

City of Taylorsville
Special City Council Meeting
Minutes

Wednesday, March 8, 2017
Council Chambers
2600 West Taylorsville Blvd.
Taylorsville, Utah 84129

6:00 p.m. SPECIAL CITY COUNCIL MEETING

Attendance

Mayor:

Lawrence Johnson

Council Members:

Chairman Brad Christopherson
Vice-Chair Daniel Armstrong
Council Member Dama Barbour
Council Member Ernest Burgess
Council Member Kristie Overson

City Staff:

John Taylor, City Administrator
Scott Harrington, Chief of Finance
Mark McGrath, Community Development Director
Tracy Cowdell, City Attorney
Cheryl Peacock Cottle, City Recorder
Kristy Heineman, Council Coordinator
Tiffany Janzen, Public Information Officer
Tracy Wyant, UPD Precinct Chief
Jay Ziolkowski, UFA Battalion Chief
Jean Ashby, Economic Development Assistant
Shay Smith, City Engineer

Others: Royce Larsen, Renee Sorensen, Lynn Handy, Ken Donarski, John Gidney, Meredith Harker

Welcome, Introduction and Preliminary Matters – *Chairman Christopherson*

[6:02:57 PM](#) Chairman Brad Christopherson called the Special City Council Meeting to order at 6:02 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 Dan Armstrong who was excused.

[6:03:30 PM](#) Chair Brad Christopherson led those present in the pledge of allegiance.

1. Proclamation on Child Abuse Prevention
– Renee Sorensen/Exchange Club/Mayor Johnson

[6:03:58 PM](#) Mayor Lawrence Johnson read a proclamation proclaiming the month of April, 2017 as *Child Abuse Prevention Month*. The Mayor presented the proclamation to Renee Sorensen, who accepted on behalf of the Taylorsville Exchange Club. It was noted that pinwheels will be planted at City Hall on April 1, 2017 in commemoration of *Child Abuse Prevention Month*. Mayor Johnson thanked Ms. Sorensen for her efforts with this wonderful cause.

2. Communication Vendors Discussion – Tracy Cowdell

[6:07:05 PM](#) City Attorney Tracy Cowdell described issues that need to be addressed in the city in regard to telecommunication vendors. He relayed that Comcast, Century Link, Utopia, and others have requested franchise agreements to provide updated service in Taylorsville. He referenced a new satellite cell phone tower/internet service provider that may provide television service through a newer technology.

[6:09:01 PM](#) Mr. Cowdell asked whether the Council is ready to discuss these issues and if they might be scheduled for a meeting in the next four or five weeks. It was agreed to place this matter on the agenda for the first meeting in May.

Council Member Dan Armstrong joined the Council Meeting at 6:10 p.m.

[6:10:52 PM](#) Mr. Cowdell noted that the City does not currently have an ordinance in place regarding franchise agreements, although he has written one. He questioned whether agreements should just be done on a contract case-by-case basis because of the new technology involved. Chair Christopherson described negotiations with Google that have become complicated and resulted in difficulties.

[6:12:07 PM](#) Mr. Cowdell relayed that Comcast has provided service to almost every street in the city, with a couple of neighborhoods looking a little light. He indicated that they have agreed to work in good faith toward nearly 100% buildout in Taylorsville. He observed that some providers only want to pick certain neighborhoods to provide service.

[6:13:26 PM](#) Council Member Ernest Burgess asked for clarification on providers who only want to build in certain areas. Mr. Cowdell acknowledged that it is expensive for a company to build out a city like Taylorsville that is already established. He explained that some of the telecommunications providers want to “cherry pick” and only build in certain areas of the City. He cited Utopia who only wants to build in the business park and said the Council should

determine a policy on the issue. Council Member Burgess asked about the impact of this to citizens. Mr. Cowdell stated that the more options available, the better the situation is in terms of driving prices down for residents. He added that Century Link is saying they will be able to build out throughout the city. He suggested it would be good for residences to have more options.

3. Resolution No. 17-06 – Adopting the One-Year Action Plan for the Forty Third Year of Community Development Block Grant Funding and HOME Investment Partnership Funding (2017-2018) and Approving an Interlocal Cooperation Agreement Between the City of Taylorsville and the U.S. Department of Housing and Urban Development – Ken Donarski

[6:15:38 PM](#) CDBG Consultant Ken Donarski presented the subject resolution to adopt final allocations for the City's CDBG funding and HOME funds. He referenced the Mayor's recommendations, as contained in Exhibit A. Mr. Donarski noted that the amount anticipated to be received is still a guess at this point until Congress officially appropriates funds. He anticipated that Taylorsville will receive approximately the same amount as last year, but said that if the amount is drastically less, he will come back to the Council to determine cuts.

[6:16:56 PM](#) Council Member Kristie Overson asked for clarification about the separate allocation for HOME funds. Mr. Donarski confirmed that HOME funds are facilitated through Salt Lake County and can only be used for specific things like home purchases, rental assistance, or home owner rehab projects. He said these funds cannot be used for other uses. He stated that he is estimating Taylorsville will receive \$65,000 in HOME funds this year, although \$85,000 was allocated last year.

[6:18:37 PM](#) Council Member Ernest Burgess cited cuts to YMCA and noted that means cutting about 20 kids per month from the program. He said he would like to look a little closer at that and have more detail provided. Mr. Donarski gave explanation on ways that public service programs are funded and cuts that must potentially be made across the board if funding comes in less than that estimated.

[6:20:27 PM](#) Council Member Dama Barbour asked for clarification on YMCA and Big Brothers/Big Sisters and whether those funds are used locally within Taylorsville. Mr. Donarski indicated that offices for the organizations are not in the City, but they do operate in Taylorsville schools.

[6:21:22 PM](#) Council Member Kristie Overson stated that she visited earlier with Mr. Donarski and received some points of clarification. She shared that she now better understands the basic principles for using CDBG funds. She noted that funds must be spent and then entities must come back to the City to get reimbursed. She said she was concerned over Family Support Center because they have relied heavily on Taylorsville funds in the past, but now understands

that they are not eligible because they are asking for maintenance which does not meet CDBG criteria. She said she is okay with the allocations as recommended.

[6:23:03 PM](#) Chair Christopherson gave explanation for those present on the purpose of CDBG funds and cited eligibility requirements for those who receive such.

[6:23:47 PM](#) Council Member Dama Barbour **MOVED** to adopt Resolution No. 17-06, as presented. Council Member Kristie Overson **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: Barbour-yes, Armstrong-yes, Overson-yes, Christopherson-yes, and Burgess-yes. **All City Council members voted in favor and the motion passed unanimously.**

4. State of the City Reports

4.1 Code Enforcement Discussion

[6:25:56 PM](#) City Administrator John Taylor presented the top five issues with Neighborhood Compliance and related citations issued, as follows: weed control standards; parking issues; inoperable vehicles; landscaping maintenance; and accumulation of junk.

[6:26:56 PM](#) Council Member Dan Armstrong inquired whether there is a particular location where most of these violations are showing up. Mr. Taylors relayed that problems are city wide, but there are some hot spots and about four or five areas that are problematic. He agreed to provide that specific information.

[6:28:02 PM](#) Council Member Dama Barbour asked to be walked through the process followed when a problem is identified. Mr. Taylor indicated that Code Enforcement is pushing for a more hands on approach and tries to knock on doors and have direct communication regarding problems. He explained that if an issue is easily resolved, a case is not even started. If it is more problematic, an official notice is issued and a case is started for monitoring. He noted that there are a lot of absentee property owners that present issues.

[6:30:35 PM](#) Council Member Dama Barbour cited a sign that she has seen posted about rooms for rent. Mr. Taylor clarified that a resident can have a renter within a house, but city ordinance does not allow more than three unrelated renters in a home.

[6:31:20 PM](#) Council Member Kristie Overson questioned whether there is currently sufficient code enforcement staff. Mr. Taylor stated that depends on whether the Council is satisfied with the level of code enforcement efforts and results seen. He confirmed that the city is currently in

the process of filling the open code enforcement position. He noted that code enforcement is mostly proactive, but does quickly address complaints as they come in.

[6:33:36 PM](#) Council Member Ernest Burgess referenced the issue with renting rooms. Mr. Taylor said he believes this is a separate issue that must be dealt with outside of code enforcement. Council Member Burgess requested that this topic be placed for discussion on a future agenda. Chair Christopherson noted that this issue was already discussed during a recent Council Meeting. He cited legislation on fair housing laws that make this a complex problem.

[6:36:00 PM](#) Council Member Dama Barbour asked about filling the empty code enforcement position. Assistant City Manager Scott Harrington relayed that 16 applications were received and confirmed that the city will be filling that spot.

[6:37:01 PM](#) Mayor Johnson cited issues with up to 15 people in a home and related parking issues. He said this is a red flag for illegal activity. Chair Christopherson noted that if the people in the home are all related, there can be as many people as desired in a home.

[6:38:18 PM](#) Chair Brad Christopherson cited the Council's intent to determine needs of the city in anticipation of the budget season. He suggested that this discussion will give a broad overview and allow departments to bring budget needs to the attention of the Council.

[6:39:02 PM](#) Mayor Johnson cited efforts to communicate and work with people. He relayed that Code Enforcement officers have been providing those in violation with free dump vouchers.

[6:39:31 PM](#) City Attorney Tracy Cowdell stated that a lot of time has been spent over the last 18 months in refining how code enforcement cases go to the Administrative Law Judge in order to follow due process for property rights. He relayed that improvements have been made and the process is going well now without a lot of drama.

[6:40:51 PM](#) Mr. Taylor illustrated a map showing areas where high focus has been spent on code enforcement issues within problematic areas. He agreed to provide a copy of the map to the Council.

2016 areas of focus were listed, i.e. (1) ordinance violations; (2) business and rental license compliance; (3) graffiti; (4) snow ordinance violations (384 notices given); and (5) street light repairs. Statistics related to ordinance violations generated in 2016 were illustrated. Street light statistics as of February 1, 2017 were rendered as: 153 street lights reported; 102 street lights repaired (including decorative street lights in front of Taylorsville High School); and 51 street lights to still be repaired.

(At 6:45 p.m., the computer used for recording purposes experienced a crash of its hard drive. Brief notes were subsequently taken by the City Recorder and are provided for the remaining discussions. As a result of the technological failure, detailed meeting minutes and a recording of the meeting in its entirety are not available.)

4.2 Parks & Recreation Discussion

Community Development Mark McGrath led the discussion on Taylorsville Parks.

City Council requests were listed as:

- Asset Inventory
- Current Projects
- Future Projects – with Timelines
- Parking Spaces added to Bennion Park
- Summit Vista (Possible trail connection to Bennion Park)

A detailed asset inventory of Taylorsville Parks was reviewed.

Current park projects were discussed, as follows:

Vista Park Upgrades:

- New Playground Completed
- New Benches
- Additional Trees
- Parking Lot Lighting

Creation of Cabana Park:

- Perimeter Block Wall Fence Completed
- Playground Installation in Process
- Pavilion
- Benches
- Landscaping

Future park projects were discussed, as follows:

- Trail Network is ongoing
- Tank Park – in conjunction with the Summit Vista Development
- Jordan River Trail – No timeline developed
- City Center – in conjunction with the PAC

The Jordan River Parkway area was discussed, including issues with designated wetlands and ongoing mitigation efforts.

Mr. McGrath described improvements that will be made to the City Center property in conjunction with the building of the Performing Arts Center (PAC). It was noted that Phil Jordan, with Salt Lake County, is now the full-time Project Manager for development of the PAC. Mr. Jordan will be invited to provide a status update on the PAC at a future Council Meeting. Mayor Johnson relayed that a sign regarding the PAC will be in place on the property soon. A digital copy of the sign will be provided to the Council ahead of time, if possible.

Discussion was held regarding ideas for additional parking at Bennion Park. Issues with the retention pond were cited. Current safety problems were referenced. Mr. Taylor agreed to review options and come back with ideas for the maximum number of stalls to be added. He noted that one option is to close Bennion Park to sporting activities.

4.3 Capital Projects Discussion

Current capital projects were discussed by City Engineer Shay Smith, as follows:

- Cabana Club
- Vista Park
- Bennion and 1300 West Storm Drain
- 2700 West Wall
- Redwood Road Beautification Project
- Storm Drain Video and Mapping Project
- I-215 South and I-215 Trail Project
- Community Signage

The Redwood Road Beautification project was discussed in detail. Issues surrounding the burying of utility lines were addressed. Funding solutions through UDOT were explained. Potential transportation funds that may be available were referenced. It was relayed that the Redwood Road Project (from 4100 South to 5200 South) will include both sides of the street with curb, gutter, sidewalk, and walls. Potential funding to be released from the Wasatch Front Regional Council was referenced and it was indicated that the project is complicated, expensive, and at least three years out.

Community Development Director Mark McGrath stated that the BRT project is currently in the design phase. He noted that the timeline for construction depends on funding. He relayed that a portion of the project may qualify for federal funding, but the majority of the project will be funded by the state.

Mr. McGrath indicated that the total cost for the project will be about \$30 million, but it is too early to know what the city's portion will be. He described the planned route for the BRT through Taylorsville. Council Member Barbour cited current legislation that is likely to pass regarding transportation funds. Mr. Taylor confirmed that the city will be lobbying UDOT for funding needed.

Mr. McGrath discussed plans for community signage and illustrated a master plan signage map.

Future capital project were discussed, as follows:

- Performing Arts Center – Construction starting next fall
- Jordan River Flooding Mitigation - underway
- Senior Center Addition – (Arts and Crafts Room) Summer of 2017
- City Hall Garage – Fall 2017 (location to be determined - former fire station property suggested)
- City Center Entrance Improvements – Summer of 2018 (in conjunction with PAC)
- Trail Network – ongoing
- 4500 South BRT – ongoing
- Tank Park – pending development
- 5400 S. North Sidewalk from 1300 West to Millrace Park – not funded
- Senior Center Exercise Pool – not funded (possibly covered by CDBG funds)
- Jordan River Trail Development – not funded
- Neighborhood Revitalization Program – not funded

It was reported that there is a missing bus stop sign on the south side of 5400 South, just east of 2700 West.

The potential for an indoor pool at the Salt Lake County Recreation Center was mentioned. It was noted that the cost for such would be substantial and CDBG funds could not be used. Mr. Taylor agreed that Salt Lake County should be encouraged to pursue this project and make upgrades in facilities.

Council Member Dama Barbour cited hazardous issues with sidewalks south of 5400 South along 3200 West. She referenced the potential for liability. It was confirmed that walls are planned for both sides along 3200 West in conjunction with the Summit Vista Project. Mr. Taylor cited funding priorities and described plans for fencing to go along with planned park improvements.

Chair Christopherson said he would like to see double basketball courts in the Recreation Center. Mr. Taylor noted that the facility is owned by Salt Lake County and suggested that a political discussion should be held with the county about needed improvements.

Mr. Taylor discussed the Neighborhood Revitalization Program and referenced areas in need of cleanup. Chair Christopherson also cited a property that is an eyesore at 6200 South and 2200 West. Mr. Taylor agreed to follow up on this issue.

Wall construction was discussed and a map for proposed decorative block walls was illustrated.

Council Member Burgess asked about any plans for walls to enclose open backyards on 4700 South from 2200 West to the freeway entrance. Mr. Taylor agreed to look into needs in this area.

4.4 Public Works Discussion

The Public Works contract through Salt Lake County was discussed and a review was given on statistics for yearly services provided, i.e. general road maintenance (53%); snow removal (26%); sign maintenance (7%); pavement management (1%); roadway striping (3%); school zone flasher maintenance (1%); traffic signal maintenance (4%); landscape and weed control (1%); ADA compliance (3%); and emergencies and cleanup (1%). City Administrator John Taylor relayed that the contract for public works is approved for renewal on an annual basis and there are no penalties if the city chooses not to renew. If it is decided not to renew with the county, Taylorsville would then just need to find a new way of providing public works services.

Mr. Taylor confirmed that park maintenance is done through a separate and detailed annual contract with Salt Lake County Parks and Recreation. Council Member Kristie Overson said she would be interested in talking about the park maintenance contract in an upcoming meeting as budgets are discussed. Council Member Barbour said she would also like to discuss this contract. Mr. Taylor indicated that he is happy to talk about this offline with one or two council members at a time.

Council Chair Brad Christopherson cited potholes on 2200 West and 6250 South. Council Member Dama Barbour relayed that there are also potholes on 1900 West. Mr. Taylor agreed to follow up and asked that City Engineer Shay Smith be emailed about any potholes noticed.

Discussion ensued regarding street lights and Mr. Smith showed a map of street lights in Taylorsville. Council Member Kristie Overson stated appreciation for recent street light repairs that were completed in a timely manner. She asked for a future discussion on the design of street lights. She cited inquiries from her Community Council regarding the black light poles. She said they have questioned if the city is investing in the right type of lights in order to provide adequate lighting. She observed that proper lighting is a safety issue and very important.

Mr. McGrath explained the history of city street lights and indicated that the town and country style lights have a 20 year lifespan. He relayed that a new strategy for street lights throughout the city will be brought forward. He noted that retrofitting the city will be much cheaper now as wiring is already in place. He suggested that lights in need of replacement should be identified, with a program developed where a certain number of lights are replaced every year based on needs and priorities.

Council Member Kristie Overson asked about a remedy for unsightly utility boxes in the city. Mr. Taylor indicated that this is a neighborhood compliance issue. City Attorney Tracy Cowdell said the issue is being pursued through utility companies by code enforcement. He asked that Council Members email Administration about those problem boxes that are observed.

4.5 General Plan Update Discussion

Community Development Director Mark McGrath relayed that the city's General Plan update is 90% finished. He reported that the original General Plan was adopted in 1997 and the current General Plan was adopted in November, 2006, with the new update to be implemented in Spring/Summer 2017. He indicated that this has been a labor intensive project. He said it would be wise to implement a policy to update the General Plan every five years going forward, due to ever-changing technology. He confirmed that a resolution to adopt a policy regarding updates to the General Plan will be prepared, with legal review, for a future meeting. He also suggested making the General Plan Steering Committee a permanent body.

Council Member Dama Barbour inquired about the contract amount for the General Plan consultant and Mr. McGrath indicated that the cost was \$75,000 for a draft plan. He explained that there were problems with the first consultant, who was subsequently terminated, and another company has now been contracted for about \$25,000. He said the plan has not yet appeared before the Planning Commission, per a Staff decision and in consultation with Administration. He clarified that there is a tremendous learning curve about what is needed in a community and the final work will be done in-house. He recommended doing future plan updates in-house.

Council Member Dan Armstrong **MOVED** to table the rest of the discussions under Agenda Item 4 and skip forward to Agenda Item 5. Council Member Burgess **SECONDED** the motion. **All Council Members voted in favor and the motion passed.**

4.6 Public Safety Discussion

Discussion was tabled.

4.7 Planning Department Discussion

Discussion was tabled.

4.8 Economic Development Discussion

Discussion was tabled.

4.9 Legal Department Discussion

Discussion was tabled.

5. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)

- 5.1 Planning Commission Meeting – Tuesday, March 14, 2017 – 7:00 p.m.**
- 5.2 Planning Commission Meeting – Tuesday, March 28, 2017 – 7:00 p.m.**
- 5.3 ULCT Annual Conference – Wednesday, April 5-7, 2017**
- 5.4 Planning Commission Meeting – Tuesday, April 11, 2017 – 7:00 p.m.**
- 5.5 City Council Briefing Session – Wednesday, April 12, 2017 – 6:00 p.m.**
- 5.6 City Council Meeting – Wednesday, April 12, 2017 – 6:30 p.m.**
- 5.7 City Council Briefing Session – Wednesday, April 19, 2017 – 6:00 p.m.**
- 5.8 City Council Meeting – Wednesday, April 19, 2017 – 6:30 p.m.**
- 5.9 Planning Commission Meeting – Tuesday, April 25, 2017 – 6:00 p.m.**
- 5.10 Mayor’s Town Meeting: “State of the City Address” – Wednesday, April 26, 2017 – 6:00 p.m.**

6. CALENDAR OF UPCOMING EVENTS

- 6.1 *Pinwheel Planting Ceremony for Child Abuse Awareness: Saturday, April 1, 2017 – 9:00 a.m. – Taylorsville City Hall***
- 6.2 *Annual Earth Day Collection Event: Saturday, April 22, 2017 – 8:00 a.m. – 12:00 Noon – Taylorsville City Hall***

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

It was determined that a Closed Session was not needed and no Closed Session was held.

Adjournment

Council Member Dan Armstrong **MOVED** to adjourn the Special City Council Meeting. Council Member Kristie Overson **SECONDED** the motion. Chair Christopherson for discussion on the motion. There being none, she called for a vote. The vote was as follows: Barbour-yes, Armstrong-yes, Overson-yes, Christopherson-yes, and Burgess-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:26 p.m.

Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 04-12-17

Minutes Prepared by: Cheryl Peacock Cottle, City Recorder