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City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, October 3, 2018
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

BRIEFING SESSION

Attendance:

Mayor Kristie Overson

Council Members:

Council Chairman Brad Christopherson
Vice-Chairman Daniel Armstrong
Council Member Ernest Burgess
Council Member Curt Cochran
Council Member Meredith Harker

City Staff:

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

6:00 BRIEFING SESSION

Chairman Brad Christopherson opened the Briefing Session, which convened at 6:04 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

CLOSED SESSION - *For the Purpose(s) Described in Statute U.C.A. 52-4-205*

Council Member Dan Armstrong **MOVED** to convene a Closed Session to discuss the sale or purchase of real property at 6:05 p.m. Council Member Ernest Burgess **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none,

he called for a roll-call vote. The vote was as follows: Harker-yes, Christopherson-yes, Armstrong-yes, Cochran-yes, and Burgess-yes. **All members of the City Council present voted and the motion carried by a unanimous vote.**

The meeting was closed at 6:05 p.m. for the purpose listed below, wherein no other matters were discussed.

- **Strategy Session Concerning the Sale or Purchase of Real Property**

Those in attendance at the Closed Session were: Mayor Kristie Overson, Council Members Burgess, Christopherson, Cochran, Armstrong, and Harker; City Attorney Tracy Cowdell; City Administrator John Taylor; Chief Financial Officer Scott Harrington; and City Recorder Cheryl Peacock Cottle.

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

Chairman Christopherson declared the Briefing Session adjourned at 6:31p.m.

REGULAR MEETING

Attendance:

Mayor Kristie Overson

Council Members:

Council Chairman Brad Christopherson
Vice-Chairman Daniel Armstrong
Council Member Ernest Burgess
Council Member Curt Cochran
Council Member Meredith Harker

City Staff:

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

Others: Angela Alcala, Brenzer Jones, David Stump, Isabella Kendall, Katie Riggs, Kyndra Burnett, Lucas Carpenter, Madeline VanWagenen, McKenna Rowley, McKenzie Green, Maizie Romney, Moises Daboin Villegas, Natalie Pitts, Paige Smith, Sarah Canepari, Sarah Kendall, Savannah Dearden, Tyson Pitts, Carl Fauver, Scott Beckwith, Scouts from Troops 589 and 972

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

Chairman Brad Christopherson called the meeting to order at 6:33 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/Reverence: *Youth Council* (Opening Ceremonies for October 17, 2018 to be arranged by *Mayor Overson*)

Youth Council Member Tyson Pitts directed the Pledge of Allegiance.

Youth Council Member Angela Alcala offered the Reverence.

1.2 Mayor's Report

 6:34 PM Mayor Kristie Overson reported on the ribbon cutting ceremony held yesterday for the Summit Vista Senior Development. She recognized those in the city who have worked hard on this great project.

 6:35 PM The Mayor relayed that the city has submitted two TRCC (Tourism, Recreation, Cultural and Convention) applications for the following projects: (1) \$1.4 million for the Performing Arts Center Plaza and open space; and (2) \$4.2 million for Taylorsville Park. She indicated that the TRCC Advisory Board will render a decision in less than a month. She commended staff in the Economic Development and Community Development Departments for their hard work on the applications and presentations.

 6:36 PM Mayor Overson reported that the Code Compliance Department is now fully staffed and is being proactive. She referenced an Administrative Hearing held earlier in the day and described the legal process for resolving repetitive code violations. She cited the importance of making the city presentable and enforcing city ordinances. She noted that the city's goal is not to capture additional revenue, but rather to encourage residents to remedy compliance issues.

 6:39 PM The Mayor stated that interviews have been held and an offer was made for the vacant position of GIS Specialist. She reported that the city is continuing interviews for a new Public Information Officer. She also relayed that the city is currently going through its yearly audit process.

 6:40 PM Mayor Overson thanked Council Members for trouble shooting issues on behalf of their constituents. She cited the city's desire to be made aware of issues residents are

experiencing so that problems may be resolved. She illustrated rocks that were recently brought into her office by citizens who were unhappy with street sweeping that has caused rocks to be sent into their yard. She reported that the road in front of their home has now been repaired and restored.

 6:42 PM Chair Christopherson recognized scouts in attendance from Troop 589.

1.3 Citizen Comments

 6:42 PM Chairman Brad Christopherson reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments.

 6:43 PM Dr. Scott Beckwith distributed materials to elected officials and staff. He discussed tree underbrush along the canal at Valley Regional Park and cited related health, trash, and safety issues in that area. He relayed that he and others have spent time cutting and clearing the brush. He observed that the underbrush has not been cut for about 15 years. He cited the north boundary of the park that still needs to be cleaned up.

 6:46 PM City Administrator John Taylor acknowledged that the park is owned by Salt Lake County, but said the City has been working to encourage cleanup. He noted that Council Member Dan Armstrong has been heavily involved in the cleanup endeavor.

 6:47 PM There were no additional citizen comments, and Chairman Christopherson closed the citizen comment period.

 6:48 PM Council Member Ernest Burgess thanked Dr. Beckwith for the efforts of those involved in the cleanup efforts along the canal.

2. APPOINTMENTS

2.1 Youth Council Appointments – *Kris Heineman*

 6:48 PM Council Coordinator/Youth Council Advisor Kris Heineman introduced the following individuals who have been interviewed and recommended to serve as members of the Taylorsville Youth Council for the upcoming year: Angela Alcalá, Brenzer Jones, David Stump, Isabella Kendall, Katie Riggs, Kyndra Burnett, Lucas Carpenter, Madeline VanWagenen, McKenna Rowley, McKenzie Green, Maizie Romney, Moises Daboin Villegas, Natalie Pitts, Paige Smith, Sarah Canepari, Sarah Kendall, Savannah Dearden, and Tyson Pitts.

Ms. Heineman relayed that Lucas Carpenter will also represent the city as a Youth Ambassador.

 6:51 PM Mayor Kristie Overson administered the oath of office to the newly appointed members of the Youth Council.

3. REPORTS

3.1 Youth Council Report – *Natalie Pitts*

 6:54 PM Youth Council Chair Natalie Pitts reported on recent activities and upcoming events for the Taylorsville Youth Council. She described plans for Youth Council Members to better learn about service in government. She cited past and future projects, i.e. providing a Thanksgiving meal, Sub for Santa Program, decorating a Christmas Tree at City Hall, giving service at the Taylorsville Senior Center and the Golden Living Center, Saturday with Santa, and the Day at the Legislature. She described the annual Youth Council Conference held at Utah State University. Ms. Pitts also discussed past projects conducted with Murray and Taylorsville High Schools to discourage vaping activities.

 6:58 PM Mayor Overson excused Youth Council Members and their family members from the meeting for additional photo opportunities.

4. CONSENT AGENDA

4.1 Minutes – City Council Meeting: 09-19-18

 6:59 PM Council Member Dan Armstrong **MOVED** to continue consideration of the Consent Agenda to the October 17, 2018 Council Meeting. Council Member Curt Cochran **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Harker-yes, Christopherson-yes, Armstrong-yes, Cochran-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. 18-27 – A Resolution of the City of Taylorsville Supporting Competitive Wages and Benefits for Unified Police Department Officers and Employees and Encouraging the Utah State Legislature to Amend Current Legislation to Reflect Such Increased Competition – Tracy Cowdell**

 7:02 PM City Attorney Tracy Cowdell explained that the Unified Police Department's (UPD) wages and benefits are not competitive with other law enforcement agencies and are, therefore, contributing to a disinterest in people entering law enforcement careers, especially with UPD. He presented the subject resolution which supports increasing UPD wages and benefits to be more competitive. He noted that it also encourages the State Legislature to take appropriate steps to make UPD wages and benefits more enticing to people.

 7:02 PM Council Member Meredith Harker asked if this type of resolution is typical from municipalities and if other cities will likely follow suit.

 7:03 PM Council Chair Brad Christopherson explained the impetus behind the resolution. He cited some history related to the law enforcement profession. He recognized the value that UPD has brought to Taylorsville and cited decreasing crime rates in the city. He observed that UPD should be encouraged to maintain competitive compensation levels in order to maintain staffing levels and continue attracting good officers. Chair Christopherson recognized the needs of officers and the sacrifices they make. He said he believes Taylorsville can make a difference and have influence through supporting competitive compensation for UPD law enforcement officers through the proposed resolution.

 7:06 PM Chair Christopherson commented on changes to retirement levels and benefits and the subsequent impact seen on recruitment. He noted that UPD has also implemented opportunity for law enforcement personnel to participate in a 401k program.

 7:09 PM Council Member Ernest Burgess cited the need to be careful, but to also be competitive in order to maintain staff levels and ensure safety in the community.

 7:10 PM Mayor Overson observed that if the proposed resolution is adopted it empowers her, as a voting Board Member of UPD, to relay the Taylorsville City Council's position on the importance of providing competitive compensation for its precinct. She acknowledged that the resolution will not force a change, but will initiate a conversation.

 7:12 PM Council Member Meredith Harker **MOVED** to adopt Resolution No. 18-27, as presented. Council Member Curt Cochran **SECONDED** the motion. Chairman Brad

Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Harker-yes, Christopherson-yes, Armstrong-yes, Cochran-yes, and Burgess-yes. **All City Council members voted in favor and the motion passed unanimously.**

7. OTHER MATTERS

7.1 Resolution No. 18-28 – A Resolution of the City of Taylorsville Approving the Purchase of Real Property – *Tracy Cowdell*

 7:12 PM Chair Christopherson cited the Council's intent to table consideration of the subject resolution until after further closed session discussion is held this evening.

 7:13 PM Council Member Dan Armstrong **MOVED** to table consideration of Resolution No. 18-28 until after a closed session regarding the purchase of real property. Council Member Ernest Burgess **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a vote. The vote was as follows: Harker-yes, Christopherson-yes, Armstrong-yes, Cochran-yes, and Burgess-yes. **All City Council members voted in favor and the motion passed unanimously.**

7.2 Sidewalk Updates Discussion – *Administration*

 7:15 PM An update on the status of sidewalks in the city was provided by City Administrator John Taylor. He distributed a map of 2018-2019 sidewalk projects to the Council. He outlined completed sidewalk projects and some that are scheduled to be finished before snow falls. He cited 19 sidewalk projects completed since July 1, 2018. He referenced a large curb/gutter/sidewalk project completed in the Margray area which required a lot of manpower.

 7:15 PM Mr. Taylor cited a goal to expend about \$25,000 per month in sidewalk work, dealing with trip hazards and other issues. He explained that curbs, gutters, and storm drains are usually also fixed along with damaged sidewalks in a given area. He reported that just under a half mile of sidewalk has been repaired and another mile should be done this year with the \$300,000 budget allocation. He noted that the projects are spread out across districts, but emergencies are addressed first.

 7:17 PM The movement of concrete during times of harsh temperatures was discussed.

7.3 Holiday City Council Meeting Schedule Discussion
– Council Chair Christopherson

Chair Brad Christopherson called for discussion regarding potential changes to the City Council Meeting schedules for November and December in regard to holidays. It was determined that Council Meetings in November will be held on November 7 and November 14, with no meeting on November 21. In December, meetings will be held on December 5 and December 12 (if needed). No meeting will be held on December 19th. A public notice will be sent out regarding the schedule change.

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

8.1 Council Chair Christopherson -

8.2 Council Vice Chair Armstrong -

8.3 Council Member Burgess -

8.4 Council Member Cochran – Discussed plans for Veterans Day events.

8.5 Council Member Harker - Called for discussion on ideas for “Taylorsville’s Got Talent.”

 7:26 PM Chair Christopherson recognized a scout in attendance from Troop 972.

9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)

9.1 Planning Commission Meeting – Tuesday, October 9, 2018 – 7:00 p.m.

9.2 City Council Briefing Session – Wednesday, October 17, 2018 – 6:00 p.m.

9.3 City Council Meeting – Wednesday, October 17, 2018 – 6:30 p.m.

9.4 Planning Commission Meeting – Tuesday, October 23, 2018 – 6:00 p.m.

9.5 City Council Briefing Session – Wednesday, November 7, 2018 – 6:00 p.m.

9.6 City Council Meeting – Wednesday, November 7, 2018 – 6:30 p.m.

10. CALENDAR OF UPCOMING EVENTS

(For more Details on Events, Visit the City’s Website)

 7:27 PM

10.1 “Taylorsville’s Got Talent” – Friday, October 12, 2018 at 7:00 p.m. at the Taylorsville Senior Center

10.2 “Fix It Clinic” (Sponsored by the Taylorsville Green Committee) – Saturday, October 13, 2018 – 2:00 p.m. to 4:00 p.m. at Taylorsville City Hall

11. CLOSED SESSION (*Conference Room 202*)
- For the Purpose(s) Described in Statute U.C.A. 52-4-205

 7:27 PM Council Member Dan Armstrong **MOVED** to convene a Closed Session to discuss the sale or purchase of real property at 7:28 p.m. Council Member Ernest Burgess **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Harker-yes, Christopherson-yes, Armstrong-yes, Cochran-yes, and Burgess-yes. **All members of the City Council present voted and the motion carried by a unanimous vote.**

The meeting was closed at 7:28 p.m. for the purpose listed below, wherein no other matters were discussed.

- **Strategy Session Concerning the Sale or Purchase of Real Property**

Those in attendance at the Closed Session were: Mayor Kristie Overson, Council Members Burgess, Christopherson, Cochran, Armstrong, and Harker; City Attorney Tracy Cowdell; City Administrator John Taylor; Economic Development Director Wayne Harper; Chief Financial Officer Scott Harrington; and City Recorder Cheryl Peacock Cottle.

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

RECONVENEMENT OF OPEN MEETING

Continuation of Resolution No. 18-28 – A Resolution of the City of Taylorsville Approving the Purchase of Real Property – Tracy Cowdell

Following the Closed Session, the open City Council Meeting was reconvened at 8:40 p.m. in Conference Room 202 at Taylorsville City Hall. It was noted that the door was open and there were no members of the public in attendance. Chair Brad Christopherson called for further consideration of Resolution No. 18-28, which is to approve the purchase of real property at 5705 South Easton Street. It was relayed that the subject property is currently under condemnation of the Health Department and is the property from which Taylorsville City and West Valley Animal Services recently removed 150+ dogs. The city proposes purchasing the property, remediating it, and subsequently disposing of it. Chair Christopherson said the question before the Council is whether there is desire to purchase the property in order to resolve existing health and safety issues.

Council Member Dan Armstrong stated that his only concern is over the demand for \$100,000. He said he does believe that the City needs to step in somehow and take care of the problem, but the purchase price should be for the value of the land, minus demolition costs, at an amount of about \$64,000. He acknowledged, after conferring with the City Attorney, that this action will not set a legal precedent.

Discussion was held regarding the appraised value of the land and the expense for demolition costs. The condition of the house was referenced and public clamor about the state of the property was cited. City Administrator John Taylor explained that there is not currently a budget line item to expend funds to deal with this health and safety issue. City Attorney Tracy Cowdell stated intent to make sure the Council is comfortable with the transaction and the expenditure through adoption of a resolution.

Council Member Armstrong reiterated his previous concerns with the seller's demands. Chair Christopherson noted that Council Member Armstrong's objections are on the record. He called for any other recommendations or motions.

Mr. Cowdell relayed the seller's intent to try and list the property and sell it on the open market, no matter how long it takes, unless the city purchases it for the asking price of \$100,000. He said they have stated they are not willing to take any less. He observed that placing the property on the market for an indefinite period will leave the city with unresolved code compliance and safety issues.

Council Member Curt Cochran suggested meeting halfway with a counter offer of \$80,000.

Chair Christopherson cited the option to pass the resolution with the inclusion of a not-to-exceed amount and direction to the City Attorney to go back with a "take it or leave it" offer. The expense of dealing with resulting code enforcement issues and additional expense was cited.

Council Member Meredith Harker **MOVED** to adopt Resolution No. 18-28, as presented. **The motion failed for lack of a second.** Chair Christopherson called for an alternate motion.

Further discussion ensued among Council Members and staff regarding options for the property.

Chairman Brad Christopherson **MOVED** to adopt Resolution No. 18-28, as presented. Council Member Harker **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Harker-yes, Christopherson-yes, Armstrong-no, Cochran-no, and Burgess-yes. **All City Council members voted and the motion passed with a three-to-two vote.**

Council Member Curt Cochran clarified that he would have made an alternate motion with a purchase amount not to exceed \$80,000.

12. ADJOURNMENT

Council Member Dan Armstrong **MOVED** to adjourn the City Council Meeting. Council Member Meredith Harker **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Harker-yes, Christopherson-yes, Armstrong-yes, Cochran-yes, and Burgess-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 9:00 p.m.

Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 11-07-18

Minutes Prepared by: Cheryl Peacock Cottle, City Recorder