

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

**Wednesday, October 15, 2008**  
**Council Chambers**  
**2600 West Taylorsville Blvd., Room No. 140**  
**Taylorsville, Utah 84118**

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**BRIEFING SESSION**

**Attendance:**

Mayor Russ Wall

**Council Members:**

Chairman Les Matsumura  
Vice-Chairman Lynn Handy  
Council Member Bud Catlin  
Council Member Morris Pratt  
Council Member Jerry Rechtenbach

**City Staff:**

John Inch Morgan, City Administrator  
John Brems, City Attorney  
Jessica Springer, Council Coordinator  
Mark McGrath, Community Development Director  
John Taylor, City Engineer

**Excused:** City Recorder Cheryl Peacock Cottle

**BRIEFING SESSION**

**1. Review Administrative Report**

Chairman Les Matsumura conducted the Briefing Session, which convened at 6:00 p.m. Deputy City Recorder Jessica Springer conducted a Roll Call, wherein all Council Members were present. The Administrative Report for the Community Development Department was then reviewed.

18:01:11 Council Member Pratt inquired about the number of Building Permits for 2008 compared to last year. Community Development Director Mark McGrath reported that an all-time record for evaluations is expected for the month of October, which will bring the year-to-date total well above average. He noted that residential development is down this year, but commercial development has risen considerably.

18:01:40 Chairman Matsumura pointed out an error in the Code Enforcement Report relating to an address listed within his area. Community Development Director Mark McGrath affirmed that the error would be corrected.

## **2. Review Agenda**

18:02:44 The agenda for the City Council Meeting was reviewed and discussed.

## **3. Adjourn**

The Briefing Session was adjourned at 6:09 p.m.

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## **REGULAR MEETING**

### **Attendance:**

Mayor Russ Wall

### **Council Members:**

Chairman Les Matsumura  
Vice-Chairman Lynn Handy  
Council Member Bud Catlin  
Council Member Morris Pratt  
Council Member Jerry Rechtenbach

### **City Staff:**

John Inch Morgan, City Administrator  
John Brems, City Attorney  
Mark McGrath, Community Development Director  
Lieutenant Rosie Rivera, Police Department  
Jessica Springer, Council Coordinator  
John Taylor, City Engineer

**Excused:** City Recorder Cheryl Peacock Cottle

**Citizens:** John Gidney, Natalie Noakes, Land Reay, Jay Ziolkowski, Whitney Morgan, Harlan Christmas, Raili Jacquet, Stacey Staley, Ken Snarr, Dave Wilde, Brandon Stevenson, Christian Felger, David E. Felger, Gary Schow, Members of Scout Troop 963

## **1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS**

18:30:06 Chairman Les Matsumura called the meeting to order at 6:30 p.m. and welcomed those in attendance. Deputy City Recorder Jessica Springer conducted a Roll Call, wherein all Council Members were present.

### **1.1 Pledge of Allegiance – Opening Ceremonies – *Councilman Rechtenbach***

Council Member Catlin directed the Pledge of Allegiance.

### **1.2 Reverence – *Council Member Rechtenbach* (Opening Ceremonies For November 5, 2008 to be arranged by Youth Council)**

Youth Council Chair Natalie Noakes offered the Reverence.

Chairman Matsumura described the Youth Council's City Counterpart Program, wherein Youth Council Members shadow their City counterparts at work. He noted that Youth Council Chair Natalie Noakes is attending the meeting tonight for this purpose.

### **1.3 Citizen Comments**

18:32:29 Chairman Les Matsumura reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments.

18:33:38 Chairman Matsumura recognized members of Scout Troop 963 in attendance.

18:33:52 Land Reay commented on business licenses for rental properties. He expressed his support of the ordinance proposed to help regulate rental properties, but asked that Council Members consider extraordinary circumstances that may affect some landlords.

18:35:58 Chairman Matsumura recognized Salt Lake County Council Member Dave Wilde who was in attendance.

18:36:13 Council Member Pratt recognized Whitney Morgan, his counterpart from the Taylorsville Youth Council.

There were no additional citizen comments, and Chairman Matsumura closed the citizen comment period.

### **1.4 Mayor's Report**

18:36:29 Mayor Russ Wall reported that he and Council Member Rechtenbach recently interviewed seven applicants for five Taylorsville Youth Ambassador positions and those selections will be announced during the first City Council Meeting in November.

The Mayor relayed that the Economic Development Forum will take place tomorrow, October 16, 2008, at 7:30 a.m., at the Salt Lake Community College Oak Room. He also issued an

invitation to the ground breaking ceremony for the joint Taylorsville/West Valley City Animal Shelter on October 16<sup>th</sup>, at 10:00 a.m., at 4400 West 3500 South.

The Mayor stated that a presentation will be made tomorrow, October 16, 2008, at the Capitol by Dr. Patrick Luedtke, of the Utah State Health Lab, regarding the Power Park that will be located near American Express. He reminded the Council of their prior agreement to support this project in relation to maintenance. Mayor Wall noted that the extent of Taylorsville's participation is yet to be determined and will be negotiated through a partnership with Salt Lake County.

## 2. APPOINTMENTS

### 2.1 Resolution No. 08-37 – Appointing Denis R. Morrill as a Business License Hearing Officer – *John Brems*

18:40:08 City Attorney John Brems explained the need for a new hearing officer to hear appeals on business license revocations or denials. Mr. Brems stated that both he and Mayor Wall are recommending Denis R. Morrill for this appointment. Council Chairman Matsumura recognized Denis R. Morrill and nominated him to serve as a Business License Hearing Officer.

Council Member Catlin **MOVED** to approve Resolution No. 08-37 to appoint Denis Morrill as a Business License Hearing Officer. Council Member Handy **SECONDED** the motion. Chairman Matsumura called for discussion on the motion. There being none, he called for a vote. The vote was as follows: Rechtenbach-yes, Catlin-yes, Pratt-yes, Handy-yes, and Matsumura-yes. **All City Council members voted in favor and the motion passed unanimously.**

## 3. REPORTS

There were no reports.

## 4. CONSENT AGENDA

### 4.1 Minutes – RCCM 10-01-08 & CCWS 10-08-08

18:41:39 Council Member Pratt **MOVED** to adopt the Consent Agenda. Council Member Catlin **SECONDED** the motion. Chairman Matsumura called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Rechtenbach-yes, Catlin-yes, Pratt-yes, Handy-yes, and Matsumura-yes. **All City Council members voted in favor and the motion passed unanimously.**

## 5. PLANNING MATTERS

### 5.1 Discuss Business Licenses for Rental Units – *John Inch Morgan*

18:42:18 City Administrator John Inch Morgan referenced issues with some rental units in the City and made a presentation regarding the possible issuance of business licenses for rental units. He suggested charging a per-unit fee and then offering substantial discounts to those landlords who participate in the “Good Landlord Program.” Mr. Morgan called for input and direction from the Council regarding business licenses for rental properties.

18:43:52 Mayor Russ Wall noted that last year the State legislature eliminated a provision forbidding cities from regulating rental properties with less than four units. He noted that this action was taken at the request of real estate and apartment housing lobbyists. The Mayor cited the disproportionate amount of time spent by City staff at rental properties. He reviewed specifics of the “Good Landlord Program” and described it is a good code enforcement tool.

18:45:35 Council Member Catlin questioned Mayor Wall regarding factors for determining fees per unit. Mayor Wall stated that the City is required to conduct a study in setting fees.

18:46:24 Council Member Handy suggested that consideration be given to how many units each property has.

18:46:59 Mayor Wall stated that there are already regulations in place that charge per unit.

18:47:12 Council Member Pratt asked whether fees would be implemented for single family rental dwellings and asked for clarification on how this might be enforced. City Administrator John Inch Morgan described ways of enforcing regulations and said that rental dwellings may be identified based on complaints.

18:48:16 Mayor Wall described several different scenarios with landlords in the city.

18:49:42 Chairman Matsumura expressed his concern regarding the regulation of the numbers of individuals residing in a rental home. Mayor Wall responded that City ordinance currently addresses this issue, but that it is almost impossible to enforce. He suggested ways of regulating compliance in homes that are not occupied by the owner. He pointed out that business licenses are reviewable upon complaint, which will assist with code compliance.

Chairman Matsumura asked whether the Ordinance Review Committee has made any progress on this issue. Council Member Handy stated that it is not a topic the committee is currently looking at, although they could be asked to review the issue. Mayor Wall described plans to

move forward with a business license fee study. Council Chairman Matsumura asked Council Member Handy to move this matter up on the Ordinance Review Committee's priority list.

18:53:27 Mr. Morgan stated that, with the Council's permission, the City will move ahead with the fee study. Community Development Director Mark McGrath stated that the study will go out to bid within a month and should be completed by the end of March, 2009.

## 6. FINANCIAL MATTERS

### 6.1 Resolution No. 08-38 – Approving a Multi-Jurisdictional Mutual Aid Agreement for Sheriff and Police Services – *John Inch Morgan*

City Administrator John Inch Morgan presented the Multi-Jurisdictional Mutual Aid Agreement for Sheriff and Police Services

18:54:29 Council Member Pratt inquired about who is in charge of operations when other agencies are asked to assist with Taylorsville incidents. Mr. Morgan asked Police Lieutenant Rosie Rivera to respond and she concurred that Taylorsville would be in charge during local incidents.

18:55:21 Chairman Matsumura asked about liability if a citizen were harmed due to another agency's negligence. Mr. Morgan asked City Attorney John Brems to respond and Mr. Brems stated that the negligent party would be responsible for any harm.

Council Member Handy **MOVED** to adopt Resolution No. 08-38 – Approving a Multi-Jurisdictional Mutual Aid Agreement for Sheriff and Police Services. Council Member Catlin **SECONDED** the motion. Chairman Matsumura called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Rechtenbach-yes, Catlin-yes, Pratt-yes, Handy-yes, and Matsumura-yes. **All City Council members voted in favor and the motion passed unanimously.**

### 6.2 Resolution No. 08-42 – Approving an Interlocal Cooperative Agreement Between the City of Taylorsville and the City of Cottonwood Heights and Holladay City for Joint Street Sweeping Services – *John Inch Morgan*

18:57:26 City Administrator John Inch Morgan presented the Interlocal Cooperative Agreement between the City of Taylorsville and the City of Cottonwood Heights and Holladay City for joint street sweeping services. He explained the history of this decision and described services the County has been providing and what services might be provided privately. Mr. Morgan outlined the bid process and gave justification for selecting Kano Engineering to provide street sweeping

services. He noted that City Engineers from Taylorsville, Cottonwood Heights and Holladay are all recommending the interlocal agreement.

18:59:39 Council Member Catlin asked about contingency and overtime costs. City Administrator John Inch Morgan responded that the matter before the Council is the Interlocal Agreement and not the agreement with the contractor. Mr. Morgan expressed his desire to budget so that all bases are covered, rather than possibly coming up short due to unknown conditions. Council Member Catlin stated his concern about budgeting for something that may not be needed

19:01:22 Mr. Brems gave further explanation regarding contingency costs.

19:02:30 Council Member Rechtenbach also expressed concerns about the contingency costs and asked for a definition of contingency issues. Mr. Morgan cited factors such as fuel prices, etc.

19:03:23 Chairman Matsumura asked for additional clarification on contingency costs and Mr. Morgan stated that actual costs will be assessed to the city.

19:04:27 Council Member Handy inquired about the potential for additional administrative costs.

19:04:55 Mayor Russ Wall cited two special events this year where the City requested additional street sweeping services that were not predicted beforehand. He stated that the contingency provides a buffer for the City and eliminates the need to continually re-draft the contract.

19:06:04 Council Member Catlin stated that certain factors should be taken into consideration up front and additional discussion ensued.

19:08:28 City Administrator John Inch Morgan reiterated that the matter before the Council is the interlocal agreement and not the contract agreement.

19:09:12 Council Member Pratt concurred with Mr. Morgan that the Council is only considering the interlocal agreement.

19:13:15 Mr. Morgan gave additional explanation on the types of bids that were received for street sweeping services.

Council Member Pratt **MOVED** to adopt Resolution No. 08-42 – Approving an Interlocal Cooperative Agreement Between the City of Taylorsville and the City of Cottonwood Heights

and Holladay City for Joint Street Sweeping Services. Council Member Handy **SECONDED** the motion. Chairman Matsumura called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Rechtenbach-yes, Catlin-no, Pratt-yes, Handy-yes, and Matsumura-yes. **All City Council members voted and the motion passed with a four to one vote.**

**6.3     *Resolution No. 08-43* – Accepting a Grant from EDCUtah in the Amount of \$2,000 to Assist in the Payment of Costs Associated with the Economic Development Forum – *Keith Snarr***

Economic Development Director Keith Snarr presented the grant from EDCUtah in the Amount of \$2,000 to assist in the payment of costs associated with the Economic Development Forum.

19:17:18 There were no questions from the Council.

Council Member Handy **MOVED** to adopt Resolution No. 08-43 – Accepting a Grant from EDCUtah in the Amount of \$2,000 to Assist in the Payment of Costs Associated with the Economic Development Forum. Council Member Rechtenbach **SECONDED** the motion. Chairman Matsumura called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Rechtenbach-yes, Catlin-yes, Pratt-yes, Handy-yes, and Matsumura-yes. **All City Council members voted in favor and the motion passed unanimously.**

**7.     OTHER MATTERS**

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

19:19:07 Council Member Pratt thanked Deputy City Recorder Jessica Springer for filling in as Recorder during this meeting.

19:19:21 Council Member Handy reminded those present of the trailers that are being provided at Valley Regional Park.

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

19:19:34

- 9.1     City Council Briefing Session – November 5, 2008 – 6:00 p.m.**
- 9.2     City Council Meeting – November 5, 2008 – 6:30 p.m.**
- 9.3     City Council Work Session – November 12, 2008 – 6:00 p.m.**
- 9.4     City Council Briefing Session – November 19, 2008 – 6:00 p.m.**
- 9.5     City Council Meeting – November 19, 2008 – 6:30 p.m.**

## 10. CALENDAR OF UPCOMING EVENTS

19:20:04

- 10.1 **City Of Taylorsville Economic Development Forum – Thursday, October 16, 2008, 7:30 to 9:30 a.m. – Salt Lake Community College (Oak Room), Taylorsville Redwood Campus, 4600 South Redwood Road. RSVP required: Contact Jean Ashby at 963-5400 or [jashby@taylorsvilleut.gov](mailto:jashby@taylorsvilleut.gov).**
- 10.2 **Early Voting – October 21-24 & 27-30 – Noon to 7:00 p.m. - Taylorsville City Hall (Room 110). For more information on locations, go to [www.clerk.slco.org/elections](http://www.clerk.slco.org/elections) or call 468-3427. Early Voting will also be October 31, 2008 from Noon to 5:00 p.m.**
- 10.3 **Pumpkin Glow – Saturday, October 25, 2008 – 7:00 p.m. to 8:30 p.m. – Taylorsville-Bennion Heritage Center – 1488 W. 4800 S. Halloween pumpkins on display! Entries will be accepted for judging from 6:00 p.m.-6:30 p.m. on Saturday, October 25, 2008. For information, call Joan White at 265-8478. Pumpkins will be ready to harvest in the pumpkin patch the first of October. Purchase a pumpkin for \$2 during museum hours: Tues., 9:00 a.m. - 2:00 p.m., Wed., 6:00 p.m.-9:00 p.m., and Sat., 2:00-6:00 p.m.**
- 10.4 **Town Meeting – Wednesday, October 29, 2008 – 6:00 p.m. – Taylorsville City Council Chambers – 2600 W. Taylorsville Blvd.**

## 11. ADJOURNMENT

19:21:36 Council Member Pratt MOVED to adjourn the City Council Meeting. Council Member Rechtenbach SECONDED the motion. Chairman Matsumura called for discussion. There being none, he called for a vote. The vote was as follows: Rechtenbach-yes, Catlin-yes, Pratt-yes, Handy-yes, and Matsumura-yes. All City Council members voted in favor and the motion passed unanimously. The meeting was adjourned at 7:21 p.m.

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Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 11-05-08

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