

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-REGULAR SESSION
JUNE 30, 2015

FINAL

Mayor Pro Tem Horrocks called the meeting to order at 6:00 p.m. Council Member Ryan Mumford offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Council Member Brian Horrocks, Mayor Pro Tem
Council Member Conrad Jacobson
Council Member Stan Porter
Council Member Matt Jensen
Council Member Ryan Mumford

EXCUSED: Mayor Len Arave

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

OTHERS PRESENT: Robert Drinkall, James Hood, Jen Hood, residents; Wilford Cannon, Eaglepointe Development; Ty Cragun, Tom Stuart Construction.

1. CITIZEN COMMENTS

There were no citizen comments.

2. CONSIDERATION OF A PROCLAMATION ENTITLED, "IN SUPPORT OF LOCAL FIRST UTAH'S INDEPENDENTS WEEK"

Barry Edwards reported that Mayor Arave had asked that this be presented and that it was in support of local entrepreneurs and independent business owners.

Council Member Porter moved to adopt Resolution No 2015-21R a resolution of the City Council of the City of North Salt Lake proclaiming support for Local First Utah's Independents Week as of June 30, 2015. Council Member Jensen seconded the motion. The

motion was approved by Council Members Horrocks, Porter, Mumford, Jacobson and Jensen.

3. CONSIDERATION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT BETWEEN DAVIS COUNTY AND THE CITY OF NORTH SALT LAKE RELATED TO THE 2015-2016 PROGRAM YEAR

Ken Leetham reported that the City had applied for two Community Development Block Grants (CDBG) from Davis County for low and moderate income housing projects. The City was awarded \$35,000 to be used toward safety and building repairs for qualified residents. The City will not be required to provide a financial match but must establish a program with rules and policies related to how the funds are spent. The program requirements and guidelines would be established and then approved by the City Council and administered by City staff. City staff recommends approval of accepting the awarded funds.

Council Member Jacobson commented that this seems like a win-win situation and that he had been approached by an individual who could possibly benefit from this program. He then asked how the funds would be dispersed. Ken Leetham commented that as this is a new program for the City he was unsure how the \$35,000 federal funding would be distributed per project at this time.

Council Member Porter moved to recommend approval of the proposed Community Development Block Grant Agreement between Davis County and the City of North Salt Lake for the 2015-2016 program year. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Jacobson and Jensen.

4. CONSIDERATION OF A SITE PLAN FOR JT THORPE, A REFRACTORY ENGINEERING AND CONSTRUCTION COMPANY LOCATED AT 1140 WEST CENTER STREET-TOM STUART CONSTRUCTION, APPLICANT

Ken Leetham reported that this conditional use permit for JT Thorpe included a 33,000 square-foot building to be constructed by Tom Stuart Construction in the Manufacturing Distribution (MD) zone. The proposed business supports the refinery operations and installs refractory linings within metal pipes and other enclosures. JT Thorpe has a ten-year lease for the property with the building to consist of 7,477 square feet of office space and 28,444 square feet of manufacturing and warehouse space. Traffic will include employee trips and two semi-truck loads of materials per day. The applicant will employ 20-25 employees during peak hours. There will be no emissions but as there are furnaces there will be some interior exhaust.

Council Member Jacobson asked how the heat is dissipated from the furnaces/ovens. Ken Leetham replied that there may be some venting but no chemical exhaust.

Ken Leetham then reported that there will be a piece of property here that will remain undeveloped at this time. The Planning Commission and City staff recommends the removal of two trees from the landscaping plan as they obstruct clear view access and conflict with a storm drain line and a gas line. This building also conforms to the new architectural guidelines adopted by the City.

Council Members Jensen and Jacobson commented that any byproducts or dust from the refractory would affect those in the nearby Foxboro residential area which includes a school. They asked that the Utah Division of Air Quality review the business. Ken Leetham replied that City staff would take the time to review if there were possible emissions or dust which could be released from the building. He stated that the applicant was not proposing any traditional means for releasing emissions such as smokestacks, etc.

Council Member Porter moved to continue this item until later in the meeting. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Jacobson and Jensen.

5. COUNCIL REPORTS

Council Member Jacobson had nothing to report.

Council Member Mumford asked about the proposed solution to low water pressure in the irrigation system in Foxboro. Paul Ottoson replied that a pre-fabricated vault and pump had been ordered months ago but takes time to manufacture. The equipment should be arriving July 9th and will be installed July 10th or 11th. City crews will dig a 13' deep pit in anticipation of the vault and pump. He commented that 900 North at Cutler and Redwood Road would be closed while the pit was being dug and again when the pump is installed. The hot temperatures and high use of water contributed to the low pressure and need for this solution.

Council Member Porter had nothing to report.

Council Member Jensen reported that the Three Kings bike race was a great event but that attendance was down this year. He commented that he will try to advertise this event on the professional calendar next year.

Council Member Jacobson commented that the 5K race was not as well attended as it could have been but that it was a well run race.

Council Member Jensen also reported that the Eaglewood Festival of Speed would be held Thursday July 2nd followed by the City's firework show.

Council Member Jensen also commented that the NSL Live Committee was interested in holding another Polynesian Festival. The City Council members discussed the issues from the previous festival including the pig roast, cleanup and low attendance. Council Member Jensen will bring these issues to the Committee for consideration.

6. CITY MANAGER REPORT

Barry Edwards reported that Overland Drive has been paved and appears to be functioning well. He also commented that City staff attended a Davis County Commission presentation that morning pertaining to the gas tax vote to be placed on the ballot.

City staff will meet with the Davis County School Board July 7th to approve the Community Development Agreement (CDA) for Redwood Road.

Jon Rueckert reported on the County Disaster Preparedness training which six City staff members attended. They experienced a mock earthquake, fire, disease outbreak, etc. and were able to work with the County to prepare for future incidents and help foster relationships with other jurisdictions.

7. CONSIDERATION OF A SITE PLAN FOR JT THORPE, A REFRACTORY ENGINEERING AND CONSTRUCTION COMPANY LOCATED AT 1140 WEST CENTER STREET-TOM STUART CONSTRUCTION, APPLICANT

Barry Edwards reported that shop activities would involve small scale refractory work located at the facility. Customers send portions of equipment which is removed and replaced in the shop. These sections are done with a robotic hammer and then reinstalled. The damaged sections of the steel shell are repaired by welding and immersion in water and then dried in an oven. The restored section is then shipped back to the customer.

Barry Edwards then clarified that this was not necessarily a manufacturing operation but more of a repair facility. The furnaces are mainly used to dry the materials.

Council Member Jensen moved that the City Council approve the site plan for JT Thorpe located at 1140 West Center Street with the following condition:

- 1) The applicant remove from the landscape plans the two trees closest to Center Street and Jordan River Drive, as they cannot safely be located in that area due to the existing storm drain, Questar Gas line, and the clear view area.**

Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Jacobson and Jensen.

8. ADJOURN INTO CLOSED SESSION TO DISCUSS PENDING OR IMMINENT LITIGATION AND THE PURCHASE OR SALE OF REAL PROPERTY

At 6:56 p.m. Council Member Jacobson moved to go into closed session to discuss pending or imminent litigation and the purchase or sale of real property. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Jacobson and Jensen.

9. CLOSED SESSION TO DISCUSS PENDING OR IMMINENT LITIGATION AND THE PURCHASE OR SALE OF REAL PROPERTY

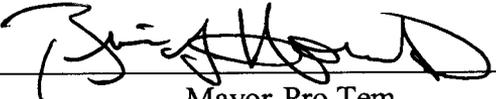
At 7:49 p.m. Council Member Mumford moved to go out of closed session. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Jacobson and Jensen.

10. ACTION ON AGREEMENTS RELATED TO THE EAGLEPOINTE LANDSLIDE

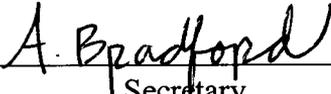
Barry Edwards commented that after discussion, City staff did not recommend any further action at this time.

11. ADJOURN

Mayor Pro Tem Horrocks adjourned the meeting at 7:53 p.m.



Mayor Pro Tem



Secretary