CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
JULY 21, 2026

FINAL

Mayor Horrocks welcomed those present at 6:04 p.m.

PRESENT: Mayor Brian Horrocks
Councilmember Tammy Clayton
Councilmember Suzette Jackson
Councilmember Ted Knowlton
Councilmember Heidi Smoot
Councilmember Alisa Van Langeveld via Zoom

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

OTHERS PRESENT: Camille Thorpe, Dee Lalliss, Conrad Jacobson, Carolyn Jacobson, Matthew Damsky, Ryan Holbrook, Gentry Holbrook, Lisa Midgley, residents; Lorene Kamalu, Davis County Commissioner; Josh Johnson, Davis County Library; Mike Wonenberg, G. Brown Design.

1. UPDATE FROM THE DAVIS COUNTY LIBRARY DIRECTOR, JOSH JOHNSON

Josh Johnson, Davis County Library, reported on the temporary library location in the City. He noted the location, at 460 North Redwood Road, was 1,500 square feet due to budget, staffing, and available space. He said the collection would be around 5,000 items (mostly for children) and would have the same hours as the other library locations. Mr. Johnson shared the available services at this branch including item checkout, returns & holds, small physical collections, study areas, public Wi-Fi, printing and laptop checkout, 3D printing, and limited programming. He reviewed the timeline including updating the space in July, staff/move-in for August, opening in September, and the Bountiful branch reopening in late 2027.

Mr. Johnson explained that this location would have a two year lease which would overlap with the reopening of the Bountiful branch. He said a discussion would be needed to determine whether the location in the City would become permanent at that time. He explained that a permanent location would be determined based on funding, staffing, and use.

Councilmember Knowlton asked about the tradeoff between smaller facilities with less services versus fewer facilities with more services/opportunities and community input on those options. Josh Johnson replied that there was previously a bookmobile but it became expensive to manage and run so the County then determined to open more smaller locations across the County. He spoke on providing different options based on maintaining the current budget versus a tax increase.

Lorene Kamalu, Davis County Commissioner, added that the County Library had also done a survey to determine where patrons were going and a statistical analysis of the existing seven branches which showed 95% of residents were within ten minutes of a library and 90% were within five minutes by car.

Josh Johnson said that Foxboro and South Weber were the locations that drove the furthest to a library location. He noted that one of the differences between South Weber and Foxboro was the reciprocal agreement with Weber County to utilize the Roy location. He added that a similar agreement could not be met with Salt Lake due to the difference in spending. He also shared that the survey had 13,000 respondents with a desire to increase services and budgets but not increase staff.

Mayor Horrocks commented that he felt this location would be successful and to start planning the budget now. Josh Johnson replied that he hoped it would be successful and how this was the perfect time to test this location.

Lorene Kamalu mentioned that the library had a mill levy or fund, which was different from the general fund, and would need a separate increase for that revenue.

Josh Johnson said it would all depend on the budget and maintaining existing infrastructure. He commented that since he had become director the largest budget increase he had seen was 1-2%. He spoke on balancing the needs of the entire County while maintaining current facilities.

Councilmember Jackson mentioned the advancements in technology including online book formats through Libby and Audible. She asked about facility usage including story time, recitals, voting, etc. and what was the actual largest facility use now. Josh Johnson replied that it depended on the branch with mixed use at Layton, technology at Clearfield, and meeting rooms at Bountiful. He mentioned how the satellite locations catered mostly to children with other physical items available through the delivery/pickup system.

Councilmember Jackson asked if the trend would be for more satellite locations because people were placing holds electronically or if the facilities were all being used for vastly different things. Josh Johnson reiterated that each library had slightly different usage. He spoke on the need for physical locations for the summer reading program, meeting rooms, or to house the overall collection. He said it depended on the market and if people started buying more ebooks that there may not be a need for as many physical books.

Councilmember Jackson asked if they were internally tracking physical visits and what they were utilizing while at a location. Josh Johnson replied that they had an annual report detailing this information which he could share with the Council. He estimated they circulated four million physical and electronic items combined annually. He spoke on the balance of offering what people wanted, and in the right format, within the budget.

Councilmember Clayton asked about advertising the satellite branch in the City and what would be offered there. Josh Johnson replied that they intended to have a grand opening in September and promote this location.

2. DISCUSSION AND CONSIDERATION OF CITY HALL BEAUTIFICATION PROJECT ON MAIN STREET PARK

Ken Leetham introduced Mike Wonenberg, G. Brown Design, and noted this was the same company who provided the design for Hatch Park. He continued that they had prepared a concept plan for the City Hall beautification project at Main Street Park.

Mike Wonenberg, G. Brown Design, reviewed the opportunities and constraints of the property which included a steep slope on the west side, a 12 foot elevation difference, potential regrading of the site, creating an entry feature/focal point, future trail connection, flag pole, and existing bus stop. He shared the concept design to accommodate an 11 foot wide future multi purpose trail and a potential additional lane of traffic as well as how it integrated with the Master Plan/City Center plan as a whole. He said staff had discussed a potential closing of Main Street and the need for the design to accommodate future uses for this corner. Mr. Wonenberg reviewed the multi purpose pedestrian and bicycle trail, the entry feature monument, and space for public art exhibits. He also explained the locations for the proposed plantings, stone mulch, and native grasses.

Councilmember Smoot asked about retaining walls for this project. She mentioned the option to install a train car in the middle. Mike Wonenberg replied that there were retaining walls to make the grades work. He clarified that the entire property would continually slope down and level off.

He said there would be fairly level areas or areas that could be regraded to place a train car in the future.

Ken Leetham commented that the round spot in the middle would be the location for the train. He spoke on altering the design to accommodate the trail around the train or public art. Mike Wonenberg added that the round spot was approximately 65 feet long and 45 feet wide. He said they could obtain dimensions for a railcar and adjust the design to accommodate that feature.

Councilmember Jackson asked about grading and what was more cost efficient whether that was retention or grading. Mike Wonenberg replied that there was a 12 foot elevation difference. He noted they planned to remove dirt and lower the elevation by three feet. He continued that earthwork was a huge portion of the cost and the main concern was visibility from Main Street and the trail connection. He added that the area abutting the existing landscaped area would also be graded more gradually.

Mike Wonenberg continued that while they could reduce the amount of grading he explained that grading added shape and contour to the site visually as well. Ken Leetham continued that the proposed concept would change the site to being visually open to every angle. He said the options included putting a large retaining wall against the sidewalk but this would reduce visibility of the parcel from Main Street.

Councilmember Jackson spoke on beautifying this site without allocating a large amount of funds. She felt that the amount of earthwork changed this to a large project financially. She said while it would be in line with matching Hatch Park and making the area more usable in the long term that it was a vastly different sized project budget-wise than previously anticipated.

Councilmember Van Langeveld asked if there was a cost estimate for the proposed project. Mike Wonenberg provided a cost estimate from the contractor to the City Council.

Councilmember Jackson suggested moving the City entrance monument or signage closer to the peak of the triangle for better visibility for both sides of traffic. Mike Wonenberg replied that one thing to keep in mind was if the roadway widening did occur it may impact that placement.

The Council reviewed the cost estimate for the proposed plan.

Councilmember Smoot said while this was a beautiful design that the anticipated price point for beautification was around $100,000 to $150,000. She asked how to get back to the original intent of beautifying the property. Ken Leetham commented that the City Council should provide a cost and then a corresponding design could be prepared.

Sherrie Pace said this cross section for Highway 89 would actually move the curb back to the inside of where the existing sidewalk currently was. She clarified that the edge of the existing sidewalk would become the new curb line and then a five foot park strip zone and then a six foot trail for a combined 11 foot multi-use trail. She noted that the proposed plan was a great solution due to the grade differences. She added that the timeline was dependent on when UDOT would do a major rebuild of the road, improvement/widening for bus rapid transit (BRT), or funding from the Utah Trail Network. Ms. Pace continued that the proposed plan shows the width of the trail, the future road realignment, and served as a placeholder. She said there was competitive bidding which might show better numbers for this project.

Councilmember Smoot spoke on the comparison of what was spent on the Eaglepointe Drive project versus this project. She asked if this design could realistically be done with a budget of $300,000. Mike Wonenberg replied that the cost estimates were based on square footages and the going rate with a starting point of $400,000. He said there were variables with irrigation, lighting, traffic control, and erosion control.

Ken Leetham commented that different options could be explored including not re-grading the entire site. He said there was an existing problem on the west side of the property with dirt and material sloughing off onto the west sidewalk which needed to be fixed.

Councilmember Jackson asked for staff input on this proposal related to retention versus earthwork. She spoke on how this was not a functional space and taking it from an eyesore to a City entrance monument with basic beautification. She asked for feedback on spending $100,000 to $150,000 versus the proposed cost estimate. Sherrie Pace replied that the first contractor provided a bid of $350,000. She said there were ways to save money such as having staff haul off dirt or soil testing. She also added that this proposed plan left room for a future closure of Main Street with a turnaround, solves the problem of the trail/slope, and keeps it ADA compliant.

Sherrie Pace said if the City Council liked the overall design that staff could work on more affordable options to save money.

Karyn Baxter spoke on other considerations including what to do with the dirt from this site, how a retaining wall here would impact the potential for closing this road, and how slopes that were regraded were always more stable and had fewer future costs than retaining walls. She said practically speaking that if the site could be regraded and material removed while fixing the erosion issue that it would be better option than a retaining wall.

Mayor Horrocks mentioned that a developer had expressed interest in purchasing the site to build retail with apartments. Sherrie Pace replied that this property would never meet setbacks or obtain access via UDOT.

Ken Leetham asked for feedback on whether staff should see what could be done to beautify the property for a certain amount of money or to take the proposed plan and try to cut costs. He also asked how much the Council would like to spend on this project. He reminded the Council that previous estimates were around $300,000 or $400,000.

Councilmember Knowlton asked if there were savings if the project was completed sooner rather than later and in conjunction with the construction at Hatch Park. He spoke on potential cost savings with using the same crew, landscaping product purchases, or even adding this project as a change order to the Hatch Park contract. Mike Wonenberg replied that this would be a question for the contractor of Hatch Park who had plans to substantially complete Hatch Park by fall of 2027.

Councilmember Knowlton mentioned he was interested in exploring the option for mixed use development on the property that would make the City money. He also asked how this proposed project fit into the City's budget at $400,000 or even $600,000. Ken Leetham replied that while this project was not currently in the budget that the City had some fund reserves that could be utilized for this project. He said this could be paid back with tax increment revenues from the Highway 89 CDA which would generate approximately $3 million by 2032.

Heidi Voordeckers said funding this project now from fund balance and the use of tax increment to repay would be the most appropriate use. She mentioned that there were several other park type projects competing for those funds which would put pressure on the Capital Projects Fund. She noted that the request for improvements to Matthis Park in the amount of $500,000 had already been put on hold this year and suggested prioritizing what the Council would like to do with those funds.

Councilmember Jackson was also in favor of exploring the retail scenario as the City was devoid of retail and amenities. She also suggested retaining the property so it was safe and putting sod on as it was an undeveloped spot right at the entrance to the City. She said the original thought was a simple cost effective design that had since become complicated and her preference was to improve the aesthetics but with a simpler design as this was not a destination.

Councilmember Smoot spoke on value engineering the project and keeping it simple while being realistic about the costs. She mentioned that the retaining wall may not be the best idea if the future goal was to close off the street. She added that she was wary of the retail proposal due to how hard it was to obtain retail on Highway 89 and the ingress/egress on this property. She suggested setting a budget and utilizing the proposed plan in conjunction with Hatch Park if possible.

Councilmember Smoot noted that this project was a priority in her opinion as it was a statement about the City and currently looked uncared for.

Ken Leetham said he had pulled up the original plan from another contractor which was much simpler and also showed grading the west side of the property to avoid a retaining wall. He felt there was room to work with the G. Brown Design plan with some cost savings.

Councilmember Knowlton asked for more information on the proposed trail connection. He mentioned that if UDOT triggered the need to move the sidewalk if they would cover the cost. Sherrie Pace explained how the existing slope would not allow for ADA compliance or the installation of an 11 foot trail so the trail would have to follow the slope. She confirmed that UDOT would be responsible for the cost if it was part of the Highway 89 cross section.

Councilmember Knowlton was in favor of an approximate design similar to what was shown if favorable terms could be obtained by combining with the Hatch Park project or a recommendation by G. Brown Design for a more value engineered design.

Ken Leetham summarized that if the City did anything to this property it would be an improvement. He mentioned the fact that there were other projects, which had been recommended by staff, that had been put on hold. He spoke on making sure not to get behind on existing park maintenance.

Mike Wonenberg spoke on turning the area into sod and said the pre construction costs would remain the same either way. He said there could be a cost savings initially with bark mulch versus stone but over time you would have replacement costs with the bark mulch due to displacement and fading. He also mentioned that some items could be done in phases or added in the future.

3. ADJOURN

Mayor Horrocks adjourned the meeting at 7:22 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
JULY 21, 2026

FINAL

Mayor Horrocks welcomed those present at 7:25 p.m. The Elephant Rock Strings provided a musical number and Tammy Clayton led those present in the Pledge of Allegiance.

PRESENT: Mayor Brian Horrocks
Councilmember Tammy Clayton
Councilmember Suzette Jackson
Councilmember Ted Knowlton
Councilmember Heidi Smoot
Councilmember Alisa Van Langeveld via Zoom

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

OTHERS PRESENT: Camille Thorpe, Dee Lalliss, Conrad Jacobson, Carolyn Jacobson, Matthew Damsky, Ryan Holbrook, Gentry Holbrook, Lisa Midgley, residents; Molly Cowley, Rachel Hunzeker, Kirsten Greenwood, Cammie Clark, Clara Clark, Brooke Hunzeker, Maris Roberts, Brent Greenwood, Evan Dodge, Emma Wolfgramm, Ellie Hunzeker, The Elephant Rock Strings.

1. CITIZEN COMMENT

Dee Lalliss, resident, commented on the proposal to improve the property adjacent to City Hall. He was not in favor of spending $600,000 to beautify an entry point into the City and felt a public vote would yield a similar viewpoint. He said some plants, native grasses, or sod and an entry sign could be added and mitigation of the slope was appropriate but not at the proposed cost. He also mentioned the amenities proposed for Hatch Park including the living room area and the pinnacle feature and noted that residents felt it was too expensive.

Carolyn Jacobson, resident, mentioned that one issue that concerned her was seeing the City perform remediation on sidewalks due to trees in the park strips and then future plans for trees close to sidewalks. She commented on how this problem could be viewed in her neighborhood and seemed unfathomable that the City would then plan to have future problems with trees uplifting sidewalks. She then addressed the property adjacent to City Hall and said work did need to be done to the area but that it did not need to be a feature piece.

Matthew Damsky, resident, commented on the beautification project along Eagleridge Drive. He said that while he was not against spending money to beautify the entrance to his neighborhood he was not impressed by what had been installed including bright blue rocks in the traffic circle, struggling trees, and aging fencing. He expressed disappointment that the Council had campaigned on fiscal responsibility and how the Eagleridge Drive project represented poor value. He noted that the proposed plan for the City Hall project showed professional expertise and thoughtful vision and wished that the Eagleridge project had been given the same level of planning.

Lisa Midgley, resident, commented that she was in favor of the previous comments made including beautifying the area at City Hall but not spending the proposed amount. She felt that sod or drought resistant plants would be appropriate. She also mentioned that she was not in favor of the roundabout design on Eagleridge Drive. She expressed concern about landscaping being removed by UDOT in the future and being mindful of that.

Gentry Holbrook, resident, commented that she appreciated the time being vested to review this beautification project and felt that the Eagleridge project had been rushed with little citizen input. She was in favor of utilizing native and drought tolerant plants and possibly incorporating the trolley/train as a bus station similar to Red Butte Garden. She mentioned the Hatch Park open house with options for residents to vote on was beneficial. She also suggested this area could become an extension of the community gardens. Ms. Holbrook encouraged the City to obtain citizen feedback on these large beautification projects.

Mayor Horrocks noted as a non voting member of the Council that he loved the original plan for Eagleridge Drive with the Tuscany theme and tower but mentioned the prohibitive cost. He spoke on balancing design with cost and continuing to make wise decisions going forward.

2. CONSENT AGENDA ITEMS
   a. APPROVAL OF CITY COUNCIL MINUTES OF JUNE 16, 2026

The City Council minutes of June 16, 2026 were reviewed and approved as written.

b. APPROVAL OF CITY COUNCIL MINUTES OF JUNE 30, 2026

The City Council minutes of June 30, 2026 were reviewed and approved as written.

c. APPROVAL OF PROPOSED VEHICLE AND EQUIPMENT PURCHASES FOR PUBLIC WORKS

The City Council approved the purchase of the 2026 Ford F-150 Hybrid pickup truck from Murdock Ford (Santaquin) for $52,931.00 under CES Contract No. 2026-01-C112.

The City Council approved the purchase of a 2026 Caterpillar Model: 308 Excavator from Wheeler Cat in the amount of $149,300.00, under Utah State Purchasing Contract MA4806.

The City Council approved the purchase of an Air-tow UT16-14 Tandem Axle Flatbed trailer from Wasatch Trailers (Layton) for the price of $25,800.

The City Council approved the purchase of a 2026 Ford F-550 Extended Cab chassis from Ken Garff Ford (American Fork) in the amount of $66,929 through Utah State Purchasing Contract MA3792.

d. RESOLUTION 2026-29R: A RESOLUTION DECLARING CERTAIN PUBLIC WORKS VEHICLES AND EQUIPMENT AS SURPLUS PROPERTY AND AUTHORIZING ITS PROPER DISPOSAL

The City Council approved Resolution 2026-29R: a resolution declaring surplus property and authorizing its proper disposal. Exhibit A included the following property for surplus and disposal: 2015 Dodge Ram 1500, 2007 Chevrolet 3500 HD, concrete saw, concrete grinder, Yamaha golf cart, Lund International 200 gallon auxiliary fuel tank, Holden Industries flatbed trailer, Generac portable generator, New Pig spill containment pallet (3), and CargoGlide truck bed platform.

e. BID AWARD FOR 2026 STREET PRESERVATION PROJECT TO HOLBROOK ASPHALT IN THE AMOUNT OF $699,995.69

The bid for the 2026 Street Preservations Project was awarded to Holbrook Asphalt for the price of $699,996.69.

Councilmember Jackson moved to approve the consent agenda as presented. Councilmember Clayton seconded the motion. The motion was approved by

Councilmembers Clayton, Jackson, Knowlton, and Smoot. Councilmember Van Langeveld was excused and not present for the vote.

3. CONSIDERATION OF RESOLUTION 2026-30R: A RESOLUTION APPROVING A FRANCHISE AGREEMENT WITH FIRSTDIGITAL TELECOM LLC (AGREEMENT 2026-26A)

Karyn Baxter reported that there were several telecommunication providers located in the City. She continued that in 2024 the City Council adopted a standardized form via Ordinance 2024-04 to provide consistency. She noted that this standardized franchise form directly referenced Title 7, Chapter 8 of the City Code. She said this form was vetted by the City Attorney and adopted by the Council. She shared that as FirstDigital Telecom LLC has used this official form and not requested any revisions that staff recommended approving the agreement.

Mayor Horrocks commented that he was familiar with FirstDigital Telecom who serviced buildings he had managed and had some concerns. He asked if they would dig up resident's yards to install fiber. Karyn Baxter replied that the location of focus was Spectrum Academy and that they had submitted an excavation permit. She continued that they would not be running residential lines in Foxboro which had been an issue with another company, Lumen, in the Foxboro area.

Councilmember Jackson commented that this was her concern as well. She said that legally the City had to provide equal opportunity to all companies but asked about the toll this took on the City in allowing companies to come in and tear up sidewalks and yards. She asked what the City could do to mitigate this issue. Todd Godfrey replied that this was a statewide issue with the explosion of broadband. He did not have an answer today and noted how the City was limited under the federal Telecommunications Act.

Karyn Baxter noted that part of the importance of the franchise agreement was related to recourse for damages to existing infrastructure such as landscaping or City property.

Councilmember Smoot moved that the City Council approve Resolution 2026-30R: a resolution approving a franchise agreement with FirstDigital Telecom, LLC. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton, and Smoot. Councilmember Van Langeveld was excused and not present for the vote.

Councilmember Van Langeveld joined the meeting electronically via Zoom at 8:09 p.m.

4. DISCUSSION OF USE OF FUNDS IN THE REDWOOD ROAD COMMUNITY DEVELOPMENT PROJECT AREA

Ken Leetham reported that this was a follow up to the Redwood Road CDA discussion during the June 16th City Council meeting. He reviewed the Redwood Road CDA which had a project area of 585.34 acres and was created primarily to attract Lee's Marketplace and build infrastructure for the Kimball commercial parcels. He continued that this CDA had generated the ability to pay for some bond payments on Hatch Park and the Wetlands Park. He noted that this CDA would end in 2032 and would generate about $10 million in unrestricted tax increment revenue. Mr. Leetham then presented cost estimates for some of the City Council's priorities:

- Sidewalks on Redwood Road
  - East side-2,638 linear feet — $659,500
  - West side-739 linear feet — $184,750
- Landscaping (trees, park strips, irrigation) — $385,000
- Street lights-126 total (150' spacing/both sides) — $1,890,000
- Entry monuments (2 x $25,000) — $50,000
- Landscaped medians (2 x $350,000) — $700,000

Total cost — $3,869,500

Ken Leetham noted that his priority was sidewalks and filling in any gaps. He also noted that there was not an effective street light system on Redwood Road.

Councilmember Smoot asked about the proposed 126 additional street lights and where those would be located. She mentioned areas of the corridor that may lend itself to pedestrian traffic and focusing on installing lighting there such as Foxboro or Lee's Marketplace. Ken Leetham clarified that this would be from the north City boundary to just south of Center Street. He suggested focusing on lighting along the west side of Redwood Road adjacent to Foxboro neighborhoods, near the schools, or by the shopping plaza.

Mayor Horrocks said if hypothetically the CDA generated $10 million and the City Council approved the expenditure of $800,000 on sidewalks what would happen to the remainder of the funds. Ken Leetham replied that there were rules and laws around the use of these funds and how they needed to be spent on redevelopment agency projects. He clarified that there was approximately $10 million in funding available and it had to be spent within the project area and for authorized projects.

Councilmember Knowlton asked what staff would like from the City Council. Ken Leetham replied that he had presented some infrastructure improvements, missing sidewalks, landscaping, street lighting, and entry monuments and would also provide some other ideas. He noted that these items would be presented in a future Redevelopment Agency meeting for action. He suggested engaging an engineering firm to prepare plans for a phased approach to sidewalks, landscaping, and street lights for project approval.

Ken Leetham shared that several important economic development objectives were completed in the Redwood Road CDA area including job creation by establishing new companies in the area. He spoke on developing a process to create further economic developments in this area. He then presented future projects for discussion including:

- Space studies for Public Works and the Police Department (consultant)
- Improvements at present Public Works location (consultant)
- Creation of an economic development strategy
- Small area plan for locations around Center/Redwood Road
- Direct incentives for specific land uses based upon economic development strategy and plan
- Creation of an environmental plan for additional tree plantings

Councilmember Jackson asked how much a space study for the Public Works and Police Department would be. Ken Leetham replied that the cost for an expert to evaluate the Public Works or Police Department operations would be approximately $20,000 to $40,000.

Ken Leetham noted that having an economic development strategy for this area was important as the City had a desire to have retail land uses. He suggested consulting with developers and specialist commercial brokers, who made investments in communities, and learn what they thought about the Redwood Road corridor. He said this could include whether it was feasible to have hotels or sit down restaurants near the interchange area. He continued that studies had been performed that showed a demand for restaurants but there had been no real interest on Redwood Road.

Ken Leetham also mentioned the creation of a small area plan for the 12 acres around Center Street and Redwood Road. He noted this would be done in conjunction with the creation of the economic development strategy. He then spoke on reserving some CDA funds for direct incentives based up on the results of the economic development strategy plan. He suggested a hotel group, if it were determined to be feasible at this location, would be worth investing in as a restaurant and retail would follow. Mr. Leetham said that the creation of an environmental plan was an investment in tree planting in that area (Center Street, Cutler Drive, etc.). He shared that these funds could also be used to acquire property for a future Public Works expansion.

Ken Leetham concluded that the City received approximately $1.2 million annually with current available cash of $3 million. He added that the estimated unrestricted cash would be approximately $10 million by 2032.

Mayor Horrocks asked if the $10 million included the housing funds. Ken Leetham replied that the $10 million was exclusive of the housing, administrative, and bond payments.

Councilmember Knowlton asked if answers related to the market were just good to know or would actually shape an outcome. Ken Leetham responded that it would help to shape an outcome. He said market information on what was feasible would help the City program these funds and target specific land uses and retailers. He spoke on an increased economic development effort and obtaining good feedback from experienced developers and brokers.

Councilmember Jackson was in favor of making this a priority. She spoke on planning to provide incentives but it had to be to the right brokers. Ken Leetham said the City went through a similar process in 2011 by assembling commercial investment groups which resulted in the Lee's Marketplace.

Councilmember Knowlton asked when the funds had to be expended. Todd Godfrey said there were new restrictions on the housing funds to be aware of. He added that the general part of the increment would end shortly after the expiration of the project area and dormant funds would be lost.

Councilmember Smoot asked for clarification on what it meant if the dormant funds were lost. Todd Godfrey replied that if the $10 million, or whatever was accumulated in the increment fund, was not spent within a certain period of time it would be gone.

Councilmember Knowlton asked if spent meant programmed or approved for use. Todd Godfrey replied he thought it was a spent requirement by 2032.

Councilmember Jackson said sidewalks were a priority and that project should commence. Councilmembers Knowlton, Smoot, Clayton, and Van Langeveld were all in agreement.

Councilmember Jackson mentioned she preferred uniformity with street lights but suggested larger spacing. She noted that some people saw street lights as light pollution while others saw it as an amenity. She recommended extending the spacing but keeping it uniform. Councilmember Smoot added that it could also be considered a safety issue.

Ken Leetham noted that street lights every 150 feet created a more even light on the street so light and then dark spots did not occur. He said it also created a better aesthetic to place the lights at a certain spacing.

Councilmember Knowlton shared two geographic strategies including the trail on one side of Redwood Road and Center Street and focusing lighting and trees along that segment. He said the second strategy was creating the medians at entries into Foxboro and including lighting.

Councilmember Van Langeveld suggested centralizing the street lights between Center Street and 1100 North. She was in favor of focusing on the west side of the road first. She mentioned the idea of a smaller working group, similar to the Eagleridge project, to work on this project with City staff and bring ideas back to the City Council.

Councilmember Jackson mentioned entry monuments/signage design and working on this as well. She mentioned this would include internally or externally lit, materials, cost, and placement.

Mayor Horrocks suggested continuing what had been done on the freeway bridge and the frontage road along Redwood Road so it was uniform.

Councilmember Smoot mentioned the comment to create a small group similar to the Eagleridge Drive project. She noted the negative comments from the public and said that residents likely did not know that there had been a task force that reviewed the project and implemented what the Council had agreed to. She clarified that the Eagleridge Drive project went through multiple iterations of multiple designs and it was executed based on what the City Council approved. She added that the task force made a value engineering decision which saved the City a lot of money.

Councilmember Smoot said she was in agreement with creating a task force to complete the project once the City Council made a decision on a price and a direction. She confirmed that sidewalks and lighting were a priority that had been discussed multiple times and that she was fully supportive of moving ahead on those two items right now.

Councilmember Knowlton clarified that he would recommend street lights on one side and more medians which would result in a prettier overall outcome. He was also in favor of a task force including a councilmember or two working with staff and bringing items back to the entire City

Council. He added that the previous task force for Eagleridge Drive worked within the overall Council's direction.

Councilmember Jackson noted that when there was a question of budget or decision the Eagleridge task force brought it back to the Council for discussion in a special meeting. She appreciated the vote of confidence from the Council acknowledging that they had continued to work as a Council body but how it could go faster without delaying every decision two weeks for regularly scheduled Council meetings. She added that she did not like landscape medians.

Councilmember Knowlton stated that he also supported the studies related to Public Works, the Police Department, and the economic marketplace in the Redwood Road area. He said these studies would help with strategic planning on whether RDA funds should be used for Public Works. Ken Leetham replied that there was a significant amount of RDA funding and if the studies showed the need to purchase property for a new Public Works facility that CDA funds could be available for that.

Councilmember Knowlton said this could be decided as a Council and that understanding those needs would help inform a decision. Ken Leetham noted that he was unsure of how to make that decision without some professional expertise . Councilmembers Smoot and Jackson seconded this proposal.

Mayor Horrocks suggested that if a new Public Works building was constructed that the old building could be used as a substation for the Police Department. He added that the yard could still be utilized by Public Works as well. Ken Leetham said the plan could include a permanent police facility such as a substation on the west side of the City.

5. DISCUSSION OF USE OF REMAINING FUNDS OF THE FOXBORO WETLAND PARK IMPROVEMENTS PROJECT

Ken Leetham reported on replacing the broken asphalt and walkways at the Foxboro Wetland Park. He shared the following cost estimates:

Repair and widening of path:	$800,000
Water rehabilitation	$325,000
Educational signage	$13,900
Park entry signage (4)	$16,000
Grand total	$1,154,900

Ken Leetham noted that the cost estimate for the path repair and widening was for a 12 foot path and staff has since determined an 8 foot path would be adequate. He estimated it would be approximately $500,000 to $600,000 instead of $800,000 for the path widening which meant the grand total would be reduced as well. He added that approximately $350,000 should remain for further water development near the property. He concluded that staff was also working on minor safety improvements related to wasp control and static electricity.

Councilmember Jackson asked for clarification on the water rehabilitation aspect of the project. Ken Leetham clarified that one issue with the park was that there was no longer a stream that went through the entire property. He said water comes into the site, but doesn't go very far before it dries out so more water needs to be introduced into the area. He explained that this could be accomplished by rerouting existing storm drain (currently east of this location) to this location rather than into a storm drain that emptied into the Great Salt Lake.

Councilmember Jackson asked if hypothetically the wetlands could handle an exceptionally wet year/flooding. Ken Leetham replied that while he was not an engineer that the development around the wetlands was designed to handle increased amounts of water.

Councilmember Smoot mentioned that the Wetlands were dry due to natural conditions and asked why the City was trying to artificially create a water flow there. Ken Leetham responded it was an obligation of the City and in order for the Wetlands to function as it was supposed to it then needed water.

Councilmember Jackson asked if the City would receive pushback if the water was diverted from the Great Salt Lake due to concerns there. Ken Leetham replied that the water would end up in the same place as there was a storm drain system on the west side of the Wetlands that led to the Great Salt Lake.

Councilmember Jackson commented that she was unsure why the City had to create a wetland out of a dried-up wetland area. Mayor Horrocks explained that when Foxboro was approved the Army Corps of Engineers determined a portion of the area was a wetland and could not be built upon. He said it was determined that it must be preserved. He said the goal was to create something nicer at this point and if the City had a water source, the storm water, it made sense to direct it through the Wetlands.

Councilmember Knowlton said these questions were fair and said the Wetlands would be a better space with water. Mayor Horrocks added that a similar idea would be occurring at Hatch Park with the underground storm drains and bringing that above ground to run through the park.

Ken Leetham commented that staff struggled with the same questions because Utah had a different climate now than it did 20 years ago when the City committed to this plan. He noted that climate would override any attempt but said that a portion of the original project was water development. He explained that the cost of the proposed water rehabilitation project was split between the Wetlands project and the Storm Drain Fund.

Ken Leetham mentioned that staff was also looking at placing plastic caps on the ends of the railings and other gaps to deter wasps. He also spoke on grounding the railings to stop shocking users with static electricity.

6. ACTION ITEMS

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

Councilmember Knowlton asked for updates on the General Plan and the property deed on Highway 89. Sherrie Pace replied that there was no update on the General Plan but staff was working on it and said she was waiting on a signed agreement for Highway 89 before property deeds could be completed. Staff would follow up on this agreement.

7. COUNCIL REPORTS

Councilmember Clayton reported on America's Potluck and said it was a great success. She added that the City provided cookies and residents brought food items to share. She said the Health and Wellness Committee would also start sponsoring neighborhood potlucks. She shared that the Night Out Against Crime/Back to School Night/Health and Wellness Fair would be held on August 6th.

Chief Black noted the August 6th event would start around 5:30 p.m. with hot dogs at 6 p.m.

Councilmember Clayton added that the Bountiful parade would be this week and requested that those participating arrive around 8:15 a.m. on Saturday. She noted that they would hand out America 250 swag.

Councilmember Knowlton provided a Trails and Active Transportation Committee update including a draft Trails Master Plan anticipated to be completed in October. He added that there was a new agreement with Salt Lake City related to the master plan process to coordinate on trails and planning. He noted that while he understood the root of the public comments related to cost and quality that improvements of this type were a lot more expensive than people realized.

Councilmember Knowlton asked when the City Council would discuss the roundabout and if this needed to be added to a future agenda. Mayor Horrocks said it just needed to be toned down and fixed, but did not feel a discussion was necessary.

Councilmember Jackson said once the trees and shrubs grew it would mute this. She suggested this be reviewed at a later date once all the information was received.

Councilmember Knowlton added that a resident had requested adding shade to existing parks. He suggested adding this as an action item. Councilmember Smoot mentioned that it was worth adding as an action item if there were potential RDA funds which could be utilized to add shade at parks in the Redwood Road area.

Councilmember Knowlton also mentioned potential issues with the podium speaker microphone.

Councilmember Smoot commented that after being part of the City's Arts Committee and on the Board of the Bountiful Davis Art Committee that beauty was subjective and in the eye of the beholder. She said this was highlighted in landscaping, architecture, and art. She spoke on local art murals in Norway and South Salt Lake and even positive and negative comments about the Eagleridge beautification project and how it was all subjective. She noted that while the City could not make everybody happy that the attempt could be made to try and beautify the City through art and landscaping.

Councilmember Smoot then said the Arts Committee was working on potentially placing a mural on the round water tank at the south entrance to the City on US89, locations on Redwood Road, and City's Edge. Ken Leetham added that the City could use CDA funds to match for any murals in the Redwood Road corridor.

Councilmember Smoot also mentioned wrapping utility boxes, including those in Hatch Park and on Eaglewood Drive, with historical photos. She said public art added an element of beauty and culture.

Councilmember Jackson provided a Golf Committee update and spoke on a small fire in a back yard that abutted hole 7. She said the golf course implemented a smart sprinkler system which saved 30% water usage than previous as it measured water throughout the golf course. She added that the Golf Course Manager, Tyler Abegglen, was also able to turn on the sprinkler system remotely which helped to create a barrier from that neighboring fire. She commended Tyler and said the revenue from the new Trackman driving range was able to fund large projects and ensured the golf course was no longer a drain on the City.

Councilmember Jackson also mentioned that Tyler was the only Utah PGA professional to be certified in four disciplines. She acknowledged how great the City and staff were. She then reported on the Senior Lunch Bunch. She spoke on the South Davis Recreation Center and productive meetings related to budget and programming. She concluded with the Tunnel Springs stairs idea and said that while Bountiful would not be implementing this idea any time soon that both cities could have stairs.

Mayor Horrocks asked if the City knew the boundaries for what was Forest Service Land and what was owned by the City. He also felt it would be a great amenity for the City. Ken Leetham replied that staff did know where the boundaries were.

Councilmember Jackson asked if staff would research this a little further including any available funds.

Councilmember Van Langeveld reported that the Health and Wellness neighborhood potluck program was open with funds available through a grant from the City. She encouraged the Council to host their own potluck event. She then shared that as part of the Back to School Night/Night Out Against Crime/Health and Wellness Fair event that every public school had committed to attend that night including Bountiful High School, Woods Cross High School South Davis Junior High, Mueller Park Junior High, Foxboro Elementary, Orchard Elementary, and Adelaide Elementary.

Councilmember Van Langeveld asked for a future update on how many residents attended the free recreation day at the South Davis Recreation Center. She also mentioned that Get Healthy Utah had a grant program that the Health and Wellness Committee would be applying for. She said if the Health and Wellness Committee received the $2,500 grant that it would be utilized to create community councils in the three main areas of the City.

8. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

9. MAYOR'S REPORT

Mayor Horrocks reported that the Fire District had to cancel their meeting as it was not publicly noticed. He then provided an update on Mosquito Abatement District and said it was West Nile season. He said Arizona was the location of 50% of cases countrywide. He noted there was one human case in Box Elder County from a resident who had traveled to Arizona. He added that the District's airplane crashed and was currently out of commission.

Mayor Horrocks concluded with the positive comments he had received from residents related to Liberty Fest. He commended staff for their efforts and said it was a great event.

10. CITY MANAGER'S REPORT

Ken Leetham reported that all five cities agreed, during an emergency meeting, to a joint firework ban. He explained that the City had to submit a request to ban fireworks with justification to the State. He said this would be advertised on social media and through signage in the City from July 22nd to the 25th.

Councilmember Jackson asked about the justification for the firework ban. Ken Leetham replied that the reasoning was that conditions had not changed and in fact had gotten worse. He continued that there were eight fires in the City since July 4th and said conditions were very dangerous.

Mayor Horrocks said in the last three weeks it had been hotter, the humidity was lower, and it had been drier. Ken Leetham said it felt like the prudent thing to do to take away a potential ignition source for grass fire and wildfire. He explained this was a temporary ban and the governor and state forester could make the determination next year.

Ken Leetham reported on a house fire in Councilmember Knowlton's neighborhood and said it took a large amount of emergency personnel. He said this was the other reason it was important to reduce the number of fires. He then thanked the Police Department for the mobile home park response related to a loss of electricity. He added that officers were knocking on doors to ensure that residents were alive.

Ken Leetham concluded that he visited the new Museum of Utah which was located in the new State office building (north building) at the State Capitol. He said it was a great experience and had beautiful exhibits.

Councilmember Van Langeveld left the meeting at 9:47 p.m.

11. ADJOURN INTO CLOSED SESSION

At 9:52 p.m. Councilmember Jackson moved the City Council hold a closed session as allowed by State code 52-4-205 for the purpose of discussing the purchase, exchange, sale, or lease of real property. Councilmember Knowlton seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton and Smoot. Councilmember Van Langeveld was excused and not present for the vote.

12. ADJOURN

The meetings were adjourned during the closed session at 10:18 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday August 4, 2026 by unanimous vote of all members present.

Brian J. Horrocks, Mayor

Wendy Page, City Recorder

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