, sidewalk relocated, etc.). This first part also includes a policy related to the obligations of the adjacent property owners to participate in the costs of repair and replacement of sidewalk or removal of trees. 2) The City must address a citywide infrastructure need to repair and replace sidewalks throughout the City. This is a policy decision by the City Council.</i></p> <p><i>Deadline for Part 1: October 21, 2025</i> <i>Deadline for Part 2: January 20, 2026</i></p> <p><i>(11-12-25) City staff presented information on October 21, 2025 and the City Council requested a draft policy (ordinance) be prepared to address sidewalk repair and the preservation of trees.</i></p>
25-18	Sherrie/Ken	(11-19-24 Mayor Horrocks) Future discussion related to expanding Tunnel Springs Park or the Springhill Landslide area for parks request per residents on Independence Way.	<p><i>(11-26-24) The General Plan will have a park and open space element and an analysis of park distribution and walkability should be included.</i></p> <p><i>(10-15-25) A draft of the General Plan is expected from the consultant December 2025.</i></p>
Completed			
25-29	Ken/Sherrie	(10-7-25 CM Van Langeveld) Future work session to discuss Davis School District boundaries.	<p><i>(1-29-26) City Planners have an annual meeting with the school district to discuss upcoming school construction and to report on new residential developments. We have reached out to Tim Leffel for more info.</i></p> <p><i><u>(2-3-26) This item was moved to completed section as a future agenda item is no longer needed. Sherrie will work to schedule a meeting with the School District, City planning staff, and Councilmember VanLangeveld.</u></i></p>

Item	Staff	Description	Staff Responses
25-28	Ken	(10-07-25 CM Jackson) Coordinate with the Rec District and pick a day for residents' free admission to the South Davis Recreation Center. (1-20-26 CM Jackson) Recommended July 2, 2026 or June 25, 2026 for the City's residents so it could be advertised in conjunction with Liberty Fest.	<i>(1-29-26) Ken reached out to Tif Miller, Director. June 25, 2026 works as a date for all City residents to have a North Salt Lake day at the rec center.</i>
25-26	Sherrie	(9-16-25 CM Van Langeveld) Investigation of mosquito abatement strategies including sharing cost of bat boxes with residents.	<i>(1-29-26) Research has not found any programs where cities encourage or participate in the purchase of bat boxes for the control of mosquitoes. The reasons cited are the diseases (histoplasmosis) that are found in bat and bird droppings become airborne when the boxes are cleaned, which needs to be done frequently, and it really should be done professionally. Most cities that have bat boxes, install them in public places like parks so that they can be maintained properly. Additional concerns related to rabies exist where humans touch or handle bats. In 2018 a Moroni, Utah man died from handling a bat that had entered his home. Bat boxes are around \$40 on Amazon. Other suggestions include eliminating standing water, planting lavender or citronella, cutting grass to less than 2" in height, using yellow lights instead of white, spraying, or installing CO2 emitting traps in shady areas and using patio fans to keep them away.</i>



City of
NORTH SALT LAKE

CITY COUNCIL
Work Session

February 17, 2026
6:00 p.m.

CITY COUNCIL
BUDGET PRIORITIES & OBJECTIVES
Fiscal Year 2026-2027

ADJOURN



City of
NORTH SALT LAKE

CITY COUNCIL
Meeting

February 17, 2026
7:00 p.m.

CITIZEN COMMENT

COUNCIL REPORTS

CITY ATTORNEY REPORT

MAYOR'S REPORT

CITY MANAGER REPORT





CITY OF NORTH SALT LAKE
2025 ELECTIONS

VOTING OPTIONS:

- DRIVE-THRU BOX OPEN UNTIL 8:00 PM ON TUES. NOV. 4
- IN-PERSON VOTING INSIDE CITY HALL ON NOV. 4 FROM 7:00 AM TO 8:00 PM
- BY MAIL (BALLOT MUST BE RECEIVED BY ELECTION OFFICER BEFORE 8:00 PM ON ELECTION DAY)

QUESTIONS? VOTE.UTAH.GOV

CITY OF NORTH SALT LAKE
becomes a

JUSTSERVE CITY

NSL CITY GOV

JUNE 27
JULY 2 & 3

Liberty Fest

Partnership with Big West Utah

AMERICA 250 UTAH

LEGACY PARK | EAGLEWOOD GOLF COURSE
NORTH SALT LAKE

RACES & VOLLEYBALL | FIREWORKS | EAGLEWOOD AUTO FEST | BIRTHDAY BASH | FOOD TRUCKS

3 DAYS. 3 EVENTS. BE THERE.

NSL CITY GOV

social media outreach

REGISTER NOW EARLY BIRD DISCOUNT ENDS 1.31.26

NSL SPRING SOCCER

TEAMS FOR KIDS AGES 3-10
2026 DATES: APRIL 11 - MAY 16

NOTE: 2026 begins a new 2-year/4-season uniform cycle. All players will receive a new uniform to be used for the next 4 seasons. Cost: \$85

NSL CITY GOV

- Saturday morning games at Legacy Park
- One practice/week depending on coach's schedule
- Game times & teams depends on # of participants
- Watch for email 2 weeks before with details

Council Capsule:
What You Need to Know

Stay informed about the decisions made at the latest council meeting.

<https://nslcity.org/111/Mayor-City-Council>

NORTH SALT LAKE ALERT

WEDNESDAY 12.11.24

MAIN STREET WILL BE CLOSED AT THE RAILROAD TRACKS. NO THRU TRAFFIC.

FOLLOW TRAFFIC DETOUR
CLOSURE EXPECTED 7 AM - 4 PM

#nslalert www.nslcity.org



NEXT ONE: Tuesday Jan. 27

MOBILE FOOD PANTRY

Every 4th Tuesday: 5 to 6 pm

Moda Shoreline Apts. 882 Foxboro Dr.

NSL CITY GOV

NSL READS Presents

2026 SHORT STORY CONTEST THEME: "MAKE YOUR OWN MAGIC"

Pick an everyday object, make it magic, and tell us what happens!

Entries due: February 26, 2026

Winners Announced:
2026 AUTHOR NIGHT WITH ERIN STEWART
Thursday, March 5th
6:30 pm
NSL City Hall

2026 AUTHOR NIGHT with special author Erin Stewart

NSL CITY GOV

Healthy North Salt Lake
Simple reminders for a healthier community

Radon Awareness
Do you need to test your home for radon?

1 in 3 homes in Utah test high for radon levels.
Radon is the 2nd leading cause of lung cancer, causing 21,000 deaths per year.
Among non-smokers, radon is the #1 cause of lung cancer.

The primary factor impacting radon exposure is the concentration of uranium in the soil below the structure.

Davis County Health Department offers FREE radon testing from November through March each year. More info: <https://www.daviscountyutah.gov/health/environmental-health-division/services/radon-form>

NSL CITY GOV

Another event in the NSL 2025 Trail Cleanup Series

9.11 NATIONAL DAY OF SERVICE & REMEMBRANCE

WILD ROSE TRAIL CLEANUP
LOWER PORTION OF TRAIL

SEPTEMBER 6, 2025
8:00 AM - 10:00 AM

MEET @ THE POND
Behind Eaglewood Lofts Apartments
251 S. Lakeside Drive, NSL
Bring gloves, other tools and bags will be provided as well as water and snacks.

NSL CITY GOV

DON'T MISS IMPORTANT CITY UPDATES!

TEXT
EMAIL

FROM ROAD WORK ALERTS TO COMMUNITY EVENTS, EMERGENCY NOTICES OR PUBLIC MEETINGS, GET INFO FAST.

SIGN UP NOW

CHOOSE YOUR NOTIFICATIONS

EMAIL & TEXT ALERTS

- Residents choose topics
- Project-specific updates

DON'T MISS IMPORTANT CITY UPDATES!

- **TEXT**
- **EMAIL**

FROM ROAD WORK ALERTS TO
COMMUNITY EVENTS, EMERGENCY
NOTICES OR PUBLIC MEETINGS,
GET INFO FAST.

SIGN UP NOW

CHOOSE YOUR
NOTIFICATIONS

- PROJECTS
- EMERGENCIES
- PUBLIC MEETINGS
- EVENTS
- DETOURS
- WATER SHUT-OFFS



NSLCITY.GOV



Нововоронцовська селищна військова адміністрація



January 28 at 1:41 AM · 🌐

- Threat of UAV attack in Novovorontsovka and Osokorivka!
- ! Due to the increased risk of gunfire, we urge you to take maximum caution.
- ⚠️ Do not neglect the air alarm signals.
- ⚠️ Limit movement on the streets of populated areas.
- ⚠️ Avoid open spaces and keep away from infrastructural objects.
- ⚠️ Stay in shelters or in safe places, follow the rules of personal safety.



Нововоронцовська селищна військова адміністрація



February 5 at 2:20 PM · 🌐

As of now - counter alarm and threats!

! Keep calm, limit moving, be attentive - the enemy is sneaky and unpredictable! Take care of yourself and your family!

⚙️ · [See original](#) · [Rate this translation](#)

CIVIC EVENTS COMMITTEE
Annual Report

Civic Events Committee



Events Committee Members

Tammy Clayton – City Council Appointee

Jon Rueckert – City Staff

Elexis Contreras

Dallas Golden

Sarah Jensen

Catherine Johnson

Frances Marcus



Committee Photo Coming Soon





Kite Festival



Unity in Community





Photo Contest



Spooktacular



Winter Lights Fest ❄️



AMERICA



UTAH

NORTH SALT LAKE



Upcoming 2026 Events

Kite Festival – May 16th

Unity in Community & Vendor Fair:

- Pride – June 1st
- America 250 – June 8th
- Juneteenth – June 15th
- Back to School – August 10th
- A Bolder Way Forward September 14th
- Latino Heritage – September 21st

Photo Contest – September 25th

Halloween Spooktacular - October 24th

Veteran's Day Lunch – November 11th

Winter Lights Fest – November 30th



Budget Requests

Kite Festival	\$4,100
Photo Contest	\$1,500
Spooktacular	\$2,800
Unity in Community	\$4,500
Events Committee	\$600



TOWN CENTER DESIGN STANDARDS
Progress Report

North Salt Lake Town Center Urban Design Standards

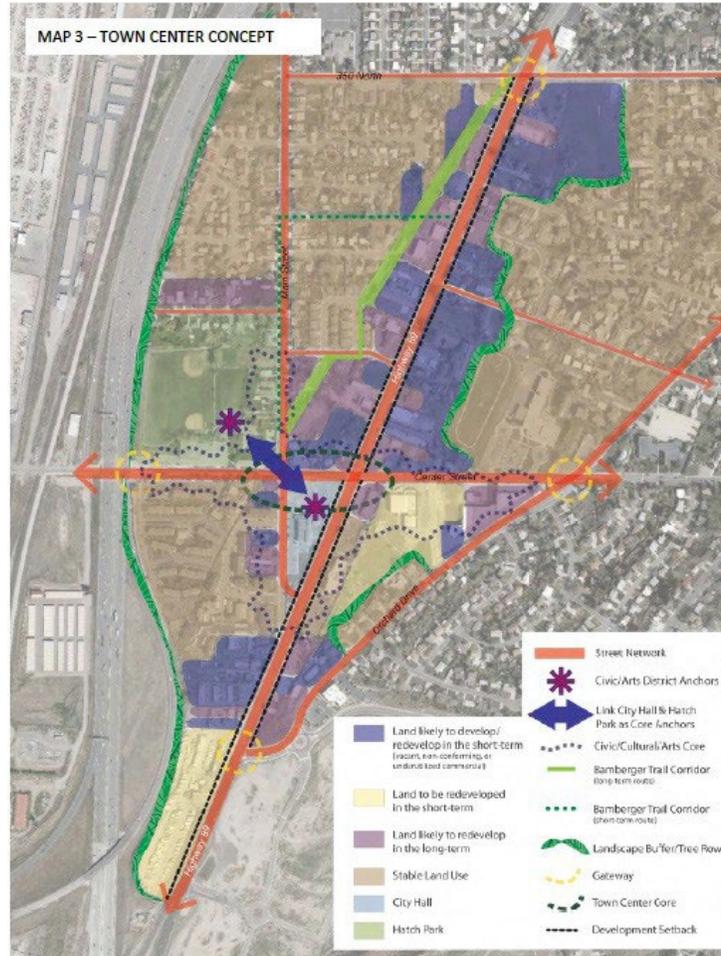
Planning Commission Report, January 2026



North Salt Lake Town Center Master Plan, 2016

TOWN CENTER GOALS:

- 1 Create a distinct and positive identity for the Town Center.
- 2 Encourage intensity of activity in the Town Center. The Town Center should become a center of activity and the focal point for the City as a whole.
- 3 Improve the appearance and enhance the safety of the Town Center and Highway 89 Corridor.
- 4 Establish streets that work for multiple modes of transportation.
- 5 Bring high-capacity transit to Highway 89.
- 6 Expand multi-family development options



URBAN DESIGN STANDARDS

A. NSL TOWN CENTER SUBDISTRICTS

The adjacent map shows the boundaries and configuration of four subdistricts.

1. Core Center (CO)
2. Boulevard (BD)
3. Neighborhood Transition (NT)
4. Park Neighborhood (PN)

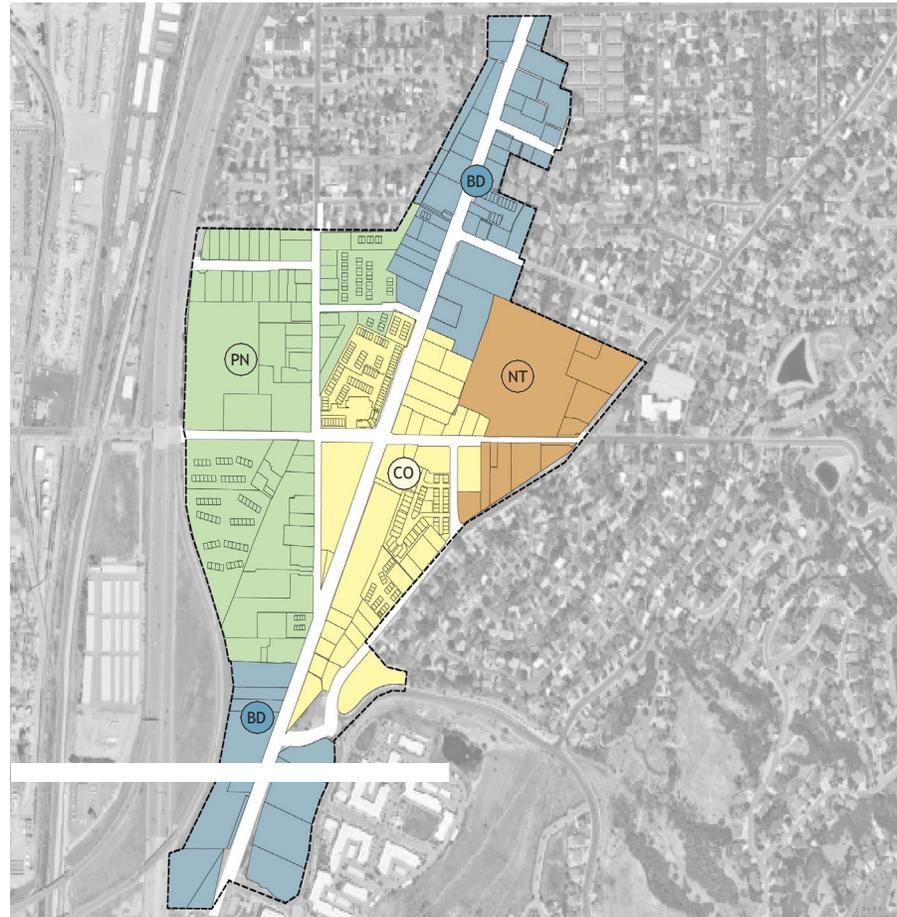


Figure 2.1 - North Salt Lake Town Center Subdistricts map

NSL TOWN CENTER

URBAN DESIGN STANDARDS

NSL TOWN CENTER URBAN DESIGN STANDARDS

STRUCTURE:

1. SUBDISTRICTS
2. SETBACKS
3. BUILDING HEIGHTS
4. FACADE ARTICULATION
5. GROUND FLOOR ACTIVATION
 - A. USES- UPPER & LOWER
6. OTHER REQUIREMENTS
 - A. PARKING
 - B. LANDSCAPING
 - C. SIGNAGE

NSL TOWN CENTER URBAN DESIGN GUIDE

SITE PROTOTYPE EXAMPLE

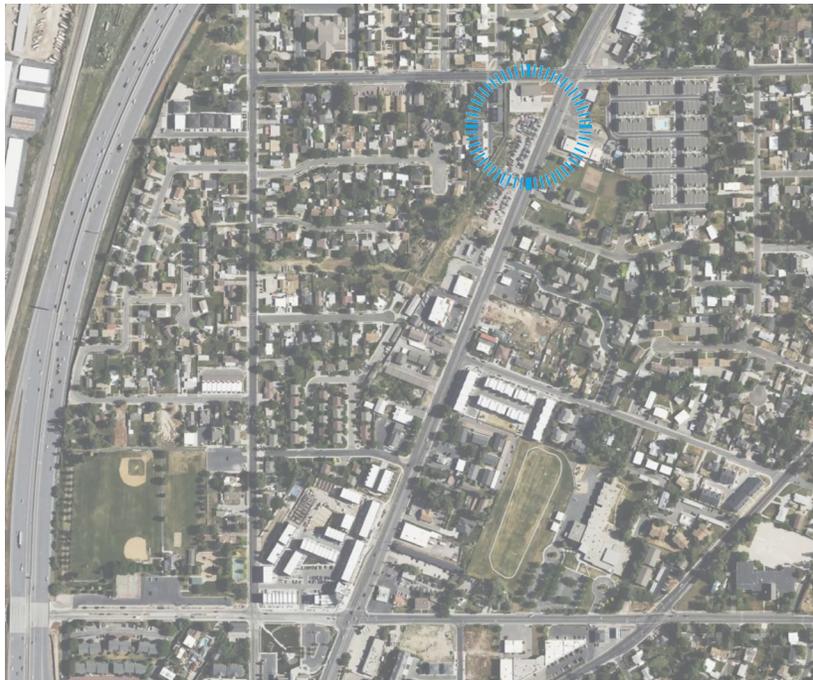


Figure 1.0 Prototype site

The urban design guide focuses design choices for property owners and city officials alike. Priority is given to site planning choices and architectural form, while giving property owners a great deal of flexibility around architectural style and building use.

This prototype document is intended to illustrate how a single parcel and its redevelopment might play out. Options are illustrated to show how building placement, building setback, architectural transparency and articulation come together to create a development that will add to the broader vision of development of the North Salt Lake Town Center.

In no way is this prototype intended as an actual development proposal, but will show property owners across the city which elements of an application are of interest to the city during a planning process. The prototype illustrates a parcel at the corner of Highway 89 and 350 North in order to illustrate how a corner parcel will be required to meet certain requirements of the code.



Figure 2.0 Prototype site at the southwest corner of Highway 89 and 350 North.

Not all of the requirements of the prototype are illustrated in this prototype, but the primary considerations are outlined. Applicants must refer to the full urban design guide ordinance as adopted by North Salt Lake.

The graphics in this prototype are intended to illustrate the basics of the urban design guide, but specific requirements for each subdistrict are located in the tables and requirements of the full document.

The intention of the urban design guide is to develop a more uniform pattern of development in the Town Center area of North Salt Lake, and more broadly create a more desirable and walkable community space. Pulling development up to the street, investing in high quality pedestrian spaces, and focusing engaging uses on the ground floors of new development will all work together to accomplish this.

Any questions or clarifications with the prototype or the urban design guide should be directed to North Salt Lake staff.



Figure 3.0 Prototype site illustrating a General Building type on the corner of the parcel.

SITE SPECIFIC PARAMETERS

These parameters are determined by the site's location and are used throughout the Urban design process.

The Urban design provides a neighborhood map for three of these parameters. Refer to the maps to find the value of each parameter for any given site.

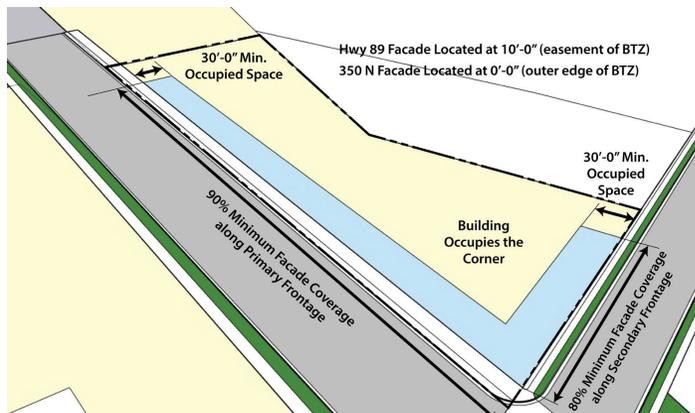
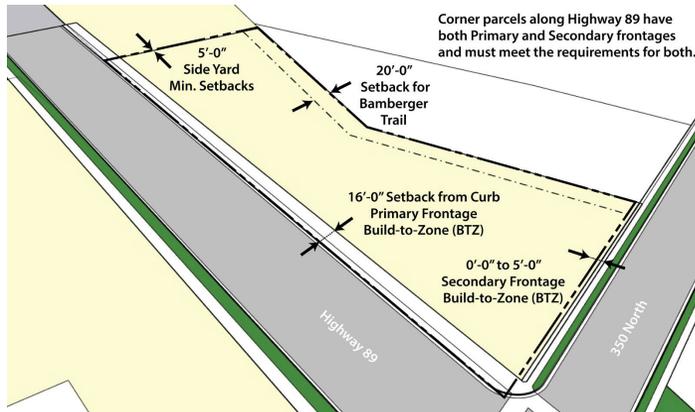
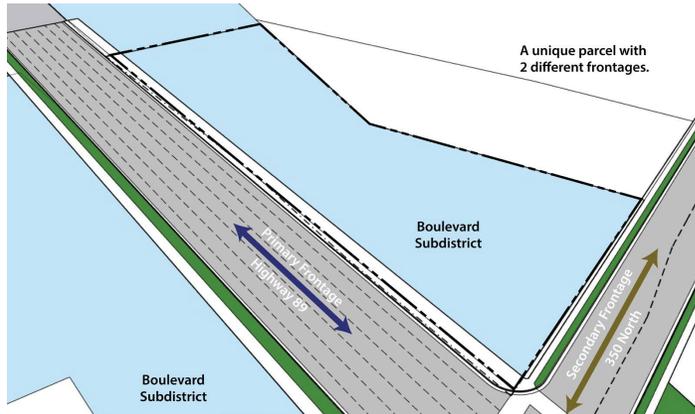
Lot type is also a site specific parameter but does not have its own set of maps.

Prototype Site

Subdistrict: Boulevard

Frontage Types: primary/secondary

Lot Type: corner (two frontages, two side property lines)



BUILDING LOCATION

The buildable area within the site is determined by the zone (BTZ) parameters. These define the potential maximum size of a building footprint (e.g. a building with integrated parking structure).

Setbacks are used along front, side, and rear property lines. The setback value is the minimum distance that the building frontage back from these property lines. There is no maximum.

The BTZ, or build to zone, is used along street facing property lines. BTZ is expressed as a range of distances. The front of the building facade must be located somewhere within that range.

Prototype Site

Side Yard Setback: 5'-0" min.

Rear Yard Setback: 5'-0" min, 20' setback for Bamberger Trail

Primary Frontage Setback: 16'-0" from curb

Primary Frontage BTZ (corner lot): 10'-0" to 15'-0"

Secondary Frontage BTZ (corner lot): 0'-0" to 5'-0"

INITIAL MINIMUM BUILDING FOOTPRINT

The minimum size of the building footprint is determined by two parameters. This initial footprint may need to be adjusted later.

The length of the building along each street frontage is determined by the frontage coverage parameter. It is expressed as a percentage of the length of the property line along the right of way.

The depth of the building is determined by the required occupied space parameter. It is expressed as a minimum distance, measured along a line perpendicular to the facade.

Buildings on a corner lot must occupy the corner.

Prototype Site

Primary Frontage Coverage: 70%

Secondary Frontage Coverage: 60%

Required Occupied Space: 30'-0" min.

SETBACKS

1. INTRODUCTION

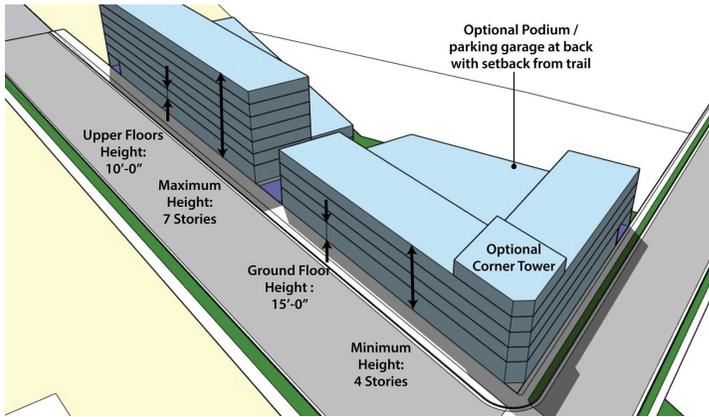
Regulation of setbacks provide a more consistent urban form, and define a more pedestrian oriented urban environment. By bringing buildings and entrances to the sidewalk, a traditional development pattern of cities for thousands of years, viability of a town center is fostered and the experience of the place is solidified.

A. SETBACKS

Table - Urban Design Requirements: Siting				
SUBDISTRICT	CO	BD	NT	PN
SITING				
BUILDING LOCATION				
22. Front Build to Zone(s)	5'-0" to	15'-0"	5'-0" to 10'-0"	5'-0" to 20'-0"
23. Side Yard Setback Min	5'-0"	0'-0"	5'-0"	0'-0"
24. Rear Yard Setback Min		10'-0"		
FRONTAGE COVERAGE				
25. Front Street Facade(s)	80% min.		60% min.	80% min.
26. Side Street Facade		50% min.		
27. BTZ Pedestrian Space		permitted		
CORNER LOT BUILDINGS				
28. Occupation of Corner	not required	required		not required
29. Corner Build to Zone	not required	5'-0" to 10'-0"		not required
30. Front Street Facade(s)	80% min.		60% min.	80% min.
31. Side Street Facade		50% min.		
VEHICULAR FACILITIES				
32. Vehicle Access Type		1 driveway per	street frontage	
33. Parking Location Parking Table		rear	yard	
34. Loading/Service Entry Location		rear yard,	side yard	
ENCROACHMENTS				
FRONT STREET				
35. Ground Floor		not permitted		
36. Upper Floor(s)	4'-0" max.	8'-0" max.	6'-0" max.	8'-0" max.
SIDE STREET/REAR STREET				
37. Ground Floor		not permitted		
38. Upper Floor(s)		4'-0" max.		
PROJECTION TYPES: A=awning				
39. Front Street		R		
40. Side Street/Rear Street		R		

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URBAN DESIGN STANDARDS



BUILDING HEIGHT

Building height is determined by two parameters.

The number of floors is expressed as a range between a minimum and maximum.

Floor height is expressed as a range between a minimum and maximum distance as measured from finished floor to finished floor. One floor height range is used for the ground floor and a second height range is used for all floors above the ground floor.

Buildings on a corner lot have the option to include a tower.

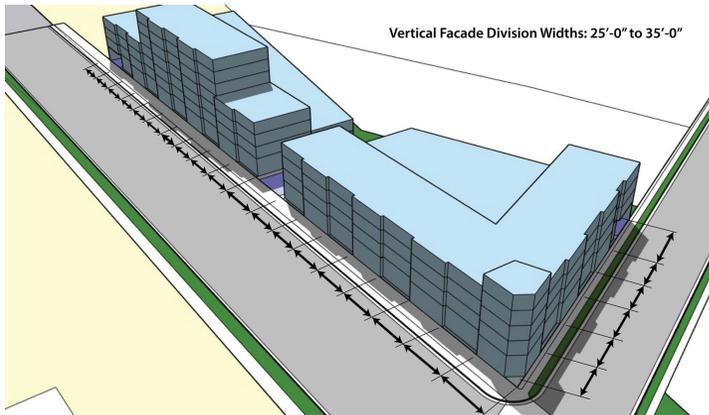
Prototype Site

Minimum Building Height: 4 stories

Maximum Building Height: 7 stories

Ground Floor Height: 12'-0" min. to 24'-0" max.

Upper Floor(s) Height: 9'-0" min. to 12'-0" max.



FACADE ARTICULATION

Facade articulations divide large facades into smaller sections so that large buildings are less visually imposing, mimicking a group of smaller buildings that are more compatible with the neighborhood character.

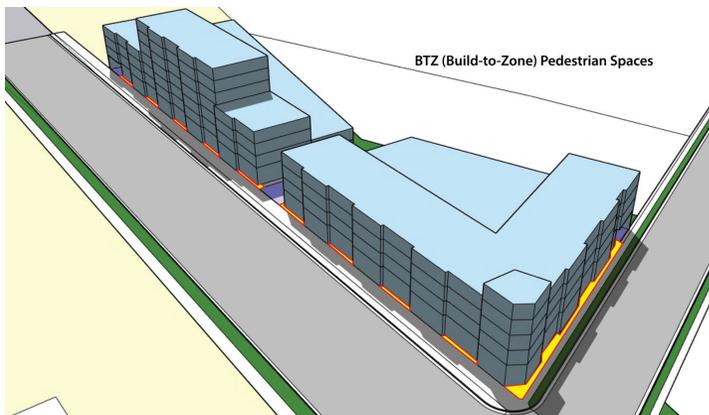
Vertical facade divisions break the facade up into sections that run the entire height of the building. Some building requirements are applied to each section of a vertical facade division.

Horizontal facade divisions break the facade up into sections that run the entire length of the building.

Prototype Site

Vertical Facade Divisions: 1 for every 30'-0" of facade

The divisions are made by extending or receding the facade in divisions that are a maximum of 30'-0" wide.



BTZ PEDESTRIAN SPACE

Areas within the BTZ (build to zone) that are not occupied by the building are pedestrian spaces. These spaces help the building facade interface with the streetscape.

BTZ pedestrian spaces increase the size of publicly accessible space along the streetscape. They can be used for entrance plazas, gathering spaces, outdoor dining, art installation, ornamental landscaping, etc.

Prototype Site

BTZ pedestrian spaces are created by the vertical facade articulations and front setback.

FACADE ARTICULATION



HIGH ARTICULATION

*VERTICAL & HORIZONTAL ELEMENTS
CONSISTENT WINDOWS & DOORS*



LOW ARTICULATION

*BLANK WALLS
SINGLE SURFACE
INFREQUENT WINDOWS & DOORS*

NSL TOWN CENTER

URBAN DESIGN STANDARDS

PEDESTRIAN AREA IMPROVEMENTS

Pedestrian area improvements include the ground level pedestrian spaces in both the project site and public right of way. These are the most visible areas of a development project and should enhance the character and usefulness of the building, street, and neighborhood.

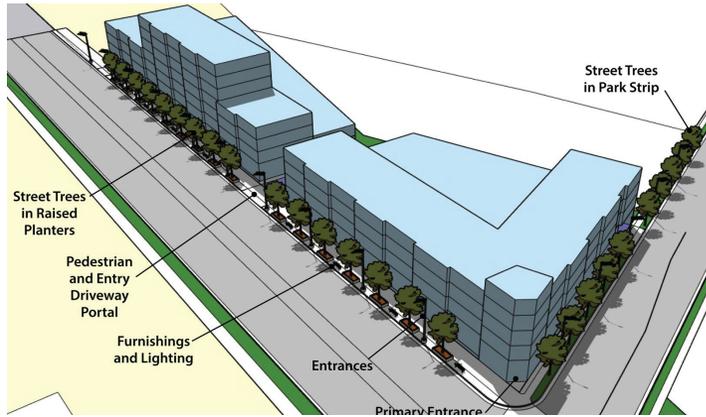
Prototype Site

Primary entrance at corner with paved BTZ for an enlarged sidewalk/entrance plaza and small ornamental planters.

Secondary entrances, one with an entry plaza.

Pedestrian pathway to connect parking lot and street, can also be used for bike parking, screened trash enclosure, etc.

Trees in raised planters along Hwy 89; trees in park strips along 350 North.



GENERAL BUILDING EXAMPLE

Some of the building parameters control basic elements of the building's street facing facade(s). These parameters begin to affect the architectural style of the building.

General Building

Building Height: 4 stories (4 stories min. / 7 stories max.)



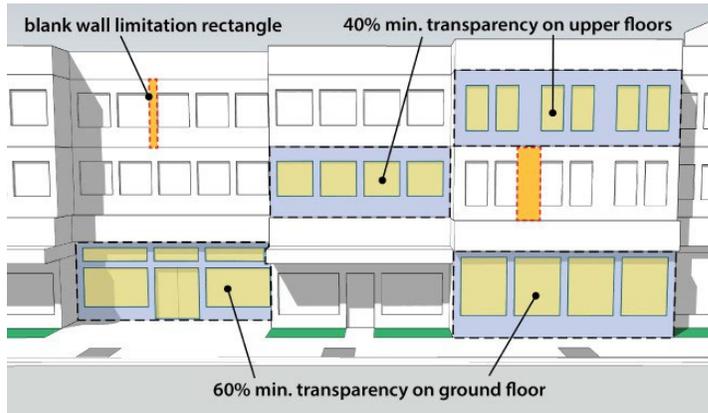
RESIDENTIAL BUILDING EXAMPLE

The urban design guidelines parameters are designed to produce a variety of building sizes and styles.

Row Building

Building Height: 5 and 6 stories (4 stories min. / 7 stories max.)





FACADE TRANSPARENCY

The facade transparency parameter controls how much of a building's facade is transparent. It is expressed as a percentage of the given facade area and is used as a minimum value.

The facade transparency calculation is made per floor and per unit or per facade division (building bay). The total area of windows and glass doors, shown in yellow, is divided by the total area of the floor/unit, shown in blue.

The ground floor and upper floor transparency requirements may be different and can vary by building type.

General Building Example (shown)

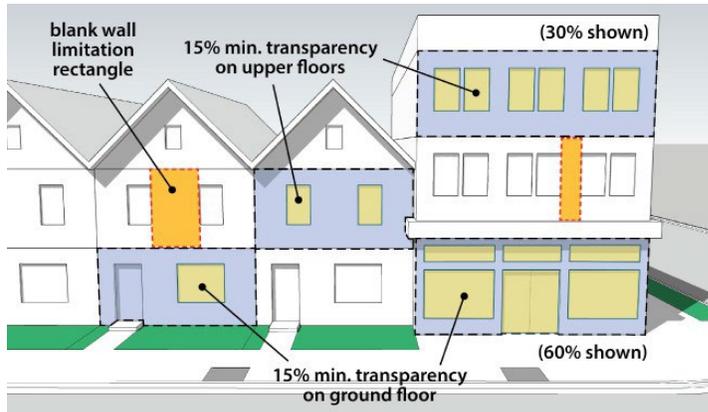
Ground Floor Transparency: 60% min.

Upper Floor Transparency: 40% min.

Row Building Example (next image)

Ground Floor Transparency: 15% min.

Upper Floor Transparency: 15% min.



BLANK WALL LIMITATION

The blank wall limitation requirement is designed to limit the size of contiguous windowless areas on a street facing facade. The limitation uses two parameters. Both parameters use a rectangle measured vertically from floor to floor and horizontally from window to window, shown in orange.

The first parameter is expressed as a percentage of the total area of the floor/unit and is used as the maximum area that may be windowless.

The second parameter is expressed as a horizontal distance and is used as the maximum width of any windowless area.

The parameters are used together and vary by building type.

General Building Example (previous image)

Windowless Rectangle Area: 30% max.

Windowless Rectangle Width: 15'-0" max.

Row Building Example (shown)

Windowless Rectangle Area: 30% max.

Windowless Rectangle Width: 15'-0" max.



USE

Permitted uses are separated into ground floor and upper floor categories. This allows for a diverse mix of uses that can change as needed over the lifespan of the building.

Prototype Site

Ground Floor Uses: retail, office, service

Upper Floor(s) Uses: residential, lodging, retail, office, service

GROUND FLOOR ACTIVATION



HIGH ACTIVATION

*'PUBLIC FACING' GROUND FLOOR USES
FREQUENT WINDOWS & DOORS*



LOW ACTIVATION

*BLANK WALLS
NO ACTIVE ENTRIES
PRIVATE GROUND FLOOR USES*

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URBAN DESIGN STANDARDS



Figure 4.0 General Building type example on the site.

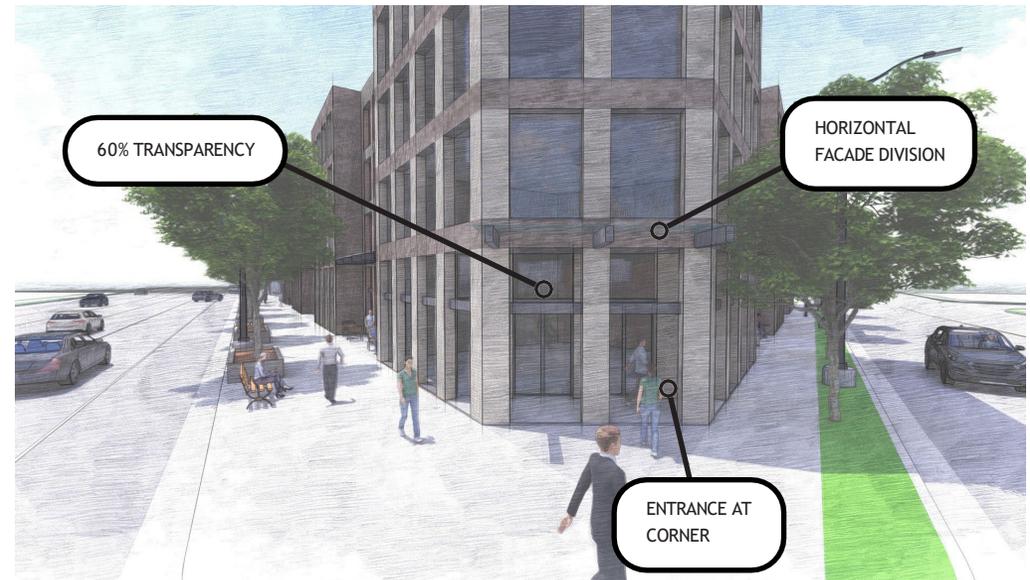
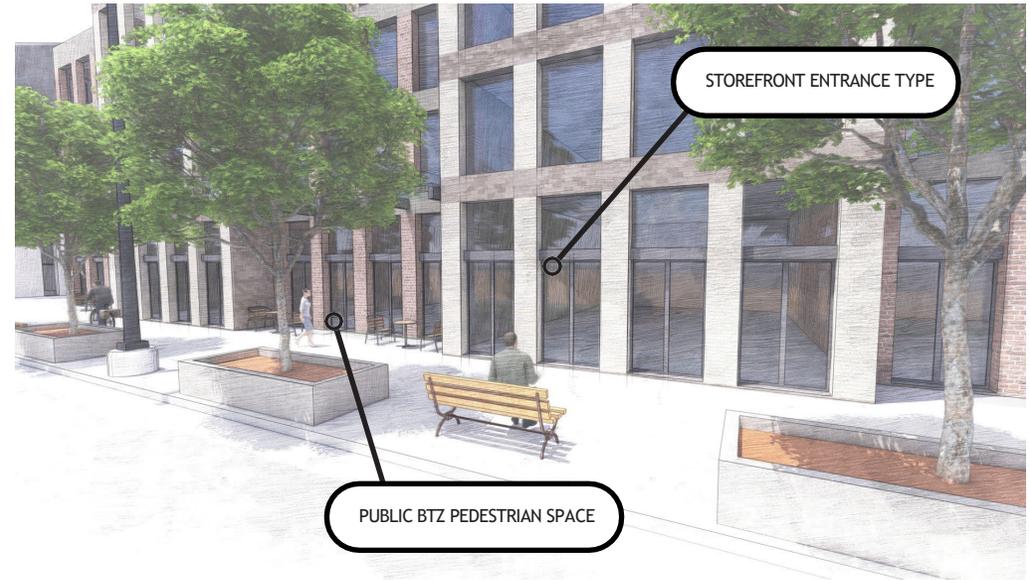
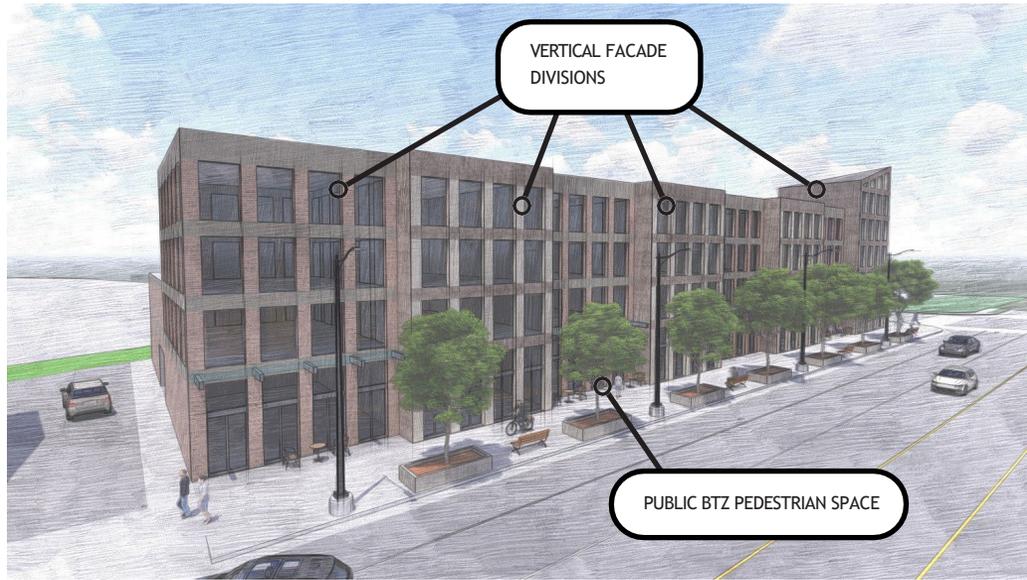
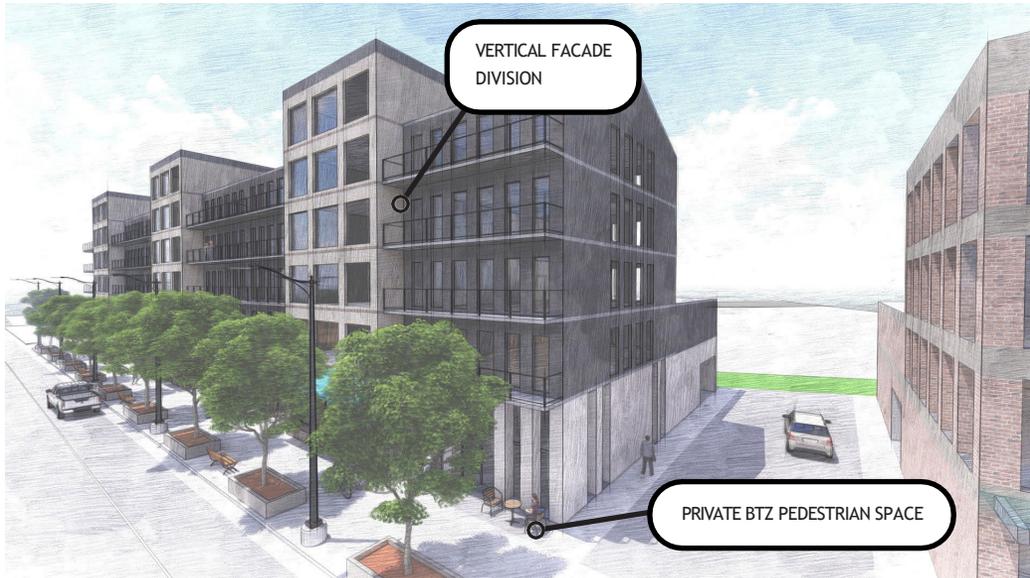
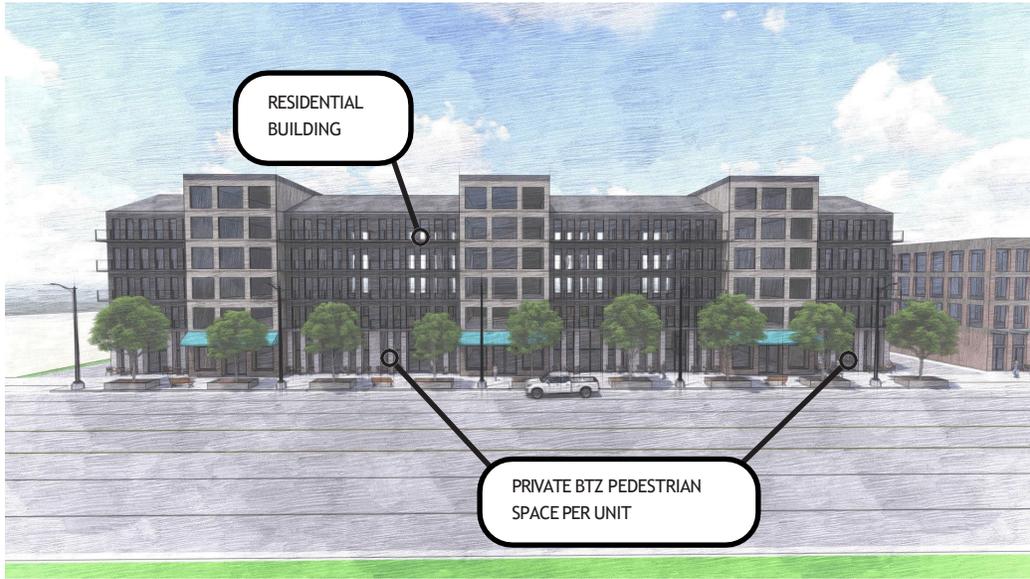




Figure 5.0 Row Building type example on the site.



OTHER REQUIREMENTS

1. INTRODUCTION

Additional requirements to consider

A. OTHER REQUIREMENTS

LANDSCAPE

PARKING

LIGHTING

SIGNAGE



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URBAN DESIGN STANDARDS

Thank you

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URBAN DESIGN STANDARDS

RESOLUTION 2026-08R
EQUIPMENT LEASE
2026 Snow Plow

Consideration of
Resolution 2026-
08R,
Approving a
Lease Purchase
Agreement with
Zions
Bankcorporation

Total Purchase Price: \$344,910

Term: 5 years

Interest Rate: 4.5%

Annual Payments (2027-2031): \$78,568

Total Principal and Interest: \$392,838

EXHIBIT A

FIXED RATE

LEASE PAYMENT DEBT SERVICE SCHEDULE*

1. **Interest.** Interest components payable on the principal amount outstanding have been computed at the rate of four and fifty hundredths' percent (4.50%) per annum calculated based on twelve 30-day months during a 360-day year.

2. **Payment Dates and Amounts.**

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/26/2026	-	-	-	-	-
02/26/2027	63,046.67	4.500%	15,520.95	78,567.62	78,567.62
02/26/2028	65,883.76	4.500%	12,683.85	78,567.61	78,567.61
02/26/2029	68,848.53	4.500%	9,719.08	78,567.61	78,567.61
02/26/2030	71,946.72	4.500%	6,620.90	78,567.62	78,567.62
02/26/2031	75,184.32	4.500%	3,383.29	78,567.61	78,567.61
Total	\$344,910.00	-	\$47,928.07	\$392,838.07	-

Proposed Motion

I move that the City Council approve Resolution 2026-08R: A Resolution Approving the form of the Lease/Purchase Agreement with ZIONS BANKCORPORATION, N.A., Salt Lake City, Utah and authorizing the execution and delivery thereof.

PUBLIC HEARING &
RESOLUTION 2026-09R

Fiscal Year 2025-2026 Budget Amendments

Consideration of
Resolution 2026-
09R,
Authorizing
amendments to
the FY 2025-
2026 Fleet Fund
Budget

Fund 61 – Fleet proposed amendments

- Recognize lease proceeds and snow plow purchase cost at \$344,910 each
- Remove budgeted lease payment for FY 2025-2026

**EXHIBIT A
BUDGET AMENDMENT HEARING - FEBRUARY 17, 2026**

ACCOUNT #	ACCOUNT TITLE	CURRENT BUDGET	BUDGET ADJUSTMENT	TOTAL BUDGET	REASON
FUND 61 - FLEET					
REV61-1152-37200	PROCEEDS FROM BORROWING	-	(344,910)	(344,910)	Recognize lease purchase of snow plow, originally authorized in the FY 2024 budget.
EXP61-1158-48502	VEHICLES	171,000	344,910	515,910	Recognize lease purchase of snow plow, originally authorized in the FY 2024 budget.
EXP61-1158-47016	LEASE PAYMENT	65,000	(65,000)	-	First Lease payment due on 2.26.27 (\$78,567.21)
			65,000	NET INCREASE/(DECREASE) IN FUND BALANCE	
TOTAL ALL FUNDS				65,000	NET INCREASE/(DECREASE) IN FUND BALANCE

Proposed Motion

I move that the City Council approve Resolution 2026-09R: A resolution approving and adopting amendments to the fiscal year 2025-2026 Fleet Fund Budget.

RESOLUTION 2026-10R

Agreement with Lantis Productions for
2026 Liberty Fest Firework Display



Proposed Motion

I move that the City Council approve Resolution 2026-10R: A resolution approving an agreement between Lantis Productions, Inc. and the City of North Salt Lake for the 2026 Liberty Fest fireworks display.

POLICE DEPARTMENT
Semi-Annual Report



North Salt Lake Police Department

City Council Presentation and Update

February 17, 2026



Department Division of Assignments

- Administration
- Patrol
- Detectives

ADMINISTRATION



**Deputy Chief
Mitch Gwilliam**



**Chief
Craig Black**



**Sergeant
Cade Veigel**

The *CRITICAL* Administrative Support Staff



Jana Baggett
Office Manager



Supervises All Records Functions
-Primary Records Clerk
-Utah TAC Representative
-Crossing Guard Recruitment and Supervision
-Everything Else



Jocelyn O'niões
Evidence and Crime Scene Specialist



-Manages 1000's of Items of Evidence intake, release and disposal
-Assists at Major Crime Scenes



RaeLene Felkner
Police Clerk



Front Desk Contact
Tracks all cases sent and received for screening
-Enters and assures accuracy of reports and records



Brittney Ball
Clerk/Victim Support



-Follows up with all Domestic Violence Victims
-Assists with obtaining protective orders and victim services
-Ensures effective communication between detectives and victims
-Also enters and assures accuracy of reports and citations

Patrol



**Sergeant
Tyler Winslow**



**Sergeant
Chad Carlson**

- Two Primary Shifts – Each with two squads
- Two Cover Shifts assigned to patrol during peak call times
- Two Traffic Specialist Officers working during peak traffic hours
- One K-9 Team
- One Detective/Patrol response officer



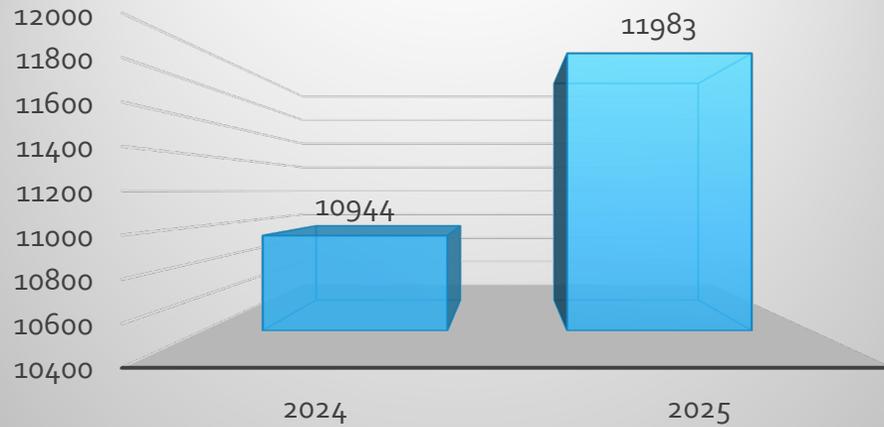
**Officer Mike Boyle
and
K-9 Partner Tres**

Patrol Responses

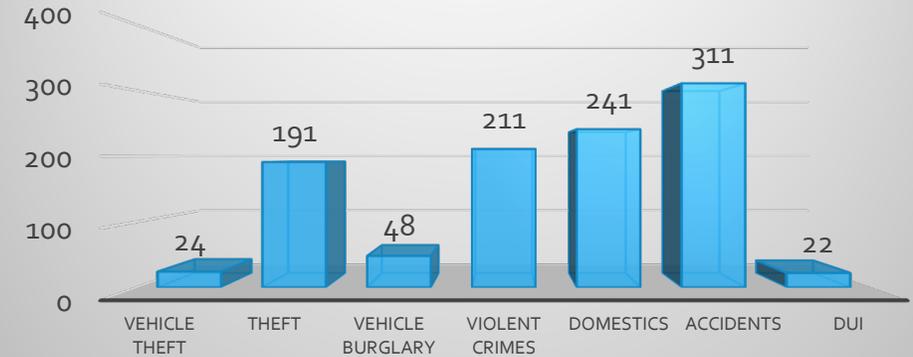
- Most often the first responders to any event
- Most visible presence of law enforcement in the city
- Conducted initial investigations on the vast majority of the 11,938 calls for service in 2025
- These calls included:
 - 314 Domestic Violence Calls
 - 433 Accidents (49 with injuries)
 - 22 Overdoses (5 with NARCAN Saves)
 - 394 Welfare Checks
 - 4015 Traffic Stops



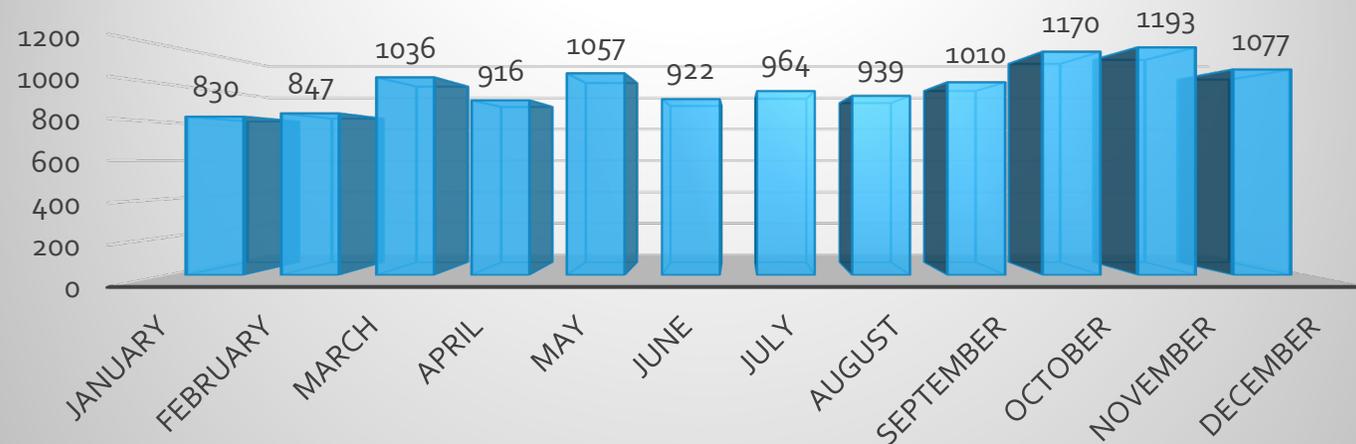
Calls for Service



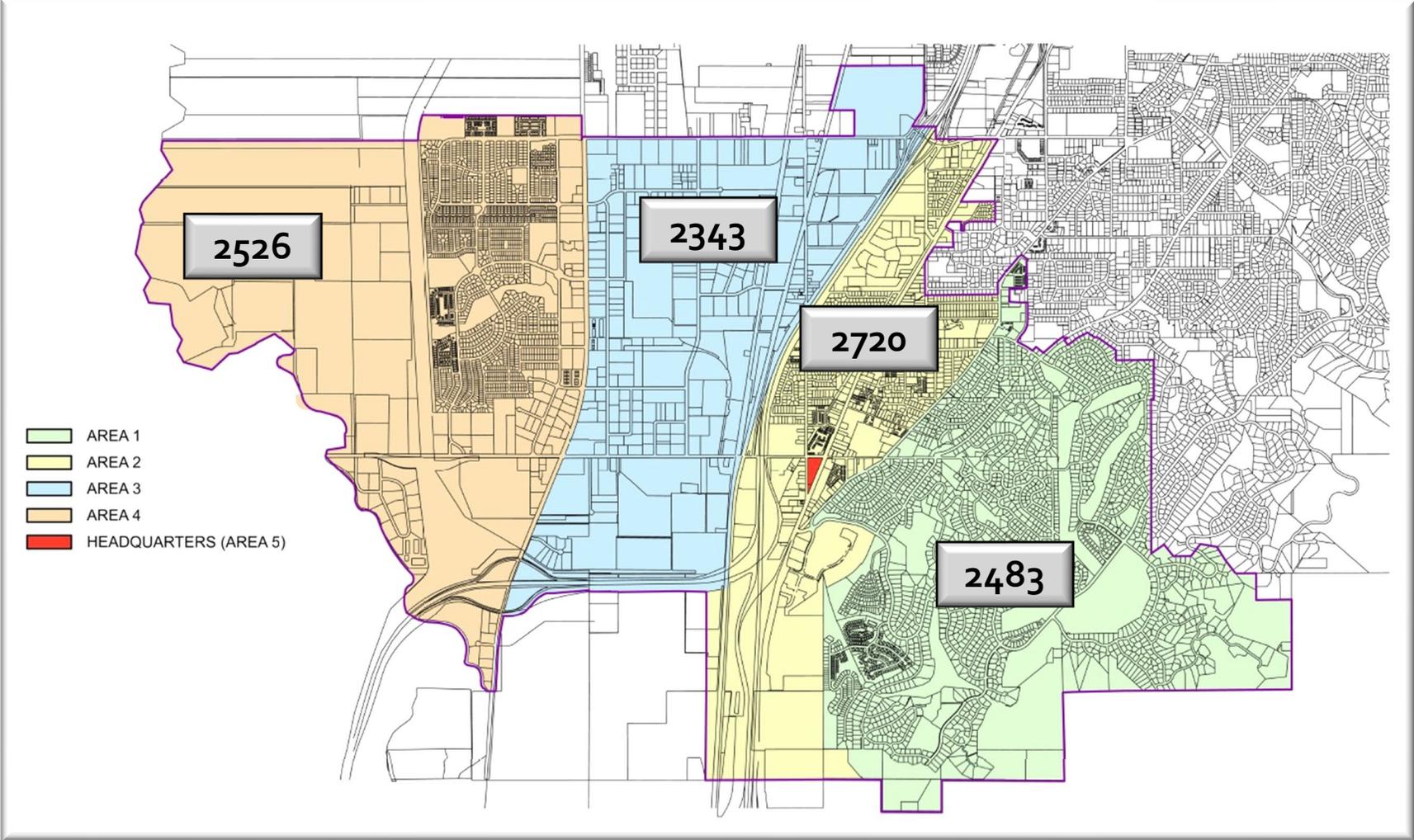
Calls for Service Included the Following



Calls by Month 2025



Calls for Service by Area



Investigations Division

- Two Squads overseen by one sergeant
 - General Investigations -1
 - Special Victim Cases -1
- Community Services squad
 - Corporal supervising and investigating proactive and community response tips and calls
 - Community Liaison Officer conduction pro-active investigations, multi-housing relationships, community events and needs like National Night Out, neighborhood watch events and assigned caseload.
- In 2025 288 cases were assigned to investigations resulting in 43 arrests.



**Sergeant
Jesse Whitear**



**Corporal
Kyle Ball**

ACTION ITEM #25-27 DISCUSSION
City Citizen Academy

ACTION ITEM #25-34 DISCUSSION
Consent Agenda

Discussion of Consent Agenda

Possible Consent Agenda Items:

- ~City Council minutes
- ~Appointments to Boards and Committees
- ~Purchases above \$25k, but already in the budget
- ~Simple resolutions like annual meeting schedule, setting budget hearings, setting the certified tax rate
- ~Resolutions amending the fee schedule, after discussion in a work meeting
- ~Significant items which have been discussed previously

APPROVAL OF MINUTES

February 3, 2026

Proposed Motion

I move that the City Council approve the February 3, 2026, as written.

OR

I move that the City Council approve the February 3, 2026, with the discussed amendments.

ACTION ITEMS

CLOSED SESSION

(if applicable)

Proposed Motion

I move that the City Council hold a closed session as allowed by State Code 52-4-205 for the purpose of [specify reason(s)]:

- discussing the character professional competence, or physical or mental health of an individual;
- discussing pending or reasonably imminent litigation;
- discussing the purchase, exchange, sale, or lease of real property;
- discussing the deployment of security personnel, devices, or systems.

ADJOURN