

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

**Wednesday, August 19, 2009**  
**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 Lynn Handy  
Vice-Chairman Bud Catlin  
Council Member Les Matsumura  
Council Member Morris Pratt

**City Staff:**

John Inch Morgan, City Administrator  
John Brems, City Attorney  
Cheryl Peacock Cottle, City Recorder  
Jessica Springer, Council Coordinator  
Michael Meldrum, Principal Planner  
John Taylor, City Engineer  
Del Craig, Police Chief

**Excused:** Council Member Jerry Rechtenbach, Community Development Director Mark McGrath,

**BRIEFING SESSION**

**1. Review Administrative Report**

18:02:19 Chairman Lynn Handy conducted the Briefing Session, which convened at 6:02 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present, except Council Member Rechtenbach who was excused. Chairman Handy called for questions on the Administrative Report for the Community Development Department, and there were none.

**2. Review Agenda**

[18:03:10](#) The agenda for the City Council Meeting was reviewed.

**3. Adjourn**

[18:08:22](#) The Briefing Session was adjourned at 6:08 p.m.

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**REGULAR MEETING**

**Attendance:**

Mayor Russ Wall

**Council Members:**

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

**City Staff:**

John Inch Morgan, City Administrator  
John Brems, City Attorney  
Michael Meldrum, Principal Planner  
Del Craig, Chief of Police  
Cheryl Peacock Cottle, City Recorder  
Jessica Springer, Council Coordinator  
John Taylor, City Engineer  
Scott Harrington, Chief of Finance  
Jamie Brooks, Court Administrator  
Penny Knight, Business License Coordinator

**Excused:** Council Member Jerry Rechtenbach, Community Development Director Mark McGrath

**Citizens:** Neva Baker, Jay Ziokowski, Dan Fazzini, Dama Barbour, Raili Jacquet, John Gidney, Harlan Christmas, Kelly Davis, Tosh Kano, Kristin Fink, Jeanette Harris, Fred Philpot

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

Chairman Lynn Handy called the meeting to order at 6:32 p.m. and welcomed those in attendance. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present, except Council Member Rechtenbach who was excused.

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

Council Member Morris Pratt directed the Pledge of Allegiance.

### **1.2 Reverence – *Councilman Rechtenbach* (Opening Ceremonies For September 2, 2009 to be arranged by Youth Council)**

City Engineer John Taylor offered the Reverence.

### **1.3 Citizen Comments**

[18:33:39](#) Chairman Lynn Handy reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments.

[18:34:11](#) There were no citizen comments, and Chairman Handy closed the citizen comment period.

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

[18:34:20](#) There was no Mayor's Report.

## **2. APPOINTMENTS**

There were no appointments.

## **3. REPORTS**

### **3.1 American Red Cross – *Neva Baker, Development Director, Greater Salt Lake Area Chapter***

[18:34:40](#) Neva Baker, Development Director for the Greater Salt Lake Area Chapter of the American Red Cross, gave a power point presentation regarding the history and mission of the American Red Cross. She highlighted programs offered by the Red Cross and services that were rendered by the organization within the Taylorsville community.

[18:40:07](#) Ms. Baker described the "Heroes Luncheon 2010" event that will be hosted by the Red Cross. She called for any nominations of individuals from the City for the "Hero Award" and explained that this is a good way to honor community members who have made extraordinary contributions. Nomination forms were provided to elected officials.

[18:45:46](#) Ms. Baker addressed questions from the City Council regarding the boundaries of the Greater Salt Lake Area Chapter of the Red Cross.

### **3.2 Utah Coalition for Civic Character and Service Learning – *Kristin D. Fink, Executive Director***

[18:49:04](#) Kristin Fink, Executive Director of the Utah Coalition for Civic Character and Service Learning, described the “Dialogue on Democracy” event being hosted by the Coalition and invited Taylorsville officials to attend. She relayed that the event will be held at the Capitol Rotunda on September 10, 2009, at 6:30 p.m.

[18:49:07](#) Ms. Fink described the purpose of the Utah Coalition for Civic Character and Service Learning and reviewed aspects of the non-partisan organization. She cited teacher education that is provided by the Coalition.

[18:51:54](#) Ms. Fink stated that the “Dialogue for Democracy” event is open to the public. She distributed invitations to those in attendance. She noted that additional information regarding the coalition can be found at [www.utahciviccoalition.org](http://www.utahciviccoalition.org).

### **3.3 Quarterly Report, Street Sweeping – *Tosh Kano***

[18:52:06](#) Tosh Kano introduced the Street Sweeping Team from his company and described street sweeping services provided in Taylorsville. He relayed that City streets have been swept twice during this calendar year and will be swept two more times in 2009.

[18:54:15](#) Mr. Kano noted that Taylorsville Bennion Improvement District provides water for street sweeping in the City.

[18:54:21](#) Mr. Kano answered questions from the City Council. He indicated that sweeping of the newly slurried areas will begin next week.

[18:56:10](#) City Administrator John Inch Morgan reviewed the City’s street sweeping schedule. He noted that streets are now being swept more often than was previously done by the County. He stated that the change in service has resulted in a significant cost savings to the City.

[18:57:06](#) Chairman Handy inquired about moving cars for sweeping and Mr. Kano indicated that sweeping is conducted around cars on the street, when necessary.

### **3.4 Quarterly Report, UFA – Jay Ziolkowski**

[18:57:43](#) UFA Battalion Chief Jay Ziolkowski reported on recent activities of the Unified Fire Authority.

[18:58:04](#) Chief Ziolkowski referenced an available Station Construction Grant and thanked City Grant Consultant Don Adams for his assistance in successfully applying for this grant from the federal government.

[18:58:36](#) Chief Ziolkowski cited the need for reconstruction of Station 117 and also for a third station along the 6200 South Corridor. He described the grant application process.

[19:01:50](#) Chief Ziolkowski gave explanation on a recent pump failure. He also outlined criteria for obtaining grants for UFA projects.

[19:03:38](#) City Administrator John Inch Morgan gave input on the grant proposal that was submitted.

### **3.5 Quarterly Report, West Valley Animal Services – Kelly Davis**

[19:04:06](#) Kelly Davis, of West Valley Animal Services, reported on animal services provided in the City of Taylorsville during the fourth quarter of the fiscal year.

[19:04:33](#) Mr. Davis cited an amendment to his report and a correction to graphs that were previously provided on statistics for service calls.

[19:05:19](#) Mr. Davis referenced a change in the reporting software for animal services.

[19:09:44](#) Mr. Davis updated the Council on issues with the Dog Park. He described several steps that have been taken to mitigate problems and noted that a zero tolerance policy has been implemented at the park. He thanked the Taylorsville Police Department for their recent assistance.

[19:08:26](#) Mr. Davis relayed that he has received positive feedback from residents near the park.

[19:08:42](#) Council Member Catlin inquired about the quality of customer service being rendered to Taylorsville citizens. Mr. Davis indicated that enforcement may be somewhat stiffer in Taylorsville than in West Valley as a result of direction given by Taylorsville City officials.

### **3.6 Quarterly Report, Taylorsville Police Department – *Chief Craig***

[19:11:57](#) Police Chief Del Craig reported on recent activities within the Taylorsville Police Department. He gave explanation on calls for services and adjustments that must be made because of different dispatch centers. He also cited statistics for 911 cell phone hang-ups.

[19:15:07](#) Chief Craig cited an increase in graffiti within the City and reported on recent arrests that have been made. He stated that the highest volume of traffic accidents occur at 5400 South and Bangarter. Chief Craig noted that response times have stayed consistent and will continue to be monitored.

[19:17:36](#) Chief Craig addressed questions from the Council regarding accident rates and statistics.

## **4. CONSENT AGENDA**

### **4.1 Minutes – RCCM 08-12-09**

[19:19:56](#) Council Member Morris Pratt **MOVED** to adopt the Consent Agenda. Council Member Bud Catlin **SECONDED** the motion. Chairman Handy called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Rechtenbach-excused, Matsumura-yes, Pratt-yes, Catlin-yes, and Handy-yes. **All City Council members present voted in favor and the motion passed unanimously.**

## **5. PLANNING MATTERS**

### **5.1 Discussion Regarding Proposed *Good Landlord Program Ordinance* -- *John Brems & Mark McGrath***

[19:20:03](#) City Attorney John Brems stated that Agenda Items 5.1 and 5.2 are related. He explained that the law allows cities to charge a business license fee based on services provided to the business. He defined disproportionate costs and said that the City is considering assessing a disproportionate fee to apartments/rentals. Mr. Brems stated that the City may charge a fee to apartment owners, but will reduce that fee if they participate in the “Good Landlord Program.”

[19:22:30](#) City Administrator John Inch Morgan affirmed that business license fees were last studied approximately six years ago.

**5.2 Discussion Regarding Disproportionate Business License Fee Schedule Study  
– Jeanette Harris – Lewis, Young, Robertson, Burningham; John Brems &  
Mark McGrath**

[19:25:49](#) Jeanette Harris, with Lewis, Young, Robertson, & Burningham, presented results of the Disproportionate Business License Fee Study conducted by her consulting firm. She introduced Fred Philpot, another member of the consulting firm, who participated in the study. Ms. Harris thanked City Staff for their help in providing information for the study.

[19:25:52](#) Ms. Harris addressed questions from the Council regarding the types of properties studied and calls for service on certain properties. She explained how businesses are placed in groupings, based on the type of business and the calls for service to that business. Ms. Harris clarified how call ratios are determined for particular groups.

[19:36:13](#) Ms. Harris gave explanation on fixed and variable costs.

[19:43:41](#) Mayor Wall noted that recent legislation prohibits cities from inspecting residential homes for rent.

[19:44:35](#) Principal Planner Michael Meldrum stated that the City still does inspections on new-build apartment complexes.

[19:45:07](#) Mayor Wall gave additional clarification on business license fees that are charged to apartment complexes, on a per unit basis, for anything above three rental units. He described the benefits of the “Good Landlord” Program.

[19:47:23](#) Ms. Harris reviewed the analysis on business license costs and described types of disproportionate services. She defined regulatory services and disproportionate calls for service.

[19:49:59](#) Harris outlined the disproportionate call summary and related costs.

[20:05:30](#) Mr. Philpot gave input on call data.

[20:08:07](#) Mr. Brems asked Ms. Harris to address the accommodation category.

[20:08:42](#) Ms. Harris referenced one Taylorsville business, the Homestead, that falls into the accommodation category and has an exorbitant amount of calls for service at their location.

[20:10:59](#) Ms. Harris listed the potential fees to be charged to rental property owners and the reduction that can be given for participation in the Good Landlord Program.

[20:19:58](#) Council Member Pratt presented several questions regarding the study. He requested that call data be provided to him in an electronic format. He expressed concerns with multi-housing unit assessments.

[20:23:29](#) Council Member Pratt asked for additional breakdown on the process involved in issuing a new license versus a renewal license. Mayor Wall and Ms. Harris agreed to provide the information in a flow chart.

[20:23:47](#) Council Member Pratt expressed concern about any additional staff that may be required to cover new licenses.

[20:24:52](#) Ms. Harris explained that any additional costs are already covered in the proposed assessments.

[20:25:25](#) Mr. Pratt stated his opinion that the additional business license assessments would require more City staff.

[20:25:50](#) Council Member Pratt inquired about the statewide percentage on cities that charge business license fees for rental units in single family residences.

[20:26:15](#) Ms. Harris explained that the current percentage is low, as the law is fairly recent. She stated that she anticipates percentage for participating cities will increase next year. She noted that the Good Landlord Program has been very successful and other cities are beginning to participate.

[20:26:58](#) Council Member Pratt stated that he is not in favor of a business license for a single family residence rental.

[20:28:08](#) Council Member Catlin requested that future presentations be provided to the Council for review at least five days prior the City Council Meeting.

[20:28:32](#) Mayor Wall apologized to the Council and stated that it was his decision to not provide the presentation to the Council ahead of time. He noted that the discussion on business license fees is only beginning and future consideration will take place.

The Mayor stated that he disagrees that more cities will be participating in the program and cited legislation that is already in place against it. He described reasons that this may be the City's last opportunity to force landlords to be responsible for rental properties. The Mayor described code enforcement issues and concerns within neighborhoods.

[20:30:31](#) Council Member Pratt stated that the program may be a useful tool, but suggested that ordinances are already in place to deal with landlord issues.

[20:31:07](#) Mayor Wall gave additional clarification and explained that the current process is very lengthy to enforce cleanup of rental properties.

[20:31:48](#) Mr. Brems suggested translating the current data down into specifics so that a proposed amendment to the business license fee structure can be drafted. He also recommended that the Good Landlord Ordinance be given further review so that future consideration and policy decisions can take place.

[20:32:56](#) Mr. Brems affirmed that the draft of the Good Landlord Ordinance has already been provided to the Council for review.

[20:33:27](#) The consensus of the Council was to move forward and bring the matter back for further discussion at the Council Meeting on September 16, 2009.

[20:34:19](#) Council Member Pratt asked for clarification on whether commercial rentals are being included in the proposed fee increases. Ms. Harris confirmed that only residential rentals are being considered.

[20:34:56](#) Ms. Harris noted that, as consultants, her firm is not recommending anything in particular to the City. She stated that her purpose in providing the study is to illustrate costs to the city for providing services.

[20:34:44](#) Ms. Harris confirmed that she will provide business-by-business call data, broken down into business categories, and also a detailed description of the process for new licenses and renewals.

[20:35:41](#) City Administrator John Inch Morgan affirmed that the previous business license fee study is available on the City's Laserfiche program.

[20:36:40](#) Mr. Morgan agreed to provide pro forma on potential costs to assess additional business licenses. Mayor Wall estimated that the City may have to add 1 ½ full time employees.

[20:37:57](#) Ms. Harris agreed to provide data to the Council for review before September 10, 2009 and will confirm whether she can attend the City Council Meeting on September 16, 2009.

[20:39:56](#) Mr. Morgan agreed to provide the previous license fee study to the Council, but noted that it did not include a study on residential rentals.

## 6. FINANCIAL MATTERS

### 6.1 **Resolution No. 09-25 – Approving a Memorandum of Understanding Between the City of Taylorsville and Salt Lake County Amateur Radio Emergency Service (A.R.E.S.) – *John Inch Morgan***

[20:40:16](#) City Administrator John Inch Morgan stated that the subject resolution is presented in conjunction with emergency preparation being done by the City and in order to establish a relationship with ham radio operators. He noted that similar standards are being implemented in other cities.

[20:41:49](#) Council Member Pratt voiced his support of the resolution and stated that he has a number of people in his district who participate in amateur radio services.

[20:42:27](#) Council Member Morris Pratt **MOVED** to adopt Resolution No. 09-25 – Approving a Memorandum of Understanding Between the City of Taylorsville and Salt Lake County Amateur Radio Emergency Service (A.R.E.S.). Council Member Bud Catlin **SECONDED** the motion. Chairman Handy called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Rechtenbach-excused, Matsumura-yes, Pratt-yes, Catlin-yes, and Handy-yes. **All City Council members present voted in favor and the motion passed unanimously.**

## 7. OTHER MATTERS

### 7.1 **Ordinance No. 09-29 – Amending Section 9.61.020 (Hours of Use of Off-Leash Area) and Section 9.61.080 (Hours of Use of Parks) of the Taylorsville Code of Ordinances – *John Inch Morgan***

[20:43:03](#) City Administrator John Inch Morgan presented the subject ordinance which is designed to reconcile hours at the dog park with those of other City parks.

[20:43:56](#) Mr. Morgan cited the specific changes being suggested for hours at the dog park. It was noted that Animal Service workers will need to adjust their schedules accordingly.

[20:45:21](#) Discussion was held regarding the need to create uniformity in the hours at City and County parks.

[20:46:29](#) Council Member Bud Catlin **MOVED** to adopt Ordinance No. 09-29 – Amending Section 9.61.020 (Hours of Use Off-Leash Area) and Section 9.61.080 (Hours of Use of Parks) of the Taylorsville Code of Ordinances. Council Member Les Matsumura **SECONDED** the motion. Chairman Handy called for discussion on the motion. There being none, he called for a

roll call vote. The vote was as follows: Rechtenbach-excused, Matsumura-yes, Pratt-yes, Catlin-yes, and Handy-yes. **All City Council members present voted in favor and the motion passed unanimously.**

[20:47:18](#) Mr. Morgan agreed to arrange to have new signs posted at Millrace Park reflecting the new park hours.

## **7.2 Discussion Regarding City Council Procedure for Selection of New Members to the Planning Commission – *Councilman Catlin***

[20:47:48](#) Council Member Catlin cited a need to clarify the procedure for selecting new members for the Taylorsville Planning Commission.

[20:48:05](#) It was proposed that applicants for the Planning Commission be interviewed by the Council Chair and the Council Member from the appropriate District.

[20:51:29](#) Council Coordinator Jessica Springer agreed to draft a paragraph regarding the selection of Planning Commissioners to be included in the Council Policies and Procedures. It was noted that a name for appointment to the Planning Commission will be presented at the City Council Meeting on September 2, 2009.

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

[20:51:58](#) There were no new items for subsequent consideration.

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

[20:52:15](#)

- 9.1 City Council Briefing Session – Wednesday, September 2, 2009 – 6:00 p.m.**
- 9.2 City Council Meeting – Wednesday, September 2, 2009 – 6:30 p.m.**
- 9.3 City Council Briefing Session – Wednesday, September 16, 2009 – 6:00 p.m.**
- 9.4 City Council Meeting – Wednesday, September 16, 2009 – 6:30 p.m.**
- 9.5 Town Meeting – Wednesday, September 30, 2009 – 6:00 p.m.**

## **10. CALENDAR OF UPCOMING EVENTS**

- 10.1 Community Yard Sale – Saturday, August 29, 2009 – 8:00 a.m. to 1:00 p.m. – Hosted by the Taylorsville Youth Council, reserve your spot today. Spaces are \$20 for a parking spot size. Contact Jessica at 801-963-5400 or [jspringer@taylorsvilleut.gov](mailto:jspringer@taylorsvilleut.gov) for more information.**

## 11. ADJOURNMENT

[20:52:43](#) Council Member Morris Pratt **MOVED** to adjourn the City Council Meeting. Council Member Bud Catlin **SECONDED** the motion. Chairman Handy called for discussion. There being none, he called for a vote. The vote was as follows: **Rechtenbach-excused, Matsumura-yes, Pratt-yes, Catlin-yes, and Handy-yes. All City Council members present voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:53 p.m.

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Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 09-02-09

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