

City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, September 5, 2012
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

BRIEFING SESSION

Attendance:

Mayor Russ Wall

Council Members:

Council Chairman Jerry Rechtenbach
Vice-Chairman Dama Barbour
Council Member Ernest Burgess
Council Member Larry Johnson
Council Member Kristie Overson

City Staff:

John Inch Morgan, City Administrator
John Brems, City Attorney
Cheryl Peacock Cottle, City Recorder
Tracy Wyant, Police Chief
Mark McGrath, Community Development Director
John Taylor, City Engineer
Scott Harrington, Chief of Finance
Donald Adams, Economic Development Director

Others: Jay Ziolkowski

BRIEFING SESSION

1. Review Administrative Report

18:02:36 Chairman Jerry Rechtenbach 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. Chairman Rechtenbach called for review of the Administrative Report and inquired about the Hotel Demand Study. Economic Development Director Donald Adams gave explanation. He stated that, over the past several months, many different hoteliers and developers have expressed relative interest in the market but are not taking any action until an

official study has been completed. Mr. Adams noted that a study has been commissioned to research four areas in the City: 6200 South and Redwood Road; UDOT property at 6200 South and Bangerter Highway; Sorensen Research Park; and 4700 South and I-215. Council Member Johnson asked what the City has to offer in terms of benefits for hotels. Mr. Adams stated that there is excellent freeway accessibility at 6200 South and Redwood Road. He also observed that there are quite a few employers in the City, including the State of Utah, who may hold conferences in Taylorsville. Mr. Adams noted that research will focus on the weekday business traveler and the weekend vacation traveler. Council Chairman Rechtenbach noted that extended-stay hotels appear to do fairly well. Mr. Adams agreed and relayed that the majority of focus is at 6200 South and Redwood Road. He noted that for a few hundred dollars more, the surrounding sites can also be added into the research. Mr. Adams cited a need to utilize a representative with specific knowledge of hotels. Mr. Adams reported that the cost of the study is approximately \$10,495 for the four sites. Mr. Adams informed the Council that when the study is completed, it will be reviewed and findings will be brought back to Council Members. Council Member Dama Barbour commented that the Olympic Oval has expressed need for a nearby hotel numerous times. Chairman Rechtenbach cited the three firms selected to serve as the City's consultant pool, as follows: Lewis & Young, Bonneville Research and Zions Bank Public Finance.

18:08:22 Council Member Barbour inquired about the paint and carpet planned for use in the basement. City Administrator John Inch Morgan gave clarification. He stated that it will be the ongoing responsibility of the Unified Police Department (UPD) to maintain their leased offices in the basement of the City Center; however, as the landlord, it is the City's obligation to turn them over in good condition. He noted that the space is being leased to the UPD with the expectation that they will maintain the property and keep it in good condition.

2. Review Agenda

18:09:10 The agenda for the City Council Meeting was reviewed. City Administrator John Inch Morgan gave explanation on services provided with the HOME rehabilitation grant monies and also on uses for the Emergency Management Performance grant. He noted that these monies will be used to help bring homes into code ordinance compliance. He confirmed that qualified contractors will be providing home rehab services. Mr. Morgan noted that the grant amount has increased and has made it possible to service more homes. Council Member Larry Johnson asked for clarification on the type of services provided. Mr. Morgan referenced a variety of services offered by different contractors who rebuild homes. He also noted that this fund is separate from the CDBG fund. He explained that guidelines for CDBG are more liberal, whereas guidelines for this service are strict, in that a recipient must be very poor to qualify for a low or no-interest deferred loan.

Mr. Morgan gave clarification on Resolution 12-31 regarding the acceptance of the Fiscal Year 2012 Emergency Management Performance Grant from the State Department of Public Safety in the sum of \$15,000. He noted that, in the past, the funds have been used to purchase equipment; however, this year's funds will be used to pay Emergency Response Coordinator Lisa Schwartz' salary.

18:15:28 Chairman Rechtenbach asked for clarification regarding the interlocal agreement between the City of Taylorsville and the Unified Police Department. Mr. Morgan cited specific obligations for UPD to maintain the leased space in the City Center basement. He noted that the lease rate is \$10 per year. He observed that this is consistent with the agreement other entities, such as Midvale City, have in place. Council Member Kristie Overson inquired whether UPD is responsible for paying its own utilities. Mr. Morgan confirmed that utilities will be tracked and billed through the City. Council Member Johnson requested a discussion regarding the Unified Fire Authority (UFA) during the "Other Matters" portion of the regular meeting.

3. Closed Session: Strategy Session to Discuss Pending Litigation

18:16:17 Council Member Larry Johnson **MOVED** to adjourn the Briefing Session and convene a Closed Session to discuss pending litigation at 6:16 p.m. Council Member Kristie Overson **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: Overson-yes, Johnson-yes, Rechtenbach-yes, Barbour-yes, and Burgess-yes. **All members of the City Council voted and the motion carried by a unanimous vote.**

CLOSED SESSION - Pending Litigation

Those in attendance at this Closed Session were: Mayor Russ Wall, City Administrator John Inch Morgan, Council Members Barbour, Burgess, Johnson, Overson, and Rechtenbach, City Attorney John Brems, Police Chief Tracy Wyant, Economic Development Director Donald Adams, and City Recorder Cheryl Peacock Cottle. Minutes for the Closed Session were taken and are now on file as a Protected Record.

Council Member Larry Johnson **MOVED** to adjourn this Closed Session at 6:45 p.m. and convene an additional Closed Session to discuss the sale or purchase of real property. Council Member Dama Barbour **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: Overson-yes, Johnson-yes, Rechtenbach-yes, Barbour-yes, and Burgess-yes. **All members of the City Council present voted and the motion carried by a unanimous vote.**

CLOSED SESSION - Sale or Purchase of Real Property

Those in attendance at this Closed Session were: Mayor Russ Wall, City Administrator John Inch Morgan, Council Members Barbour, Burgess, Johnson, Overson, and Rechtenbach, City Attorney John Brems, Economic Development Director Donald Adams, Chief of Finance Scott Harrington, and City Recorder Cheryl Peacock Cottle. Minutes for the Closed Session were taken and are now on file as a Protected Record.

Council Member Dama Barbour **MOVED** to adjourn this Closed Session at 6:58 p.m. and convene the regular City Council Meeting. Council Member Kristie Overson **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: Overson-yes, Johnson-yes, Rechtenbach-yes, Barbour-yes, and Burgess-yes. **All members of the City Council present voted and the motion carried by a unanimous vote.**

REGULAR MEETING

Attendance:

Mayor Russ Wall

Council Members:

Council Chairman Jerry Rechtenbach
Vice-Chairman Dama Barbour
Council Member Ernest Burgess
Council Member Larry Johnson
Council Member Kristie Overson

City Staff:

John Inch Morgan, City Administrator
John Brems, City Attorney
Mark McGrath, Community Development Director
Tracy Wyant, Police Precinct Chief
Cheryl Peacock Cottle, City Recorder
John Taylor, City Engineer
Scott Harrington, Chief of Finance
Donald Adams, Economic Development Director
Aimee Newton, Communications Director

Citizens: Jay Ziolkowski, Sidnee Huff, Dave Ballou, Jerry Milne, Shirley Milne, Doug Shupe, Rhetta McIff, Spencer Braithwaite, Erin Penrose, Andy Ho, McKenzie Miller, Jennifer Schwendimann, John Gidney, Darrin Sluga, Karen Jentsch, Sue Shupe, Dean Paynter, Lynn Handy, Members of Scout Troop 851

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

19:00:11 Chairman Jerry Rechtenbach called the meeting to order at 7:00 p.m. and welcomed those in attendance. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

1.1 Opening Ceremonies – Pledge of Allegiance – *Sidnee Huff, Youth Council*

19:00:44 Youth Council Member Sidnee Huff directed the Pledge of Allegiance.

1.2 Reverence – *Spencer Braithwaite, Youth Council (Opening Ceremonies For September 19, 2012 to be arranged by Council Member Kristie Overson)*

19:01:30 Youth Council Member Spencer Braithwaite offered the Reverence.

1.3 Citizen Comments

19:02:23 Chairman Jerry Rechtenbach reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments.

19:03:45 Doug Shupe relayed that construction has started on Labrum Park. He commended the Unified Police Department for taking care of graffiti on a neighborhood wall and thanked the Unified Fire Authority (UFA) for services recently provided at his home when his wife suffered an accident.

19:05:22 Council Member Barbour thanked Mr. Shupe for his positive feedback.

19:06:01 There were no additional citizen comments, and Chairman Rechtenbach closed the citizen comment period.

1.4 Mayor's Report

19:06:14 Mayor Wall thanked paramedics from the Unified Fire Authority (UFA) for responding so favorably at his home to assist a family member during the past week. He also recognized police officers for responding to incidents in his neighborhood. He acknowledged the continued good work of public safety officers in Taylorsville.

19:08:10 Chairman Rechtenbach cited the importance of providing sufficient public safety response in the City.

19:08:42 Council Member Ernest Burgess referenced swift action by the UFA that recently saved a home in his neighborhood.

19:09:13 Council Member Larry Johnson reported that his neighborhood has experienced recent daytime robberies. It was suggested that some statistics and crime prevention/safety tips be provided in a future City newsletter.

1.5 Best of Taylorsville Award Presentation – *Rhetta McIff, LARP Chair*

19:10:07 LARP Chair Rhetta McIff presented the *Best of Taylorsville Award* for the month of September to Taylorsville residents Jerry and Shirley Milne. Ms. McIff stated that the Milne Family is an inspiration to the community with their beautiful yard. Ms. McIff also noted that Mr. Milne serves on the LARP Committee and thanked him for his fine service.

2. APPOINTMENTS

There were no appointments.

3. REPORTS

3.1 Quarterly Report, Unified Fire Authority - *Jay Ziolkowski*

19:18:00 Battalion Chief Jay Ziolkowski reported on recent fire services provided in Taylorsville. He noted that statistics have not changed drastically from the previous quarter. He relayed that this is the last quarterly report for the UFA fiscal year.

19:18:26 Chief Ziolkowski referenced statistics contained in the report provided. He commented on a report received from the Fire Prevention Bureau. He cited 236 fire clearances and numerous fire inspections issued during the quarter. He summarized that fire fighters stay busy with these types of calls when they are not responding to fire and medical emergency calls.

Chief Ziolkowski commented on the importance of maintaining positive relationships within the community and illustrated photos of different civic activities. He also referenced specific specialty fields that are represented throughout the Fire District. He cited the heavy rescue team which recently helped to build a makeshift wall at a flooded residence.

19:21:15 Chief Ziolkowski also reported on the upcoming public hearing regarding the City's potential annexation into the Fire District.

19:22:09 Chief Ziolkowski spotlighted UFA Engineer Jared Wayman, who is an electrical contractor by trade and has performed several modifications at fire stations.

19:23:18 Council Chairman Jerry Rechtenbach cited the spike in statistics with regard to heart problems. Chief Ziolkowski noted that there has been a lot of haze and smoke throughout the valley during recent months. He agreed to further review statistics in order to determine whether there is direct correlation.

19:24:47 Council Member Larry Johnson asked for clarification on the main cause of fires occurring in garages. Mr. Ziolkowski stated that, based on his experience, most garage fires are gasoline-related.

19:25:31 Council Member Kristie Overson inquired about the phone number provided on the Fire District letter sent to residents. She noted that it does not appear to be working and asked whether there is an alternate number that can be given to citizens with questions. Chief Ziolkowski provided his own cell number (801-824-3670) and said citizens would be welcome to call him directly. He relayed that there have been 29 calls received so far, as a result of the letter. He noted that half of the calls have been in regard to the tax rate and others were in relationship to the types of services provided.

19:27:27 Chairman Rechtenbach recognized members of Scout Troops in attendance. Mayor Wall relayed that Scout Troop #851 performed the opening and closing ceremonies for the City's first annual softball game with Harmons' employees.

4. CONSENT AGENDA

4.1 Minutes – CCWS 08-08-12, SCCM 08-14-12 & RCCM 08-15-12

19:29:10 Council Member Dama Barbour **MOVED** to adopt the Consent Agenda. Council Member Larry Johnson **SECONDED** the motion. Chairman Rechtenbach called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Overson-yes, Johnson-yes, Rechtenbach-yes, Barbour-yes, and Burgess-yes. **All City Council members voted in favor and the motion passed unanimously.**

5. PLANNING MATTERS

There were no planning matters.

6. FINANCIAL MATTERS

6.1 Resolution No. 12-30 -- Approving a Sub-Grant Agreement Between Salt Lake County and the City of Taylorsville for the Conduct of a Home Investment Partnerships Program - *John Inch Morgan*

19:29:40 City Administrator John Inch Morgan presented the subject resolution for a sub-grant agreement with Salt Lake County. He noted that this grant is received from Housing and Urban Development (HUD) specifically for the Home Investment Partnerships Program. He explained that the funds will be used to rehabilitate homes for individuals who are 80% or more below the poverty level. Mr. Morgan commented that the amount initially awarded was \$50,000, but it has since been increased to \$74,000. He cited the City's commitment to rehabilitate at least seven homes in Taylorsville. Mr. Morgan noted that the City is typically able to do more than seven. He relayed that the minimum investment is \$1,000 per home and the maximum is \$50,000 per home. He cited the types of services provided in order to bring certain homes up to code.

19:31:16 Council Member Larry Johnson questioned the criteria used to determine needs. Mr. Morgan stated that home owners qualify based on income level. He noted that residents are often referred by other agencies. He commented that the City also has an obligation to be proactive in seeking out individuals. Mr. Morgan cited an agency through Salt Lake County that has the ability to tap individuals who need these types of services. He stated that there are also individuals who come into the City Offices seeking assistance.

19:32:13 Council Chairman Rechtenbach inquired whether there a list of eligible homes. Mr. Morgan acknowledged that there is a list.

19:32:53 Council Member Kristie Overson asked for clarification on limits and bonding. Mr. Morgan stated that the maximum is \$50,000. He confirmed that the contractors who perform services are required to bond for their work.

19:33:31 Council Member Ernest Burgess confirmed that the HUD contract requires at least seven families to be served per year.

19:34:35 Council Member Johnson asked for additional clarification on limits. Mr. Morgan noted that there are National/Federal guidelines. He cited the process used by the City.

19:35:16 Council Member Ernest Burgess **MOVED** to adopt Resolution No. 12-30 - Approving a Sub-Grant Agreement Between Salt Lake County and the City of Taylorsville for the Conduct of a Home Investment Partnerships Program. Council Member Kristie Overson **SECONDED** the motion. Chairman Rechtenbach called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Overson-yes, Johnson-yes, Rechtenbach-

yes, Barbour-yes, and Burgess-yes. **All City Council members voted in favor and the motion passed unanimously.**

6.2 Resolution No. 12-31 - Accepting the FY 2012 Emergency Management Performance Grant from the State of Utah Department of Public Safety in the Amount of \$15,000 - John Inch Morgan

19:35:56 City Administrator John Inch Morgan presented the subject resolution to accept a Fiscal Year 2012 Emergency Management Performance Grant in the amount of \$15,000 from the Utah State Department of Public Safety. He noted that Taylorsville has been the recipient of this grant for the past several years. He reported that the City can utilize the grant to offset compensation for Lisa Schwartz, who is the Emergency Response Coordinator for Taylorsville.

19:37:05 Council Member Dama Barbour **MOVED** to adopt Resolution No. 12-31 - Accepting the FY 2012 Emergency Management Performance Grant from the State of Utah Department of Public Safety in the Amount of \$15,000. Council Member Ernest Burgess **SECONDED** the motion. Chairman Rechtenbach called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Overson-yes, Johnson-yes, Rechtenbach-yes, Barbour-yes, and Burgess-yes. **All City Council members voted in favor and the motion passed unanimously.**

7. OTHER MATTERS

7.1 Resolution No. 12-32 - Approving an Interlocal Cooperative Lease Agreement with the Unified Police Department for a Portion of the Basement of the City Offices -- John Inch Morgan

19:37:33 City Administrator John Inch Morgan called for consideration of the subject resolution to approve a lease agreement with the Unified Police Department (UPD) for a portion of the basement at the Taylorsville City Center. He noted that the City still utilizes some of the space in the basement. He confirmed that partial space will be leased to UPD for \$10.00 per year. He cited contractual roles and obligations for each party. Mr. Morgan explained that the City believes this is a fair arrangement which will make police services available within City Hall.

19:39:18 Council Member Kristie Overson **MOVED** to adopt Resolution No. 12-32 - Approving an Interlocal Cooperative Lease Agreement with the Unified Police Department for a Portion of the Basement of the City Offices. Council Member Ernest Burgess **SECONDED** the motion. Chairman Rechtenbach called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Overson-yes, Johnson-yes, Rechtenbach-yes, Barbour-yes, and Burgess-yes. **All City Council members voted in favor and the motion passed unanimously.**

19:40:31 Council Member Larry Johnson called for discussion on the letter that was sent out to Taylorsville residents regarding Taylorsville's potential annexation into the Salt Lake Valley Fire Service Area (Fire District). He cited questions from citizens regarding whether this decision has been finalized. He questioned whether it will be a waste of time for citizens to send in objections or to come and speak against the annexation at the scheduled public hearing.

19:41:53 Mayor Wall observed that a substantial majority of the Council agreed to join the Fire District, so it would now take a change in the vote of the Council to alter that decision. Mayor Wall clarified that the information that is still unclear is the amount of taxes that will be adjusted to offset the cost for joining the District. He noted that this amount will be set by the City Council during the next budget process.

19:45:07 Chairman Rechtenbach noted that the public hearing which will be held by the Salt Lake Valley Fire Service Area District in the coming week is not a City Council meeting. He confirmed that the Council has voted to adopt a budget which included the annexation, and in order to change that, the budget would need to be opened and adjustments made.

19:45:21 City Attorney John Brems noted that if the City is not incorporated into the District, determination will have to be made on how to fully compensate the UFA for their services.

19:45:43 Council Member Barbour recalled that nearly a 100% tax increase would be necessary in order to provide the level of service being offered through the Fire District. She also suggested that another tax increase would likely be needed in the next year's budget.

19:46:54 Council Member Johnson cited the large property tax increase for his own home, which is valued at approximately \$500,000. He requested that a chart be provided showing the minimum tax amount and the maximum tax amount, so that residents can see the tax impact on their own homes.

19:48:03 Mr. Morgan cited statute requirements specifying that the City provide tax breakdowns based on a certain property value. He agreed to provide other examples as needed.

19:48:50 Mr. Morgan noted that the contractual cost for UFA services will increase even without joining the Fire District. He explained that the City is contributing about 8% to the UFA total budget, but 15% of UFA calls are attributed to Taylorsville. He observed that, over time, the City will need to pay for services rendered and the contractual price will increase to fully cover those costs.

Council Member Johnson asked for clarification regarding the UFA contract term limits. Mr. Morgan explained that the UFA is on a one-year contract; however, once the City joins the Fire District, a vote must go to the public in order to withdraw.

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

There were no new items for subsequent consideration.

9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)

19:50:41

- 9.1 Planning Commission Meeting - Tuesday, September 11, 2012 - 6:00 p.m.
- 9.2 City Council Work Session - Wednesday, September 12, 2012 - 6:00 p.m.
- 9.3 Public Hearing Conducted by Salt Lake Valley Fire Service Area Board - Wednesday, September 12, 2012 - 6:30 p.m.
- 9.4 City Council Briefing Session - Wednesday, September 19, 2012 - 6:00 p.m.
- 9.5 City Council Meeting - Wednesday, September 19, 2012 - 6:30 p.m.
- 9.6 Planning Commission Meeting - Tuesday, September 25, 2012 - 6:00 p.m.

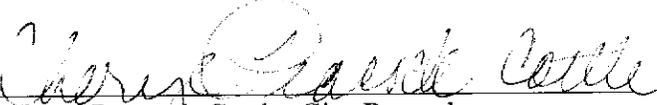
10. CALENDAR OF UPCOMING EVENTS

19:51:20

- 10.1 *Taylorsville's Got Talent* - Hosted by the City of Taylorsville & the Taylorsville Arts Council - Saturday, September 8, 2012 - 7:00 p.m. - Taylorsville High School, 5225 South Redwood Road. Tickets: \$5 per person; \$25 per family of 6; \$40 per group of 10.
- 10.2 *Neighborhood Cleanup Dumpsters* - This year the dumpsters in Taylorsville will be delivered between September 21, 2012 and October 23, 2012. Residents will receive a postcard a few weeks before telling them the exact days the dumpster will be in their neighborhood. Any bulk waste is welcome in the dumpsters. For more information on these services, please contact Sanitation at 385-468-6325 or their website at: www.sanitation.slco.org
- 10.3 *Pet Fest* - A Pet Health and Wellness Fair - Saturday, September 29, 2012 - 10:00 a.m. to 2:00 p.m. - West Valley City/Taylorsville Animal Shelter, 4522 West 3500 South, West Valley City. Visit www.wvc-ut.gov/petfest for more information.

11. ADJOURNMENT

19:52:09 Council Member Dama Barbour **MOVED** to adjourn the City Council Meeting. Council Member Larry Johnson **SECONDED** the motion. Chairman Rechtenbach called for discussion. There being none, he called for a vote. The vote was as follows: Overson-yes, Johnson-yes, Rechtenbach-yes, Barbour-yes, and Burgess-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 7:52 p.m.


Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 09-19-12

Minutes Prepared by: Cheryl Peacock Cottle, City Recorder, and Kristy Heineman, Deputy Recorder