

City of Taylorsville
Work Session
Minutes

Wednesday, May 11, 2011
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84118

Attendance:

Council Members:

Chairman Jerry Rechtenbach
Vice-Chairman Larry Johnson
Council Member Dama Barbour
Council Member Bud Catlin
Council Member Morris Pratt

City Staff:

John Inch Morgan, City Administrator
John Brems, City Attorney
Cheryl Peacock Cottle, City Recorder
Jessica Springer, Council Coordinator
Del Craig, Chief of Police
Mark McGrath, Community Development Director
John Taylor, City Engineer
Scott Harrington, Chief of Finance
Kathy Lemay, Building Dept.
Jean Ashby, Administrative Assistant
Patrick Tomasino, Building Official
Jean Ashby, Economic Development Admin. Asst.
Wayne Dial, Assistant Chief of Police

Excused: Mayor Russ Wall

Others: Suzan Bukovinsky, Janice Auger Rasmussen, Aimee Newton, Kristie Overson, John
Gidney, Ken Acker, Donna Jackson, Jerry Milne, Steve Ashby, Teresa Rechtenbach, Gordon
Wolf, Lynn Handy, Dale Kehl, Dave Ballou, Sheri Briggs, Sharon Lewis, Israel Grossman,
Ernest Burgess, Randy Spears, Todd Wood, Sylvia Milner, Glenn Gardner, Ernest Burgess,
Randy Spears, Sylvia Milner

18:00:35 Chairman Jerry Rechtenbach called the Work Session to order at 6:00 p.m. and welcomed those in attendance. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

1. Closed Session

a. Strategy Session to Discuss Pending or Reasonably Imminent Litigation

18:00:50 Council Member Dama Barbour **MOVED** to convene a Closed Session to discuss pending or reasonably imminent litigation at 6:00 p.m. Council Member Morris Pratt **SECONDED** the motion. Chairman Jerry Rechtenbach called for a roll-call vote. The vote was as follows: Catlin-yes, Barbour-yes, Rechtenbach-yes, Johnson-yes, and Pratt-yes. **All members of the City Council voted and the motion carried by a unanimous vote.**

CLOSED SESSION

Those in attendance at this Closed Session were: Council Members Barbour, Catlin, Johnson, Pratt and Rechtenbach; City Administrator John Inch Morgan; City Attorney John Brems, and City Recorder Cheryl Peacock Cottle. Minutes for the Closed Session were taken and are now on file as a Protected Record.

Council Member Morris Pratt **MOVED** to adjourn the Closed Session at 6:13 p.m. and convene the City Council Work Session. Council Member Larry Johnson **SECONDED** the motion. Chairman Jerry Rechtenbach called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Catlin-yes, Barbour-yes, Rechtenbach-yes, Johnson-yes, and Pratt-yes. **All members of the City Council present voted and the motion carried by a unanimous vote.**

2. Citizen Comments

18:15:51 Chairman Jerry Rechtenbach reconvened the Council Work Session. He reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments.

18:17:56 Suzan Bukovinsky, resident of Council District 5, referenced the article in the May 11, 2011 Salt Lake Tribune regarding the Taylorsville City Council. Ms. Bukovinsky observed that the Council does not want to raise taxes, does not want to cut services, and has closed the door in a three-to-two vote regarding listening to the proposal to join the Unified Police Department (UPD). Ms. Bukovinsky then spoke in favor of joining the UPD. She indicated that Taylorsville has been able to maintain a clean and safe city with a top notch police force but suggested that, with economic times and budgets being slashed, UPD provides officers with better mobility, better chance of promotion and advancement, and a better pay scale while enabling them to

provide more services for less money. Ms. Bukovinsky relayed her understanding that the majority of the Taylorsville officers are in favor of joining the UPD. She requested that this proposal be put back on the table to give the citizens a chance to voice their opinion before a decision is made.

18:20:34 Donna Jackson stated that she is a resident of Taylorsville and is also employed by Midvale City. She relayed that Midvale is going through the same situation as Taylorsville, wherein the City was initially not interested in joining UPD because Midvale has operated its own police and fire departments for decades; however, following the presentation by Sheriff Winder, the Administration and the Council realized that it would either be forced to lay off employees or join with the Unified Fire Authority (UFA) and UPD. She reported that this transition will end up saving Midvale City around \$2 million a year. Ms. Jackson also indicated that if Taylorsville taxes go up an average of \$36 a year, she feels that is minimal. She said she doesn't want to see another "Band-Aid" applied this year and then have the need for larger tax increases in following years in order stabilize the City. Ms. Jackson asked the Taylorsville City Council to reconsider hearing the presentation by Sheriff Winder. She said that not allowing UPD to present would be a disservice to Taylorsville residents.

18:22:54 Jerry Milne questioned whether there will be any matching funds for beautification projects in Taylorsville and said he would like to see such funds added to the upcoming budget. Mr. Milne also expressed concern over the dandelions on the City Center property. He suggested that there is sufficient budget to maintain the grounds and get rid of dandelions before this becomes a problem again next year. He stated that the City should be setting an example. Mr. Milne also referenced the budget lines for LARP and Taylorsville Youth Ambassadors and noted that the LARP budget is only \$500, while the Youth Ambassadors budget is \$5,000. He recommended that these amounts be reversed in order to fund more City beautification. Mr. Milne then cited the budget line item for new police vehicles and inquired whether the budget for maintenance of vehicles would go down if new vehicles are purchased.

18:25:57 Former Taylorsville Mayor Janice Auger Rasmussen read a prepared statement containing several questions for the City Council. She asked that the questions posed be addressed at some time in the immediate future by each individual Council Member. Ms. Rasmussen's questions for the Council were, as follows: "Why would a member of the Council who supposedly favors transparent, open processes, come to a public meeting with his mind made up regarding a major decision? Why would a member of the Council make a decision based on what they have heard in casual conversations or in deliberations that took place five to six years ago when the issues were much different then than they are today? Why would a member of the Council make a decision without participating in deliberations and listening to the information that was also available to the public? Why would a member of the Council who is strongly opposed to a tax increase, turn down the opportunity to see and evaluate an informational presentation that has the potential of saving the City hundreds of thousands of

dollars? Why would a member of the Council make that decision based on incomplete or inaccurate information? Why wouldn't a member of the Council who is committed to hold the line on taxes look at every opportunity to accomplish that? How can a Member of the Council, in good conscience, vote to prohibit a presentation that would allow the public, the staff, and the Council itself to ask questions and make a determination as to the pros and cons of accepting or rejecting the proposal?" Ms. Rasmussen noted that by a three-to-two vote, the City Council chose to tell the Mayor not to arrange a presentation by the Unified Police Department during budget deliberations. She suggested that this is a closed-minded process and expressed her disappointment with the Council's action. She observed that a decision of such importance cannot be made without thorough due diligence.

18:28:04 Dale Kehl spoke representing a group of concerned citizens in attendance. He said that the Citizens Supporting a Strong Taylorsville (CST) Group has representation in almost all of the five Taylorsville Districts, as well as participation by one Taylorsville Planning Commissioner. Mr. Kehl noted that, through his personal business endeavors, he is able to go out into the community and see the good that is being done, as well as observe the areas that are in need of more work.

Mr. Kehl read a letter from the CST Group containing budget recommendations. It was noted that CST Members are supporters of economic development to increase the City's revenue. It was relayed that the group supports funding for economic development staffing, marketing projects, and incentives to attract businesses to Taylorsville and believes there needs to be adequate funding in the budget to support an annual bond repayment of \$890,000. Mr. Kehl cited the importance of funding tenant-specific studies and said the CST Group is recommending \$50,000 for that use in order to further negotiations with potential tenants. He relayed the belief of the group that businesses do not want to locate in run-down cities. It was suggested that there should be a fund for neighborhood revitalization projects in the amount of \$2 million. In conclusion, Mr. Kehl cited recommendations to adequately fund code enforcement, public safety, and capital improvement projects in order to make Taylorsville a desirable place for residents and businesses.

18:37:35 Council Member Bud Catlin referenced a recent meeting held with members of the City Staff and the Economic Development Committee where many of the items addressed by the CST Group were discussed. Council Member Catlin stated that several of the items were identified with relatively quick fixes and active plans in place. He indicated that good results should be yielded soon. Mr. Catlin also expressed his pleasure at the work that the Economic Development Team is doing and recognized their efforts to solve these issues.

18:38:15 Council Member Morris Pratt noted that several members of this citizen group also serve on the City's Budget Committee. Council Member Pratt's cited confusion as the Budget Committee is saying not to do studies, whereas this citizen group is advocating studies. Budget

Committee Chair Gordon Wolf clarified that there is a line item in the Council's budget for studies and there is also money available as part of the economic development bond that could be used toward studies.

18:40:51 Aimee Newton added that the studies mentioned by the citizen group in the letter are tenant-specific studies. She noted that such studies would provide information for tenants looking to possibly relocate in Taylorsville, who are in need of demographic and other information to enable them to make an informed decision regarding a possible relocation. Ms. Newton stated that the citizen group is suggesting that, as an incentive, Taylorsville could offer to split the cost for this study with the potential tenant.

18:41:34 City Engineer, John Taylor spoke regarding the ESRI software, which will be extremely helpful in dashboard and windshield type studies. He indicated that this software could help further tenant-specific studies, but noted that there would still be need for internal studies that would require additional funding.

18:41:57 Lynn Handy referenced rating agencies and noted that lenders look closely at cities to evaluate their commitment to economic development when determining a lending rate.

18:42:30 Chairman Rechtenbach thanked the citizen volunteer group for their work and time put into helping Taylorsville. Chairman Rechtenbach stressed the importance of economic development in any city. He observed that there can only be so much cut from the budget and then the only other options are raising taxes or increasing revenue through economic development. He noted that Taylorsville is trying to do a combination of tightening its belt where feasible, while also encouraging economic development to increase revenues.

18:43:29 There were no additional citizen comments, and Chairman Rechtenbach closed the citizen comment period.

3. Discussion Regarding the Tentative Budget – *John Inch Morgan*

18:45:00 City Administrator John Inch Morgan asked that the Mayor be excused, as he is out of town on City business. Mr. Morgan communicated that the Mayor has asked that the Public Information Officer position be moved from the Economic Development Departmental Budget to the Non-Departmental Budget, since this position will be available to assist with all branches of government. He indicated that Mayor Wall would like the Council to postpone discussion on this item until the next regular Council Meeting when he will be in attendance. Chairman Rechtenbach polled the Council, and they were in favor of postponing this discussion.

3.1 Public Works

18:47:06 City Engineer John Taylor updated the Council on the storm water utility projects that have been completed. He relayed that the original estimated cost for these projects was \$4 million, but the actual cost is approximately \$2 million.

18:48:35 City Administrator John Inch Morgan pointed out that the money that was saved on these projects was due to the economic climate and receiving construction bids that are far under the original engineer's estimate.

18:50:30 Mr. Taylor stated that the projects that are listed were completed in order of need due to age, deterioration, capacity and flooding issues. He then updated the Council on projects that are still to be done and said the estimated cost of these projects is roughly \$4 million. He noted that some of these projects are in areas where UDOT is planning road projects and those will be taken care of by UDOT without any cost to Taylorsville.

18:53:08 Chairman Rechtenbach asked that in future handouts be provided to the Council ahead of time so that they are able to come prepared to discuss the items involved.

18:54:22 Council Member Larry Johnson asked about the pond problem in the park on 3200 West 5600 South. Mr. Taylor explained that the area is a detention basin and the outlet for the pond is insufficient and needs upgrades.

18:55:02 Mr. Taylor moved on to the Public Works Budget, showing slides of where Taylorsville has been and future needs. He reviewed State Fuel tax dollars the City receives to maintain the roadways within the City. He noted that, in the past, Taylorsville has received around \$2 million, but that amount has now been reduced to approximately \$1.6 million, reflecting a decrease since 2002. He explained that this decrease is due to the fact that the State looks at conservation and, as a society, more is now being conserved than in 2002.

18:55:58 Mr. Taylor detailed road maintenance trends beginning in 2007 and observed that current economic times have forced the City to decrease service in this area to make up budget shortfalls. Mr. Taylor illustrated what is needed to maintain good roads in Taylorsville, including preventative maintenance, crack seal, and slurry seals. He cited 150 lane miles in Taylorsville and said the maintenance requirement is around \$1.4 million. He noted that if the City starts spending less, then the cost of repair goes up significantly. Mr. Taylor showed the Council pictures of roads that have been maintained, versus roads that have not.

19:03:35 Mr. Taylor stated that at this point, because \$1.4 million was taken out of the budget, it is going to take an additional \$1.4 million just to bring roads back up to where they need to be. He observed that Taylorsville's largest asset is roads, worth \$120 million, and said that the City

is currently at a point of turning from preventative maintenance to restorative maintenance. He noted that the City is now at a pivotal point where road maintenance needs to be considered seriously. Chairman Rechtenbach asked Mr. Taylor to provide a list of the roads that have gone from preventative maintenance to restorative maintenance. It was agreed that this information will be provided for the Council Meeting in two weeks.

19:03:56 Council Member Larry Johnson noted that road maintenance funds dipped in 2007 when the economy began to fall apart. Mr. Taylor agreed and stated that roads are a good asset. He indicated that maintenance may be deferred for a year or two and typically still be made up with preventative maintenance. He noted, however, that it is a gamble to guess how long the recession will last and how long road maintenance can be deferred. Mr. Taylor reported that moving from preventative maintenance into restorative maintenance could add at least another million dollars to that repair cost. Mr. Taylor noted that Public Works is not the only department that is dealing with economic factors. He acknowledged that every City Department has cut and deferred as much as they can.

19:05:42 Mr. Taylor moved on to other expenses in the Public Works Budget. He addressed the street signs project, and explained that it is not to replace and restore current street signs, but rather is a rebranding effort that was presented to the Council at a prior meeting. He noted that, at that time, the Council asked that these costs be reflected in the budget. Mr. Taylor stated his opinion that this is not necessarily needed at this time, but noted that this line item reflects the costs associated if done. He clarified that the project needs to be done in a three-year time period at a cost of \$100,000 dollars a year. Mr. Taylor recommended that if it is decided that street signs is not a project that needs to be done right away, the \$100,000 amount go back into the Road Maintenance Budget.

19:07:13 Council Member Morris Pratt asked about the personnel totals for wages and benefits in the Public Works Budget and observed that the numbers don't match the budget tab. Chief Financial Officer Scott Harrington stated that the total on the personnel column must not have moved forward. He agreed to make the needed fix.

19:08:54 Council Member Pratt stated that the new signs can be delayed. Council Member Dama Barbour agreed that the street signs are not a necessity, but said that they will help with branding. She recommended that if street signs are not done this year, they be planned for next year. She suggested that the \$100,000 amount be left in the Public Works Department Budget for roads.

19:10:15 Council Member Larry Johnson suggested that the street signs can wait quite awhile. He indicated that he would like to see the priority list of roads needing maintenance.

19:10:46 Chairman Rechtenbach expressed his hesitance to abandon everything that helps improve or spruce up the City. He said he does believe that the signs can be deferred, but should be kept on as a prioritized item for future budgets. Council Member Bud Catlin stated that he prefers that the signs wait, and he would also like to see the priority list of roads needing maintenance.

19:11:50 Chairman Rechtenbach encouraged Council Members to keep open minds as to the reality of the needs of the City and the costs associated. He observed that no one wants to raise taxes, but said the Council needs to be careful to not make cuts to the bone and then expect the City to maintain its current level of service.

19:12:46 Council Member Morris Pratt clarified that the Public Works repair and maintenance line item was for the restriping of 4000 West and 6200 South. and also for streets and slurry seals. Mr. Morgan clarified that about \$100,000 of that line item is for streets and slurry seals.

19:13:34 John Taylor confirmed that the CFI on 6200 S. and Bangerter will be for the north/south direction and should help east/west traffic as well.

19:13:57 Council Member Larry Johnson asked about the line item for neighborhood cleanup and the reason behind the increase from \$10,000 to \$25,000. Mr. Morgan explained that in previous budgets there were two lines: one for street beautification and one for neighborhood cleanup; those two lines have been combined, and the total amount was increased to do some of the specific matching projects identified within each of the Council districts.

19:15:20 Council Member Morris Pratt agreed that the neighborhood cleanup line item increase is a minimum of what probably should happen and stated that as of April there has only been \$700 spent. He observed that if funds are budgeted then they need to be used. It was noted that it is the responsibility of the Council to identify the areas in each district that need cleanup.

19:16:22 John Inch Morgan responded that historically the \$10,000 amount has been split with allocations of \$2,000 to each district. He relayed that some districts have used that amount and then sometimes Council Members have even gone to other Council Members and asked to borrow those funds for certain projects, as some areas are more active in organizing neighborhood cleanups. Mr. Morgan clarified that the neighborhood cleanups are not the dumpsters that are provided every year by the County, but rather when scout groups, church groups or neighborhood groups come together and identify certain areas that need work. He noted that the City provides trailer dumpsters, mulch, etc. for such requested projects.

19:18:35 John Inch Morgan cited a need to promote neighborhood cleanups and let the citizens know that these funds are available. Mr. Morgan stated that one of the things the City would like to do this year is a neighborhood reclamation program in order to be pro-active in neighborhood

fix-ups and help prevent deterioration. Council Member Barbour agreed and stated that the funds will most likely be used in full next year.

19:20:03 Council Member Larry Johnson asked about Public Works Budget line item 10 and whether it is for the street light maintenance that was sent out to Rocky Mountain Power when the City was redoing the lights. Mr. Morgan answered that there are two parts, one is the paying for power itself, which is paid to Rocky Mountain Power; the other part is for the City's contract with Salt Lake County to maintain lights.

19:20:48 Scott Harrington gave additional clarification with regards to Council Member Pratt's earlier question regarding the salaries and wage line in Public Works.

19:22:47 Council Member Johnson inquired whether using the County for maintenance on the lights is still the best option and whether bids from other companies should be pursued. John Inch Morgan explained that the City is still in the process of replacing the high energy/low cost bulbs, and it does not seem feasible to transition during the equipment replacement process.

19:24:13 John Inch Morgan clarified that the only change to the Public Works budget, based on discussion, is the removal of \$100,000 for street signs.

3.2 Community Development

19:24:54 Community Development Director Mark McGrath reviewed historical numbers on building permits and plan check fees for the past five years. He indicated that, with projections based on what has already come in, the numbers for this year should total \$352,176. He noted that this is in line with historic trends.

19:26:45 Chairman Rechtenbach asked about trends for next year. Mr. McGrath reported that in looking at the history, Taylorsville has stayed consistent and is still maintaining building activity despite the economic downturn. He noted that numbers could be a little lower next year, but said if economic development activities happen, building activity will likely increase.

19:29:01 Council Member Larry Johnson asked for predictions on residential construction. Mr. McGrath responded that residential building has been down, but indicated that commercial activity has carried the City for the last three or four years. He relayed that the Waterside Project on 2200 West was recently purchased and building permits will be sought for 32 units. Council Member Johnson followed up by asking about the UDOT property on 3200 West and 6200 South. Mr. McGrath answered that the UDOT property is the largest vacant, developable property in the City right now. He clarified that it is currently master planned as a research-type development.

19:30:45 Mr. McGrath explained that the line item for public notice allocations has been switched to Administration, which is why no amount is reflected in that budget line. He noted that the Book Subscriptions and Memberships line item is up 33%, largely due to new building codes that are required in-house. He relayed that Travel and Training is up 60%, as over half of the employees in the Community Development Department will require mandatory training to maintain certifications. He clarified that this budget was \$3000 last year and \$4800 is proposed for next year. Mr. McGrath explained that the increase in uniform purchases is due to the need for steel-toed boots and heavy coats for Taylorsville Building Inspectors.

19:33:02 Council Member Morris Pratt asked about the national training listed in the budget and inquired whether it is necessary to maintain certifications. Mr. McGrath answered that the national training is the easiest way for him to get the required 32 hours per year in one place and at one time in order to maintain his own certification.

19:34:02 Council Member Pratt asked Scott Harrington about a discrepancy in wages of about \$8,542. Mr. Harrington answered that the difference is due to the retroactive salaries in this department that have been proposed. Council Member Pratt stated that the retroactive salaries are something that will most likely be discussed at the next meeting.

19:36:56 Mr. McGrath summarized that the Community Development Department is requesting a flat 2.4 % increase, which is largely due to the increase in benefits that is across the board.

3.3 Economic Development

19:38:26 Economic Development Director Keith Snarr addressed the City's economic development effort and stated that Taylorsville is beginning to see some success. He noted that economic development includes both business attraction and business retention. He relayed that Taylorsville is now recognized as a vibrant high tech and medical-related community with expansion of the Sorenson Communications and Nelson Laboratories properties, which has added over 400 jobs in the past year. He referenced Royal Bank of Scotland Securities that has relocated to Taylorsville, as well as the Unified State Laboratories, Delta Health Systems, 'Bout Time Pub and Grub, and Planet Fitness. Mr. Snarr reported that currently economic development efforts are focused on revitalizing key retail locations, including the West Point Shopping Center at 5400 South and Bangerter Highway, as well as the 6200 South Redwood Road Urban Renewal Project Area, the DDR Family Center at 5400 South Redwood Road, and the Meadowbrook Plaza and Carriage Square at 4100 South. He relayed that the department is scheduled to attend the ICSC Conference this month, where meetings have been scheduled with several key property owners and anchor tenants for specific locations.

19:39:24 Mr. Snarr reviewed the Economic Development Department budget. He explained that the office equipment non-capital line item is a little high due to the transfer of the proposed

Public Information Officer to the non-departmental budget. He noted that some of the money budgeted in this line will also need to transfer, as set up fees for that position.

19:39:57 Chairman Jerry Rechtenbach referenced the \$12,000 budgeted for the Taylorsville Spirit Magazine and asked about the City's return on this investment. Mr. Snarr clarified that this magazine is used for both business promotion and for residents to keep by their telephones. He said that it helps direct people to do business in Taylorsville. He noted that this year the Spirit Magazine also includes in-home businesses. He cited the total cost for the Spirit Magazine at \$7,000, and said the additional \$5,000 reflected in this budget is for the emergency phone numbers magnets that are provided to citizens every other year.

19:41:21 Mr. Snarr explained that the magazine ads line item is budgeted for ads in "Life in Utah" with the Salt Lake Chamber, which helps with lobbying efforts for Taylorsville. He also cited ads for the Telecom Book, the "Business in Utah" and the "Western Real Estate Business." He referenced money also budgeted for marketing efforts, such as kit covers and portions of the web design.

19:42:57 Council Member Larry Johnson asked about the line item for the ICSC Conference in Las Vegas and inquired whether five attendees are really necessary because of the high travel cost for the conference. Mr. Snarr explained that the number of people who go to this conference is necessary to show that the City is serious about Economic Development and to help build relationships with business owners. He noted that the allocation also covers the City's participation with the Economic Development Corporation of Utah (EDCU) to provide a cooperative booth that local cities are able to use with shared costs. He clarified that EDCU mans the booth, which gives Taylorsville attendees a chance to work the conference a little more on the floor.

19:44:56 Council Member Morris Pratt addressed the CST Group, and stated that the ICSC Conference is a prime example of the City extending itself for Economic Development. Chairman Rechtenbach noted that the ICSC Conference is a lot of hard work for attendees with a lot of meetings set up in advance.

19:46:57 Council Member Johnson referenced the empty Kmart property and inquired about how these types of properties are made known to potential businesses at this conference. Mr. Snarr explained that there are several ICSC functions throughout the year, one of which is the Utah Idea Exchange where attendees are given a copy of a tenant list, which is then given to the Economic Development Committee who screens the list and determines the top 10-12 businesses that Taylorsville should pursue. He said that from that list a target list of businesses is developed that may fit in the City at various locations; then appointments are scheduled with either the broker/tenant or even the property owner. He noted that the City will be meeting with the property owner and the tenant in regards to the Kmart property. Mr. Snarr clarified that there has

been a lot of pre-negotiation prior to the conference. He added that the ICSC Conference is also a good opportunity to meet with the out-of-state property owners regarding their leasing efforts. He reported that the first meeting Taylorsville has is with the Developers of Diversified Realtors (DDR) Leasing Team regarding the Family Center.

19:48:58 Mr. Snarr described the literature and materials that Taylorsville hands out while at the ICSC Conference, i.e. the Taylorsville Spirit, site plan maps of particular locations that are available, and business cards to give to businesses for future interest. Chairman Rechtenbach expounded on the maps that are brought to the conference and explained that any time there is a meeting with anyone there is a defined handout provided by the City. Mr. Snarr added that this information is also given to the EDCU for compilation in a book entitled the "Utah Retail Property Book." He said that each city gets six pages and the book is given to those interested in coming to Utah. He clarified that not all Utah cities are involved in this conference, but the ones who are competitive in Economic Development are represented. He noted that it is good for Taylorsville to be involved in the conference.

19:50:33 Council Member Johnson cited the negative history relating to DDR and inquired about plans for vacant spaces in the Family Center. Mr. Snarr relayed that there is a meeting set up with DDR to talk about a couple of specific major tenants, as well as sub-tenants that could possibly go into existing vacant spaces.

19:51:44 Council Member Pratt asked for clarification on RDA Studies and the allocation for consultants. Mr. Morgan gave clarification on Administration's efforts to maintain a clearer accounting of the purpose for particular studies. Council Member Pratt then asked about several different tabs that seem to be related, with regards to professional fees, consultants, and marketing. He inquired whether some of these tabs might be combined. Mr. Snarr agreed that some of the tabs could be combined with more specific information included as to actual expenses.

19:54:47 Council Member Johnson asked for confirmation that there will be \$500,000 in the Economic Development Fund. Chairman Rechtenbach agreed that is the correct amount. Council Member Pratt suggested moving \$72,000 from the Economic Development budget to the Economic Development expense tab. Chairman Rechtenbach responded that some of the things talked about in the Economic Development Fund are specifically for the first year's bond payment, as the tax increment will not kick in for two to three years. He suggested that if money is taken from the fund and mingled with the Economic Development Department budget it may get lost in the shuffle.

19:56:51 Council Member Johnson suggested that the money in the Economic Development Fund will not be used right away. Mr. Snarr clarified that things may happen quickly and commitments will need to be made for road improvements and property acquisition.

19:58:39 John Inch Morgan added that there have been commitments made to acquire property on 5400 South, which will come from bond monies with associated debt service each year that will need to be covered.

20:01:00 Chairman Rechtenbach reviewed the suggested changes that the Council made to the Economic Development Budget with regards to professional fees, consultants and studies.

20:06:16 Council Member Catlin requested that a new disk be provided with current changes to the budget. John Inch Morgan agreed to provide such a disk and noted that the most current version is always posted to the City website as soon as changes are made.

20:07:09 Council Member Johnson encouraged ICSC attendees to be aggressive so that things will happen.

20:07:46 Keith Snarr recognized and expressed appreciation to Council Member Catlin for attending the Economic Development Team Meeting and providing valuable input to the process. Mr. Morgan added that Council Members are invited to the Economic Development Team briefings to give input and ideas.

20:08:22 Council Member Pratt noted that the City Council did make a \$10 million commitment for economic development, based on what was suggested.

20:09:02 John Inch Morgan reviewed the budget discussion that is scheduled for the next Council Meeting, as follows: personnel discussion, including the PIO, as well as more discussion on the Economic Development Tab and uses of the fund. He noted that there also needs to be an RDA meeting scheduled next week to discuss the RDA budget.

20:10:55 Scott Harrington reviewed Tab 15, Debt Service, which is the fund from which bond payments are made. He explained that this includes the initial sales tax bonds from the \$10 million that was borrowed in 2006, the animal shelter bonds, and the lease with the Senior Center Van. He noted that this fund also includes a small management fee for bond council and administration.

20:12:10 Mr. Harrington reviewed the tab for Transfers and noted that there is nothing planned to transfer to the capital, economic development, or cemetery fund this year so this tab is down significantly from years prior.

20:12:37 Mr. Harrington explained that the money from the Stantec issue is not considered a transfer, but is located in miscellaneous revenue. He suggested that it should probably go back into the capital fund, from where the expenses were originally paid.

20:13:13 Mr. Harrington reviewed the surplus that is showing in the Cemetery Fund Summary sheet and clarified that there was an increase in the fund balance because expenses are under revenues by \$3,000. He said this is important because there will come a time when there are no more plots to sell; however, the Cemetery Fund will still need to be maintained.

20:14:43 Council Member Pratt inquired about adjustments to the Fund Balance. Mr. Harrington stated that this consists of changes to General Liability, Auto and Property insurance from estimated numbers to actual numbers. Adjustments for health insurance were also addressed.

20:16:03 Council Member Pratt asked Mr. Harrington to provide a summary of insurance adjustments and changes to the Fund Balance for review.

20:16:21 Council Member Pratt commented that when the PIO allocation was moved from the Police Department to Non-Departmental the amount was changed. Mr. Harrington explained that this was due to a mistake in the salary range that was identified and the number was reduced to fit into the assigned salary range.

20:19:36 Chairman Rechtenbach referenced the information that was sent out regarding police vehicles and asked Chief Del Craig to be prepared to discuss possible changes to this line item next week.

20:20:37 Mr. Morgan stated that every tab in the budget has been looked at once. He indicated that now is the point to go back and discuss budget adjustments that Council Members may have on individual line items.

4. Development Code Review and Discussion, Chapter 2 -- *Mark McGrath*

20:22:25 Community Development Director Mark McGrath briefly introduced Chapter 2 of the Development Code, which includes some of the foundational, enabling, "catch all" statements that are referred to throughout the rest of the code.

20:23:01 Council Member Pratt detailed questions and concerns throughout Chapter 2, which Mr. McGrath and Grants Manager Donald Adams noted. It was agreed that recommendations will be looked at within the department and changed as appropriate.

21:16:29 Chairman Rechtenbach stated that the Council should plan to review Chapter 3 of the Development Code next week and revisit the end of Chapter 2 if necessary.

21:17:08 Council Member Pratt suggested that if the Council is going to look at Chapter 3 next week then the RDA meeting should be postponed. Mr. Adams noted that the RDA meeting is needed more at this time than the review of Chapter 3. Mr. Morgan explained that an RDA

Meeting is necessary because the Board has a budget separate from the City budget, and anticipated revenues and expenditures for specific RDA projects must be reviewed. Chairman Rechtenbach asked that the RDA meeting be scheduled for next week and that Chapter 3 of the Development Code be deferred.

21:18:23 Donald Adams invited the Council to call or e-mail Mr. McGrath or himself with any questions, or to get clarification as needed offline, in order to expedite review during Council Meetings.

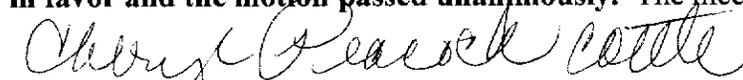
5. Other Matters

21:18:53 Chairman Rechtenbach stated that during the ULCT Meetings he attended in St. George, there was some discussion regarding liability, auto and workers compensation insurance for the City. He relayed the feeling that the premium with the Local Governments Trust is high. Chairman Rechtenbach reported that he met with another insurance carrier recently and believes there is a chance to save money on that portion of the City insurance. Chairman Rechtenbach polled the Council on whether or not to direct Administration to send out bids for liability, auto, and workers comp insurance, and the Council consensus was yes.

21:21:08 Chairman Rechtenbach brought up two issues that have been requested to be on future Council agendas, as follows: (1) a request from UDOT to present information on upcoming projects with regards to Bangerter Highway (Chairman Rechtenbach stated his opinion that this report can wait until after budget discussions are completed); and (2) a request from the Police Officers Association (FOP) to present a petition during City Council Meeting regarding the issue of Taylorsville joining the Unified Police Department. Council Member Catlin expressed interest in hearing that request. Chairman Rechtenbach observed that the agenda for next week's meeting is pretty full and suggested that FOP present at the June 1, 2011 Meeting.

4. Adjournment

21:24:47 Council Member Dama Barbour **MOVED** to adjourn the City Council Work Session. Council Member Morris Pratt **SECONDED** the motion. Chairman Rechtenbach called for discussion. There being none, he called for a vote. The vote was as follows: Catlin-yes, Barbour-yes, Rechtenbach-yes, Johnson-yes, and Pratt-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 9:24 p.m.


Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 06-15-11

Minutes Prepared by: City Recorder Cheryl Peacock Cottle and Deputy Recorder Jessica Springer