

City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, May 21, 2014
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

BRIEFING SESSION

Attendance:

Council Members:

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

City Staff:

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

Excused: Mayor Larry Johnson

BRIEFING SESSION

1. Review Administrative Report

6:02:35 PM Chairman Kristie Overson 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.

Chair Overson called for questions on the Administrative Report for Community Development. Council Member Barbour called for clarification on a home business occupation to sell cellular phones. Community Development Director Mark McGrath explained that the business owner basically works away from his home as a sales person, but he maintains an office in his home.

Mr. McGrath also confirmed that the semi-truck for the related home occupation will not be parked at the home and will be kept elsewhere.

2. Review Agenda

6:05:45 PM The agenda for the City Council Meeting was reviewed.

6:08:31 PM Council Member Ernest Burgess called for clarification on responsibility for weeds on property at 5400 South and Redwood Road (near the former Furniture Warehouse building). City Administrator John Taylor indicated that the property owner is responsible for maintaining the weeds and gave clarification on legal issues that are being worked out between certain property owners and UDOT. He confirmed that if weeds continue to get worse, they will be addressed.

3. Adjourn

Chair Overson declared the Briefing Session adjourned at 6:09 p.m.

REGULAR MEETING

Attendance:

Mayor Larry Johnson

Council Members:

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

City Staff:

John Taylor, City Administrator
John Brems, City Attorney
Mark McGrath, Community Development Director
Tracy Wyant, UPD Precinct Chief
Cheryl Peacock Cottle, City Recorder
Scott Harrington, Chief Financial Officer
Wayne Harper, Economic Development Director
Steve Prokopis, UFA
Kristy Heineman, Council Coordinator
Jean Ashby, Economic Development Assistant
Tiffany Janzen, Public Information Officer
Rhetta McIff, Neighborhood Services Coordinator
Michael Kwan, Judge

Citizens: Brent Garside, Lynn Handy, Garl Fink, Steve Faurshou, Curt Cochran, Jolene Dearden, Jerry Milne, Gordon Willardson, David Bateman, Colin Poole, Parker Whitlock, Ben Poole, Isaac Glad, Talmage Glad, Candy Caballero, Robert Avalas, Scouts from Troop #745

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

6:31:23 PM Chairman Kristie Overson called the meeting to order at 6:31 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 - *Council Member Barbour*

6:32:02 PM Council Member Ernest Burgess directed the Pledge of Allegiance.

1.2 Reverence – *Council Member Barbour* (Opening Ceremonies For June 4, 2014 to be arranged by Youth Council)

6:32:34 PM Council Member Dama Barbour offered the Reverence by expressing gratitude for those who have served in the military and whose sacrifice has ensured the freedoms of American citizens. She also shared the words of the Lee Greenwood song, “*God Bless the USA.*”

6:35:39 PM Council Chair Overson recognized members of Scout Troop #745 in attendance.

1.3 Citizen Comments

6:36:45 PM Chairman Kristie Overson reviewed the Citizen Comment Procedures for the audience. She noted that a public hearing to receive comments specific to the budget will be held later in the meeting. She then called for any citizen comments.

6:37:40 PM Gordon Willardson expressed appreciation for UPD Chief Tracy Wyant and the work of Taylorsville law enforcement officers. He also thanked the Mayor for looking after the pocketbooks of citizens in preparing the budget and ensuring that needs of citizens are being met instead of wants. He thanked Council Members for taking time to personally introduce themselves.

6:39:17 PM Jerry Milne described a section of property that basically represents a “no man’s zone” between two fences by his property. He expressed concern that the area will be a receptacle for trash and that weeds will not be maintained. He noted that there are several entities that have an interest in the fence and questioned who will be responsible for maintaining the property described.

6:41:53 PM City Administrator John Taylor cited a property boundary issue that may need to be addressed. He agreed to have code enforcement officers follow up and ensure that the area is held to city standards.

6:42:56 PM There were no additional citizen comments, and Chairman Overson closed the citizen comment period.

1.4 Mayor's Report

No Mayor's Report was given.

2. APPOINTMENTS

There were no appointments.

3. REPORTS

3.1 Unified Police Department - *Precinct Chief Tracy Wyant*

6:43:32 PM UPD Precinct Chief Tracy Wyant reported on law enforcement services in Taylorsville for the third quarter (January through March, 2014).

6:44:05 PM Chief Wyant discussed statistics on the following, as contained in the report that was provided in Council packets:

- Current crime trends
- All general offenses during the third quarter
- Breakdown of offenses in each individual Council District
- Traffic accidents and traffic citations
- Narcotics
- Burglaries and burglary alarms

6:47:27 PM Chief Wyant gave clarification to the Council regarding the recovery of stolen vehicles.

6:50:55 PM Chair Overson observed that there has been a remarkable decrease in criminal activity and commended the Taylorsville Precinct for their fine work with law enforcement.

6:54:18 PM Chief Wyant cited the large concentration of citations issued along Redwood Road and noted that this is the result of major traffic in the area and also the patrol of school zones.

6:56:48 PM Council Vice-Chair Ernest Burgess commented on a conversation he overheard on a bus regarding drug activity. Chief Wyant elaborated on current challenges on a national level related to drug activities. He indicated that limited progress is being made in controlling narcotics.

7:01:05 PM Chief Wyant referenced a synopsis of law enforcement cases that have been resolved within the Investigative Unit. Chair Overson complimented officers on their successful efforts.

7:02:16 PM Chief Wyant referenced descriptions of activities relating to Person Crimes, SWAT, and the Collision Analysis and Reconstruction (C.A.R.) Unit.

7:04:13 PM Chief Wyant cited awards being given to many Taylorsville officers and observed that the precinct has many great officers.

7:05:08 PM Council Member Barbour called for additional clarification on narcotic activities that are occurring in her district. Chief Wyant gave explanation on specific activities conducted by narcotic dealers in vehicles. He suggested that citizens report any suspicious vehicular activity.

7:08:02 PM Council Member Christopherson thanked Chief Wyant and his officers for their efforts.

4. CONSENT AGENDA

4.1 Minutes of the 05-07-14 City Council Meeting

7:08:20 PM Council Member Dama Barbour **MOVED** to adopt the Consent Agenda. Council Member Dan Armstrong **SECONDED** the motion. Chairman Kristie Overson called for discussion on the motion. There being none, she called for a roll-call vote. The vote was as follows: Barbour-yes, Overson-yes, Burgess-yes, Christopherson-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.**

5. PLANNING MATTERS

5.1 Ordinance 14-07 - Amending the Taylorsville General Plan and City Center Small Area Master Plan - *Mark McGrath*

7:09:12 PM Community Development Director Mark McGrath relayed that Taylorsville adopted an addendum in 2003 to the City's Master Plan that is the City Center Small Area Master Plan.

He described the history of amendments to the plan related to proposed development that did not end up taking place.

7:11:48 PM Mr. McGrath described the three-part recommendations given by the Taylorsville Planning Commission, as follows: (1) Repeal the City Center Small Area Master Plan that was originally adopted as an addendum to the General Plan in 2003, then amended in 2006; (2) Repeal language in the General Plan that refers to the CCSAMP; and (3) add new language to the General Plan regarding future development on the site. He illustrated plans of the separate areas of the City Center property. He described specific recommendations for each area as proposed by the Planning Commission. He illustrated and discussed some of the architectural site design concepts and features.

7:16:56 PM Council Member Barbour called for clarification on Part 3, Area A, and expressed concern about the narrow language regarding restaurant focus. She suggested making that language more general to provide flexibility for future development. Mr. McGrath agreed that the very specific nature of the existing plan has been somewhat prohibitive for potential development.

7:18:47 PM Council Member Christopherson cited efforts over the years to recruit restaurants to the area and agreed that the requirements should be more general.

7:20:00 PM Council Member Barbour commended the Planning Commission for their hard work. Chair Overson added her appreciation.

7:20:33 PM Council Member Dama Barbour **MOVED** to adopt Ordinance 14-07 - Amending the Taylorsville General Plan and City Center Small Area Master Plan, with the suggested text change previously discussed. Council Member Brad Christopherson **SECONDED** the motion. Chairman Kristie Overson called for discussion on the motion. There being none, she called for a roll-call vote. The vote was as follows: Barbour-yes, Overson-yes, Burgess-yes, Christopherson-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.**

6. FINANCIAL MATTERS

6.1 Budget Committee Report Regarding the Budget for Fiscal Year 2014-2015 - Lynn Handy

7:21:40 PM Budget Committee Chair Lynn Handy reported on the Budget Committee's recommendations regarding the Budget for Fiscal Year 2014-2015.

7:22:34 PM Mr. Handy noted that other members of the Budget Committee are excused from the meeting, but cited their diligent work in reviewing the budget. He observed that the proposed budget has been well-crafted and is sensitive to the needs of citizens.

7:22:11 PM Mr. Handy listed priorities of the Budget Committee, as follows:

1. Public Safety: One less Lieutenant and One additional officer for UPD Taylorsville Precinct
2. Economic Development: Capital projects for several sites in city; \$1,100,000 infrastructure and \$1,035,000 for Economic Development
3. Savings Reserve Account, (Rainy Day Fund): Keep at 17% to 18% of City budget
4. Employee Salaries: Current budget has \$17,000; recommend \$30,000 for salary increases to average a 2% merit increased, based on employee performance, where needed. Remember to fairly compensate employees who provide needed city services.
5. Street & Road Maintenance
6. Ordinance Review

Mr. Handy referenced other items considered by the City Council during the May 14, 2014 Work Session, as follows:

1. Decorative walls on major highways; primary site at Redwood Road
2. Monument signs at entrance locations on major roads to city
3. Parks and recreation site improvements

Mr. Handy relayed that the Budget Committee recognizes the City Council and Mayor are committed to a 50% property tax reduction. He suggested the need to maintain sufficient funds in the City budget to cover necessary expenses without the need for large property tax increases in the future.

7:26:57 PM Chair Overson thanked the Budget Committee for their recommendations. Council Members thanked Budget Committee Members, the Mayor, the City Administrator, and the Chief Financial Officer for their work on the budget. Mr. Handy expressed appreciation to Mr. Harrington for his work with the Budget Committee.

6.2 Budget Discussion for Fiscal Year 2014-2015 - Scott Harrington

7:28:20 PM Chief of Finance Scott Harrington described this year's timeline for the FY 2014-2015 Budget, as follows: The tentative FY 2014-2015 Budget was presented to the City Council on May 7, 2014; budget discussion was held on May 14, 2014; a public hearing to receive public comments on the budget is being held tonight, May 21, 2014; and the potential adoption of the budget is scheduled for June 4, 2014.

7:29:21 PM Mr. Harrington reviewed highlights of the FY 2014-2015 budget. He cited the property tax decrease of 50%, which makes the city more reliant on sales tax. He indicated that cable and franchise tax are going up 5% and sales tax is being held flat.

7:30:17 PM Mr. Harrington cited some budget items that have been moved from one department to another, i.e. personnel changes in full time allocations for the Council Coordinator and the Emergency Response Coordinator. He cited more grant opportunities for Emergency Response with a full-time person in that position. He explained that part of the Bailiff's budget is being moved to Administration and a new Building Department is being formed with some existing personnel being moved from the Community Development Department. He referenced a higher level of park maintenance, including more water, mowing, and clean up for all parks, with community events, i.e. movies in the park. He cited transfers to the Economic Development Fund to help fund future bond payments and to facilitate projects. Mr. Harrington listed a transfer for improvements to Millrace and Bennion Parks and allocations for a potential Arts Center and for the BRT Project.

7:33:43 PM Mr. Harrington called for any questions or comments. Chair Overson thanked Mr. Harrington for his many hours spent responding to calls and emails regarding the budget.

7:34:07 PM Council Member Barbour called for clarification on moving all of the under-spend amount in the current budget to a fund to start working toward gateway signs. Mr. Harrington indicated that this amount will be reflected in the current FY 2013-14.

7:34:53 PM Council Member Barbour thanked Administration for its good financial management resulting in an under-spend amount.

6.2.1 Public Hearing - To Receive Public Comment on the Fiscal Year 2014-2015 Budget

7:35:24 PM Chair Overson opened the public hearing and called for citizen comments.

7:35:58 PM Jolene Dearden thanked Administration and the City Council for their help and commented on the decorative walls being requested on Redwood Road near 5400 South. She

observed that a new fire station will be coming and suggested that the beautification walls will enhance that area. She submitted petitions containing another 220 signatures in support of the walls.

7:37:48 PM Brent Garside commented on the proposed budget and said the current budget is a breath of fresh air compared to previous years. He commended the Mayor and staff on doing a good job and in making the budget public friendly. He said some figures are translucent rather than transparent. He reviewed the Court's budget and expressed concern over costs for services that are unnecessary, i.e. interpreters. He suggested that these services help individuals glide through the court system. Mr. Garside stated that the Court is autonomous and is overseen by the State with little City control. He commented on high surcharges that the City has no oversight over. He recommended that the Court needs to be more accountable. He stated that this year's budget is a good one, but much more can be done.

7:43:29 PM There were no additional comments and Chair Overson declared the public hearing closed.

7:43:40 PM Chair Overson said that the Council will take the comments made under advisement.

7:43:59 PM Mayor Johnson thanked Mr. Harrington and Mr. Taylor for all their work on the budget.

6.3 Discussion of Fiscal Year 2013-2014 Year-End Budget - *Scott Harrington*

7:44:17 PM Chief of Finance Scott Harrington discussed year-end changes for the current 2013-2014 year-end budget. He indicated that there are not many changes, but are adjustments to bring some lines to the actual spent amount. He indicated that building permit fees are trending higher and are being increased by \$150,000. He clarified that the total budget is increasing \$246,000 for both revenues and expenses. He said that the main increases are non-departmental, i.e. legal expenses, etc. He cited the transfer of a maximum \$150,000 of the current under-spend (or whatever is available) to the Capital Fund for gateway signs. He stated that there are other small line changes, but they are offset and do not increase the overall budget.

7:47:32 PM Council Member Barbour indicated that her intent was that any underspend would go toward the start of gateway signs and not just the maximum of \$150,000. Council Member Christopherson agreed that was his recollection. Mr. Harrington gave clarification on what can be done with all the under-spend once actual figures are known. He said the \$150,000 represents that amount at this point.

7:49:24 PM Mr. Harrington indicated that \$500 is being added for Rape Crisis Center in the CDBG Budget. He noted that \$4,400 is being added to the Cemetery Fund to finish out the

emergency culinary connection. Mr. Harrington clarified that there are no changes to the Economic Development Fund. He cited a change to the Capital Fund to reflect revenue recognized in conjunction with highway fees that will go to the BRT project. He said there are no changes to the Storm Drain Fund.

6.3.1 Public Hearing - To Receive Public Comment Regarding Final Amendments to the Fiscal Year 2013-2014 Budget

7:51:07 PM Chair Overson opened the public hearing and called for citizen comments.

7:51:15 PM There were no comments and Chair Overson declared the public hearing closed.

7. OTHER MATTERS

7.1 Resolution No. 14-16 - A Resolution of the City Council Appointing Two Representatives to Serve on the Taxing Entity Committee for all Urban Renewal and Economic Development Project Areas in the City of Taylorsville, Utah - *Wayne Harper*

7:51:46 PM Economic Development Director Wayne Harper presented the subject resolution to appoint two City representatives to serve on the Taxing Entity Committee (TEC). He noted that in the past, John Inch Morgan and Council Member Barbour served on the TEC. He cited the need to update representatives to reflect current staff. He presented a recommendation to appoint City Administrator John Taylor and Council Member Dama Barbour as members of the TEC and Council Member Brad Christopherson as an alternate TEC Member.

7:53:12 PM Council Member Brad Christopherson **MOVED** to adopt Resolution 14-16 - Appointing Representatives to Serve on the Taxing Entity Committee for all Urban Renewal and Economic Development Project Areas in the City of Taylorsville, Utah. Council Member Dan Armstrong **SECONDED** the motion. Chairman Kristie Overson called for discussion on the motion. There being none, she called for a roll-call vote. The vote was as follows: Barbour-yes, Overson-yes, Burgess-yes, Christopherson-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.**

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

There were no new items for subsequent consideration.

9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)

7:54:03 PM

- 9.1 RDA Board Meeting - Wednesday, May 21, 2014 - 7:00 p.m.
- 9.2 City Council Briefing Session - Wednesday, June 4, 2014 - 6:00 p.m.
- 9.3 City Council Meeting - Wednesday, June 4, 2014 - 6:30 p.m.
- 9.4 Planning Commission Meeting - Tuesday, June 10, 2014 - 7:00 p.m.
- 9.5 City Council Work Session - Wednesday, June 11, 2014 - 6:00 p.m.
- 9.6 City Council Briefing Session - Wednesday, June 18, 2014 - 6:00 p.m.
- 9.7 City Council Meeting - Wednesday, June 18, 2014 - 6:30 p.m.

10. CALENDAR OF UPCOMING EVENTS

7:55:18 PM

- 10.1 The "*Get Into the River Festival*" will be held on May 31, 2014 between 10:00 a.m. - 2:00 p.m. The portion of the river event for Taylorsville will be held at Millrace Park (1150 West 5400 South). For more information, please contact Rhetta McIff at 801-963-5400

- 10.2 *Taylorsville Dayzz* - June 26-28, 2014 - Valley Regional Park - For more information visit www.taylorsvilledayzz.com

-RECESS FOR RDA BOARD MEETING

7:55:43 PM Council Member Dan Armstrong **MOVED** to recess the City Council Meeting in order to convene the Redevelopment Agency Board Meeting. Council Member Brad Christopherson **SECONDED** the motion. Chairman Kristie Overson called for discussion on the motion. There being none, she called for a roll-call vote. The vote was as follows: Barbour-yes, Overson-yes, Burgess-yes, Christopherson-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was recessed at 7:55 p.m.

-RECONVENE REGULAR CITY COUNCIL MEETING

The Regular City Council Meeting was reconvened and called to order at 8:10 p.m.

11. CLOSED SESSION (*Conference Room 202*)

11.1 Strategy Session to Discuss the Sale or Purchase of Real Property

8:11:24 PM Council Member Brad Christopherson **MOVED** to convene a Closed Session to discuss the sale or purchase of real property and a Closed Session to discuss the professional competence of an individual. Council Member Dan Armstrong **SECONDED** the motion. Chairman Kristie Overson called for discussion on the motion. There being none, she called for

a roll-call vote. The vote was as follows: Barbour-yes, Overson-yes, Burgess-yes, Christopherson-yes, and Armstrong-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 Larry Johnson, Council Members Barbour, Burgess, Christopherson, Armstrong, and Overson; City Attorney John Brems; City Administrator John Taylor; Economic Development Specialist 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.

11.2 Discussion Regarding the Professional Competency of an Individual

This Closed Session was deemed no longer necessary and discussion regarding the professional competency of an individual was not held.

12. ADJOURNMENT

Council Member Dama Barbour **MOVED** to adjourn the Closed Session and the City Council Meeting. Council Member Brad Christopherson **SECONDED** the motion. Chairman Kristie Overson called for discussion on the motion. There being none, she called for a roll-call vote. The vote was as follows: Barbour-yes, Overson-yes, Burgess-yes, Christopherson-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 9:03 p.m.


Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 06-18-14

Minutes Prepared by: Cheryl Peacock Cottle, City Recorder