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**City of Taylorsville**  
**CITY COUNCIL MEETING**  
*Minutes*

**Wednesday, September 3, 2014**  
**Council Chambers**  
**2600 West Taylorsville Blvd., Room No. 140**  
**Taylorsville, Utah 84129**

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**BRIEFING SESSION**

**Attendance:**

Mayor Larry Johnson

**Council Members:**

Council Chairman Kristie Overson  
Vice-Chairman Ernest Burgess  
Council Member Daniel Armstrong  
Council Member Dama Barbour  
Council Member Brad Christopherson

**City Staff:**

John Taylor, City Administrator  
Tracy Cowdell, City Attorney  
Cheryl Peacock Cottle, City Recorder  
Scott Harrington, Chief Financial Officer  
Mark McGrath, Community Development Director  
Tracy Wyant, UPD Precinct Chief  
Kristy Heineman, Council Coordinator  
Tiffany Janzen, Public Information Officer

**BRIEFING SESSION**

6:03:56 PM Chairman Kristie Overson conducted the Briefing Session, which convened at 6:03 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

**1. Review Administrative Report**

6:04:23 PM Chair Overson called for questions on the Administrative Report and there were none.

**2. Review Agenda**

6:04:45 PM The agenda for the City Council Meeting was reviewed.

1 6:07:06 PM Discussion was held regarding the relevance of Resolution No. 14-23 regarding a  
2 Single Computer-Aided Dispatch Platform. Council Member Brad Christopherson explained  
3 reasons why the resolution is really not necessary. City Administrator John Taylor inquired  
4 whether the Council would like the resolution brought back for consideration at the next  
5 meeting. Direction was given not to bring the resolution back at this point.  
6

7 6:16:23 PM Council Member Burgess inquired why Taylorsville is not listed on UDOT signage  
8 coming off of I-15. Mr. Taylor agreed to look into this.  
9

10 6:17:28 PM Chair Kristie Overson asked for input from City Council Members on an article for  
11 inclusion in the upcoming city newsletter.  
12

### 13 **3. Adjourn**

14  
15 6:18:14 PM Chair Overson declared the Briefing Session adjourned at 6:18 p.m.  
16  
17  
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## 19 **REGULAR MEETING**

### 20 **Attendance:**

#### 21 **Council Members:**

22 Council Chairman Kristie Overson  
23 Vice-Chairman Ernest Burgess  
24 Council Member Daniel Armstrong  
25 Council Member Dama Barbour  
26 Council Member Brad Christopherson

#### 27 **City Staff:**

28 John Taylor, City Administrator  
29 Tracy Cowdell, City Attorney  
30 Mark McGrath, Community Development Director  
31 Tracy Wyant, UPD Precinct Chief  
32 Cheryl Peacock Cottle, City Recorder  
33 Scott Harrington, Chief Financial Officer  
34 Wayne Harper, Economic Development Director  
35 Jay Ziolkowski, UFA Battalion Chief  
36 Kristy Heineman, Council Coordinator  
37 Tiffany Janzen, Public Information Officer  
38 Marsha Thomas, Judge  
39 Kary Webb, Clerk of the Court

40 **Excused:** Mayor Larry Johnson  
41

1 **Citizens:** Elaine Waegner, Jim Dunnigan, Dan Fazzini, Royce Larsen, Ryan Perry, Cynthia  
2 Matthews, Carol Hicks, Aimee Winder Newton, Elaine Waegner, Debbie Barton, Nancy  
3 Henderson, Gordon Wolf, John Gidney, Jack Kehl, Alyson Hales Steve Faurshou, Terry Lynne  
4 Gidney, Richard Snelgrove

5  
6 **1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS**

7  
8 Chairman Kristie Overson called the Council Meeting to order at 6:34 p.m. and welcomed those  
9 in attendance. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council  
10 Members were present.

11  
12 **1.1 Opening Ceremonies – Pledge and Reverence**  
13 **- Council Armstrong (Opening Ceremonies for September 17, 2014 to be**  
14 **arranged by Council Member Barbour)**

15  
16 Council Member Dan Armstrong directed the Pledge of Allegiance.

17  
18 Council Member Dan Armstrong offered the Reverence.

19  
20 **1.2 Mayor's Report**

21  
22 No Mayor's report was given.

23  
24 Chair Overson recognized Salt Lake County Council Members Aimee Winder Newton and  
25 Richard Snelgrove in attendance.

26  
27 **1.3 Citizen Comments**

28  
29 Chairman Kristie Overson reviewed the Citizen Comment Procedures for the audience. She then  
30 called for any citizen comments.

31  
32 6:40:43 PM Salt Lake County Council Member Aimee Winder Newton commented on ZAP  
33 (Zoo Arts & Parks) funding and urged the City Council to help educate citizens and to support  
34 the ZAP tax on the upcoming election ballot.

35  
36 6:42:14 PM Salt Lake County Council Member Richard Snelgrove cited the good return on  
37 investments with ZAP funds. He called for support of the ZAP tax.

38  
39 6:43:27 PM There were no additional citizen comments, and Chairman Overson closed the  
40 citizen comment period.

41

1     **2.     APPOINTMENTS**

2  
3     There were no appointments.

4  
5     **3.     REPORTS**

6  
7         **3.1     Taylorsville Dayzz Report - *Jim Dunnigan***

8  
9     6:44:20 PM Taylorsville Dayzz Chair Jim Dunnigan reported on the recent 2014 Taylorsville  
10     Dayzz event. He cited Taylorsville Dayzz Committee Members in attendance, as follows:  
11     Elaine Waegner, Debbie Barton, Nancy Henderson, Gordon Wolf, John Gidney and Jay  
12     Ziolkowski.

13  
14     6:48:16 PM Mr. Dunnigan described specific events in conjunction with Taylorsville Dayzz. He  
15     reported that there were over 1100 volunteer hours donated for the event. He noted that  
16     attendance was down Thursday night due to inclement water, but attendance was up Friday night  
17     (by 24%) and Saturday night (by 35%).

18  
19     6:51:23 PM Mr. Dunnigan thanked the City for its support of Taylorsville Dayzz. Council  
20     Members Christopherson, Barbour, Burgess, and Overson thanked Mr. Dunnigan and the other  
21     volunteers for their tremendous efforts.

22  
23     6:53:00 PM Mr. Dunnigan also thanked fire fighters and law enforcement officers for their  
24     terrific contribution.

25  
26         **3.2     Court Report - *Judge Marsha Thomas***

27  
28     6:54:11 PM Judge Marsha Thomas reported on recent activities of the Taylorsville Municipal  
29     Justice Court. She reviewed a Fiscal Year 2014 Year-End Report. She discussed statistics for the  
30     fiscal year on case filings and case types.

31  
32     6:56:27 PM The Judge relayed that the most common type of case filed is for domestic violence.  
33     Council Member Armstrong inquired about the number of repeat offenders. Judge Thomas  
34     agreed to investigate and provide those figures.

35  
36     6:59:14 PM Judge Thomas reported on projected revenue amounts and actual revenue received.  
37     She also discussed court expenses. She summarized by saying that case filings were similar to  
38     the prior year and revenue and expenses were less than the amounts projected.  
39

1 7:01:02 PM Council Member Armstrong asked about the current receivable amount for fines,  
2 forfeitures, etc. The Judge relayed that local receivables are \$1.7 million and others are \$1.3  
3 million. She gave clarification on accounting for receivables.

4  
5 7:03:25 PM Judge Thomas reported on the status of FY 2014 projects, as follows:

- 6
- 7 • Transition to all electronic case files and document management
- 8 • Improve electronic communication with public (i.e. webpage, phone information)
- 9 • Analyze/decrease postage costs
- 10 • Streamline/document monetary collection process
- 11 • Continue to increase employee training opportunities (i.e. certification)
- 12 • Increase security measures including clerk area remodel, security cameras, and  
13 emergency information
- 14

15 7:09:19 PM Judge Thomas introduced Taylorsville's new Clerk of the Court Kary Webb and  
16 cited her vast court experience and background.

17  
18 7:10:13 PM The Judge outlined new projects planned for FY 2015, as follows:

- 19
- 20 • Continue paper/laserfiche file destruction and digitize documents
- 21 • Increase information on web page
- 22 • Improve calendaring and caseload management
- 23 • Refine procedures/reporting practices
- 24

25 7:11:48 PM Council Member Ernest Burgess commended Court personnel on their efforts and  
26 thanked them for providing a great report.

27  
28 **3.3 UFA Report - Battalion Chief Jay Ziolkowski**

29  
30 7:12:44 PM UFA Battalion Chief Jay Ziolkowski thanked Taylorsville Council Coordinator Kris  
31 Heineman, on behalf of the Taylorsville Dayzz Committee, for her tremendous help in  
32 coordinating the Taylorsville Dayzz Parade this past year.

33  
34 7:15:07 PM Chief Ziolkowski reported on fire services provided in Taylorsville by the Unified  
35 Fire Authority (UFA). He shared statistics on call volume over Fiscal Year 2014. He described  
36 fire prevention activities. He reviewed customer service activities and discussed fire  
37 prevention/safety tips.

38  
39 7:18:31 PM Council Member Armstrong thanked Chief Ziolkowski for his report.

40

1 7:18:53 PM Chief Ziolkowski introduced Ryan Perry of the UFA Fire District. Mr. Perry  
2 recognized Cynthia Matthews, of the UFA.

3  
4 7:20:32 PM Mr. Perry reported on staffing and construction of the new Taylorsville Fire Station.  
5 He reviewed staffing at existing Stations 117 and 118 and outlined new positions that will be  
6 filled.

7  
8 7:21:31 PM Mr. Perry reviewed the timeline for construction of the fire station. He relayed that  
9 property located at 4965 South Redwood Road has been purchased. He said that a mid-October  
10 project kickoff is being planned. He stated that from October 2014 to March 2015, demolition,  
11 environmental cleanup, and site preparation will take place; in spring, building contractors will  
12 begin work. Mr. Perry cited a building schedule of approximately 15 to 18 months.

13  
14 7:23:23 PM Mr. Perry illustrated proposed renderings of the exterior and interior of the new fire  
15 station. He called for any questions from the Council.

16  
17 7:26:33 PM Council Member Christopherson called for explanation in relation to cost savings  
18 with building a double station. Mr. Ryan outlined substantial costs savings in building two  
19 stations into one and cited the savings in only purchasing one parcel of land.

20  
21 7:28:32 PM Council Member Barbour stated her excitement over the new fire station. Mr. Perry  
22 relayed that information will be published and provided to citizens regarding the new station.

23  
24 7:30:21 PM Chair Overson cited the benefit in receiving additional fire fighters.

25  
26 **4. CONSENT AGENDA**

27  
28 **4.1 Minutes - City Council Work Session - 8/13/2014**  
29 **and Regular City Council Meeting - 8/20/2014**

30  
31 7:30:39 PM Council Member Brad Christopherson **MOVED** to adopt the Consent Agenda.  
32 Council Member Ernest Burgess **SECONDED** the motion. Chairman Kristie Overson called for  
33 discussion on the motion. There being none, she called for a roll-call vote. The vote was as  
34 follows: Armstrong-yes, Christopherson-yes, Burgess-yes, Barbour-yes and Overson. **All City**  
35 **Council members voted in favor and the motion passed unanimously.**

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1     **5.     PLANNING MATTERS**

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3             **5.1     Discussion Regarding Future Development at City Hall Property**  
4                     **- Mark McGrath**

5  
6     7:32:02 PM Community Development Director Mark McGrath referenced the Taylorsville  
7     General Plan and illustrated proposed site plans for the City Center. He said that the area for  
8     discussion is Area "C" – Open Space. He noted that if commercial development does not take  
9     place in Area "B," the open space could be extended into that area. He cited a plan to implement  
10    the trail system into the open space.

11  
12    7:35:14 PM Mr. McGrath reviewed ideas for developing the open space and illustrated additional  
13    site plans and proposed concepts to implement either active or passive features.

14  
15    7:38:37 PM Mr. McGrath called for questions from the Council. Council Member Barbour  
16    inquired whether the Planning Commission has seen the preliminary concept plans and Mr.  
17    McGrath affirmed that they have not yet seen them. City Administrator John Taylor cited a  
18    desire to develop some initial concepts and then follow up through the planning process.

19  
20    7:40:10 PM Council Member Barbour observed that anything planned should bring the property  
21    into compliance with city code. She inquired about the potential funds needed and questioned  
22    budget availability. Mr. Taylor called for direction on concepts that the Council desires. Mr.  
23    McGrath clarified that zoning will allow either active or passive features, or a mixture of the two.

24  
25    7:43:21 PM Mr. Taylor said that Administration is recommending something that would be  
26    compatible with the existing Veterans Memorial, including some kind of a water feature. He  
27    called for general direction from the Council, so that conceptual plans and related costs can be  
28    brought back.

29  
30    7:44:20 PM Council Members discussed ideas for a water feature and a possible compromise  
31    that allows for a gathering place, i.e. a farmers market, a fountain, amphitheater, a small river,  
32    etc. Council Member Armstrong suggesting getting input from the LARP Committee, the  
33    Planning Commission, citizens, etc.

34  
35    7:47:36 PM Mr. Taylor cited additional parking that may be needed.

36  
37                     **5.1.1    Citizen Comments Regarding Future Development of City Hall**  
38                     **Property**

39  
40    7:49:12 PM Chairman Kristie Overson called for any citizen comments on this matter.

1 7:49:24 PM Dan Fazzini commented on noise issues that could be detrimental to a successful  
2 amphitheater on the City Center property. He noted that 5400 South is not pedestrian friendly  
3 and cited parking needs. He referenced ongoing maintenance costs related to fountains and other  
4 water features. He suggested implementing a plan that can be built in phases. Mr. Fazzini  
5 described parking and access problems at developments like the District and Valley Fair Mall.  
6 He said that some of the proposals are not logistically possible because of the existing  
7 environment. He cited the need to make the space walkable and safe.

8  
9 7:56:53 PM There were no additional citizen comments, and Chairman Overson closed the  
10 citizen comment period.

11  
12 7:56:58 PM Chair Overson called for the Council's vision for the City Center property. Mr.  
13 Taylor asked for direction on use of the funds from the sale of the property. Council Members  
14 cited a desire to use the funds from the sale of the property to improve the open space. Council  
15 Member Barbour referenced the need to plan for future maintenance costs.

16  
17 7:59:57 PM Chair Overson said she favors a more passive concept of green space and a water  
18 feature, but not a splash pad. She indicated that she would like to see something compatible with  
19 the Veterans Memorial, with easy access to a community garden and a farmer's market.

20  
21 8:00:02 PM Council Member Ernest Burgess stated that he prefers a fountain or a trickle water  
22 fall, but is not in favor of a splash pad or playground. He cautioned that the City must be able to  
23 maintain whatever is developed in the area.

24  
25 8:01:55 PM Council Member Barbour questioned the width of a stream feature. Mr. McGrath  
26 indicated that it would probably be about 12 feet wide. Council Member Barbour said that she  
27 envisions something commercial going in on the corners of the property once the open space is  
28 developed that will bring in sales tax revenue to help with maintenance costs.

29  
30 8:03:12 PM Mr. Taylor summarized that the Council's direction is to come back with a  
31 conceptual design of some use for controlled events; not necessarily something that will draw a  
32 lot of outside public, but for a use that will be of benefit to the City. He stated that input will be  
33 requested and relayed from the Taylorsville LARP Committee and approximate costs for  
34 maintenance will also be provided to the Council for budgeting purposes.

35  
36 8:04:11 PM Chair Overson affirmed that Mr. Taylor summarized the Council's direction well.  
37 She thanked Administration for inviting Council input up front.

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1     **6.     FINANCIAL MATTERS**

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3             **6.1     Resolution No. 14-21 - Declaring a Portion of Real Property Located at**  
4                     **Approximately 5970 South 3200 West, Taylorsville Utah, Known as the**  
5                     **UDOT Property, as Surplus; Establishing a Minimum Bid; and Establishing**  
6                     **a Method to Determine the Highest and Best Economic Return to the City**  
7                     **- Wayne Harper**

8  
9     8:04:44 PM Economic Development Director Wayne Harper illustrated property being  
10  surplussed by UDOT and referenced purchase offers that UDOT plans to consider. He suggested  
11  that six acres of City property in the area be surplussed in conjunction with a proposed  
12  development. He cited a contingency included in the resolution that the six acres can only be  
13  sold to a party that is buying the 95 adjoining acres for the referenced development.

14  
15  8:06:45 PM Council Member Christopherson inquired about access in the development area and  
16  Mr. Harper discussed options for access.

17  
18  8:07:42 PM Council Member Barbour observed that surplus of the city property is needed in  
19  order to accommodate the UDOT property development and to address traffic issues on 6200  
20  South. She asked if there is any plan for the remaining park area. Mr. Harper said he does not  
21  believe there is any plan for that park and the area has been designated as open space. He  
22  described limitations related to the property. He said that once this property sells, staff can come  
23  back with recommendations to improve that property, including parking. He illustrated the area  
24  where parking could be implemented.

25  
26  8:10:34 PM Council Member Brad Christopherson **MOVED** to adopt Resolution 14-21 -  
27  Declaring a Portion of Real Property Located at Approximately 5970 South 3200 West,  
28  Taylorsville Utah, Known as the UDOT Property, as Surplus; Establishing a Minimum Bid; and  
29  Establishing a Method to determine the Highest and Best Economic Return to the City. Council  
30  Member Dama Barbour **SECONDED** the motion. Chairman Kristie Overson called for  
31  discussion on the motion. There being none, she called for a roll-call vote. The vote was as  
32  follows: Armstrong-yes, Barbour-yes, Overson-yes, Burgess-yes, Barbour-yes, and  
33  Christopherson-yes. **All City Council members voted in favor and the motion passed**  
34  **unanimously.**

35  
36             **6.2     Resolution No. 14-23 - For Support of a Single Computer-Aided Dispatch**  
37                     **Platform - John Taylor**

38  
39  It was determined that consideration of this resolution is no longer needed.  
40  
41

1     **7.     OTHER MATTERS**

2  
3     There were no other matters.  
4

5     **8.     NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)**

6  
7     **8:14:49 PM** Council Member Barbour indicated that she would like to see a resolution in support  
8     of the ZAP Tax. Council Member Christopherson agreed and said he would also like to see  
9     information provided on the ZAP Tax in an upcoming newsletter. All Council Members agreed  
10    and direction was given to bring back a resolution in support of the ZAP tax for consideration at  
11    the next City Council Meeting.  
12

13    **9.     NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)**

14  
15        **9.1     Planning Commission Meeting - Tuesday, September 9, 2014 - 7:00 p.m.**

16        **9.2     City Council Briefing Session - Wednesday, September 17, 2014 - 6:00 p.m.**

17        **9.3     City Council Meeting - Wednesday, September 17, 2014 - 6:30 p.m.**  
18

19    **10.    CALENDAR OF UPCOMING EVENTS**

20    **8:15:02 PM**

21        **10.1    ULCT Annual Conference - September 10-12, 2014**

22        **10.2    First Annual Taylorsville Emergency Preparedness Fair: Thursday,**  
23        **September 11, 2014 - 6:00 p.m. - 8:00 p.m. - Taylorsville City Hall, Council**  
24        **Chambers**

25        **10.3    Taylorsville Senior Center Open House - Friday, September 26, 2014 - 10:00**  
26        **a.m. - Noon**

27        **10.4    Taylorsville Bennion Heritage Center's 10<sup>th</sup> Anniversary: Saturday,**  
28        **September 27, 2014 - 12:00 p.m. - 6:00 p.m. For More Information, See City**  
29        **website at: [www.taylorsvilleut.gov](http://www.taylorsvilleut.gov)**  
30

31    Chair Kristie Overson cited a poster displayed in the Chambers containing historical photos of  
32    unknown individuals. She relayed that the Taylorsville Historic Preservation Committee would  
33    like input from anyone who can help identify the people in the photos.  
34

35    **11.    CLOSED SESSION (*Conference Room 202*)**

36  
37        **11.1    Strategy Session to Discuss the Sale or Purchase of Real Property**  
38

39    Council Member Brad Christopherson **MOVED** to convene a Closed Session to discuss the sale  
40    or purchase of real property and an additional Closed Session to discuss the professional  
41    competence of an individual. Council Member Ernest Burgess **SECONDED** the motion.

1 Chairman Kristie Overson called for discussion on the motion. There being none, she called for  
2 a roll-call vote. The vote was as follows: Armstrong-yes, Barbour-yes, Overson-yes, Burgess-  
3 yes, Barbour-yes, and Christopherson-yes. **All members of the City Council present voted**  
4 **and the motion carried by a unanimous vote.**

5  
6 **CLOSED SESSION - Sale or Purchase of Real Property**

7  
8 Those in attendance at this Closed Session were: Mayor Larry Johnson, Council Members  
9 Barbour, Burgess, Christopherson, Armstrong, and Overson; City Attorney Tracy Cowdell; City  
10 Administrator John Taylor; Economic Development Specialist Wayne Harper; Chief Financial  
11 Officer Scott Harrington; and City Recorder Cheryl Peacock Cottle.

12  
13 Minutes for the Closed Session were taken and are now on file as a Protected Record.

14  
15 **11.2 Discussion Regarding the Professional Competency of an Individual**

16  
17 **CLOSED SESSION - Professional Competency of an Individual**

18  
19 Those in attendance at this Closed Session were: Mayor Larry Johnson; City Administrator  
20 John Taylor; Council Members Barbour, Burgess, Armstrong, Christopherson, and Overson;  
21 Chief Financial Officer Scott Harrington; City Attorney Tracy Cowdell; and City Recorder  
22 Cheryl Peacock Cottle.

23  
24 **A meeting of the City Council held on Wednesday, September 3, 2014 was closed to discuss**  
25 **the character and professional competence of an individual, wherein no other items were**  
26 **discussed.**

27  
28 **12. ADJOURNMENT**

29  
30 Council Member Brad Christopherson **MOVED** to adjourn the Closed Session and the City  
31 Council Meeting. Council Member Dan Armstrong **SECONDED** the motion. Chairman Kristie  
32 Overson called for discussion on the motion. There being none, she called for a roll-call vote.  
33 The vote was as follows: Christopherson-yes, Burgess-yes, Armstrong-yes, Barbour-yes and  
34 Overson. **All City Council members voted in favor and the motion passed unanimously.**  
35 The meeting was adjourned at 10:20 p.m.

36  
37 \_\_\_\_\_  
38 Cheryl Peacock Cottle, City Recorder

39 Minutes approved:

40  
41 *Minutes Prepared by: Cheryl Peacock Cottle, City Recorder*