

**City of Taylorsville**  
**CITY COUNCIL MEETING**  
*Minutes*

**Wednesday, May 16, 2012**  
**Council Chambers**  
**2600 West Taylorsville Blvd., Room No. 140**  
**Taylorsville, Utah 84129**

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**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  
Donald Adams, Economic Development Director  
Mark McGrath, Community Development Director  
John Taylor, City Engineer  
Scott Harrington, Chief of Finance  
Jessica Springer, Council Coordinator  
Aimee Newton, Communications Director  
Patrick Tomasino, Building Official  
Kris Heineman, Deputy City Recorder

**Others:** Suzan Bukovinsky, Charles Christopher, Royce Larsen

**BRIEFING SESSION**

**1. Review Administrative Report**

18:02:24 Chairman 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.

18:03:14 Chairman Rechtenbach called for questions on the Administrative Report for Community Development. Council Member Overson referenced last year's data for permit fees and plan reviews. She noted that this year's numbers are higher. Community Development Director Mark McGrath affirmed that building trends are currently going up. He stated that it is especially encouraging that there are three single-family residential subdivisions under construction at this time.

## **2. Review Agenda**

18:04:45 The agenda for the City Council Meeting was reviewed. A correction needed to the minutes from the April 18, 2012 Council Meeting was noted by Council Member Dama Barbour.

18:09:09 Council Member Kristie Overson inquired about potential assignments for Council Members in regard to the Taylorsville Dayzz Event. Chairman Rechtenbach relayed that the City Council has a booth and Council Coordinator Jessica Springer will notify Council Members as to their assignments in that regard.

18:09:59 Council Member Ernest Burgess inquired about the ordinance that City Attorney John Brems is amending in regard to election contribution caps. Mr. Brems indicated that he is currently working on that amendment. He proposed bringing the amended ordinance back for the first meeting in July after the budget adoption. Chairman Rechtenbach directed that the ordinance be scheduled accordingly.

## **3. Adjourn**

18:12:02 The Briefing Session was adjourned at 6:12 p.m.

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### **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  
Del Craig, Chief of Police  
Cheryl Peacock Cottle, City Recorder  
Kris Heineman, Deputy City Recorder

Jessica Springer, Council Coordinator  
John Taylor, City Engineer  
Scott Harrington, Chief of Finance  
Donald Adams, Economic Development Director  
Tracy Wyant, Police Sergeant  
Aimee Newton, Communications Director  
Patrick Tomasino, Building Official  
Michael Kwan, Judge  
Marsha Thomas, Judge

**Citizens:** Suzan Bukovinsky, Lynn Handy, Charles Christopher, Royce Larsen, Rhetta McIff, Israel Grossman, John Gidney, Pamela Manson, Virginia Loader, Kane Loader, Nick Holland, Jay Ziolkowski, John Fidler, Sam Fidler, Nancy Fidler, Mayor JoAnn Seghini, Keegen McCurdy, Glen Gardner, Mary Beth Lauritzen, Reya Van Tassell, Adam Ericksen, Susan Taylor, Ken Taylor, Doug Shupe, Sue Shupe, Paul Sommer, Tom Ollis, Robynn Fulton, Wes Fulton, Dan Hannon

**1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS**

18:31:56 Chairman Jerry Rechtenbach 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  
– *Chairman Rechtenbach***

18:32:41 Council Member Larry Johnson directed the Pledge of Allegiance.

**1.2 Reverence – *Chairman Rechtenbach* (Opening Ceremonies  
For June 6, 2012 to be arranged by Youth Council)**

18:32:52 Council Member Rechtenbach offered the Reverence.

**1.3 Citizen Comments**

18:34:45 Chairman Jerry Rechtenbach reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments.

18:35:08 Nick Holland stated that he and his wife recently held a forum on public safety. He observed the importance of quality law enforcement. He offered his opinion that Taylorsville would best be served by becoming a full partner in the Unified Police Department (UPD). He

cited the ability to gain extra resources though UPD for various areas of law enforcement including violent crimes, special victims unit, etc.

18:37:18 John Fidler spoke on behalf of a group in attendance. Mr. Fidler commented on the proposed property tax increase. He said that he understands the need for a small tax increase to cover administrative expenses, but is not in favor of the proposed tax increase. He stated his opposition to placing walls in the City. He stated his belief that placing walls around the City would contribute little to the overall beautification of the City. Mr. Fidler cited previous experience with the agendas of State Legislators and compared those to that of current Taylorsville City Council Members. He suggested salary cuts for the Mayor and City Council Members as a "show by example" method to reducing taxes.

18:42:53 Suzan Bukovinsky discussed police services. She referenced budget requests made last year by the Police Department that were declined. She spoke in favor of joining the Unified Police Department. Ms. Bukovinsky stated that she would be in favor of the proposed property tax increase if she knew the funds would be used to fund the police department. She explained that joining UPD would save the City \$600,000 which would benefit to the entire City. Ms. Bukovinsky recommended that if the Council decides not to join UPD, it fully fund the Taylorsville Police Department instead.

18:45:13 Dan Hannon commended budget presentations made by the City at the Budget Workshop on May 15, 2012. Mr. Hannon said he is okay with a small property tax increase to fund vital and regular services; however, he is not in favor of economic development incentives being offered to bring businesses into the community.

18:47:44 Rhetta McIff stated that she has lived in Taylorsville for 33 years. She expressed her appreciation for elected officials/City staff and offered her support. She said that she would support a tax increase to improve services and the future quality of life for her children. Ms. McIff referenced the healthy snacks that she has been providing throughout the previous year.

18:50:29 Sam Fidler addressed budget issues. He spoke in opposition to bonding and to any tax increase. He recommended using available funds and not bonding to pay for set budget items.

18:52:37 There were no additional citizen comments, and Chairman Rechtenbach closed the citizen comment period.

#### **1.4 Mayor's Report**

18:52:49 Mayor Russ Wall introduced Mayor JoAnn Seghini from the City of Midvale and acknowledged Kane Loader, Midvale City Manager, along with his wife Virginia Loader, former Taylorsville City Recorder.

18:54:02 Mayor Joann Seghini reported on ways that Midvale balanced their budget and provided services to citizens. She relayed that Midvale City previously had \$9 million allotted from the budget for public safety. She cited a savings seen after joining the Unified Police Department, i.e. insurance, vehicle maintenance, etc. Mayor Seghini stated that she is not trying to change Taylorsville's attitude; but desires to share a case study of what Midvale has experienced. Mayor Seghini said her goal for Midvale was to not raise taxes and to protect the jobs of her employees; therefore, Midvale City decided to review the possibility of joining Unified Police Department (UPD) and Unified Fire Authority (UFA). She indicated that after significant research and discussion with Midvale citizens, the decision was made to go with UFA and UPD. Mayor Seghini noted that being on the UPD Board gives Midvale some say in public safety. She confirmed that the UFA and UPD Boards are made up of elected officials. Mayor Seghini stated that when Midvale Police became part of the larger UPD, more opportunity for promotion was provided to officers. She explained that Midvale now has a precinct and was able to select its own police chief. She also noted that after joining UPD, Midvale City no longer carries insurance on police vehicles which has resulted in a significant decrease in premiums. Mayor Seghini relayed that after having joined UFA and UPD, Midvale City realized a savings of \$2.5 million dollars. She also cited increased jobs and improved public safety. She referenced the positive value of having pooled services available as needed. Mayor Seghini concluded that after having joined UPD and UFA, Midvale was able to have no tax increase, increase the City's reserve, and ensure that every officer and fire fighter had employment in the profession they love. She stated that she was able to protect jobs/salaries, provide necessary equipment, and protect her citizens by providing them with the same level of service previously received. She noted that the response time in her police department went from 10 minutes to four minutes. Mayor Seghini clarified that Midvale City still has its own officers, but it is now under the heading of "Precinct" instead of "Police Department."

19:04:08 Council Chairman Rechtenbach inquired about the monetary savings and asked if costs would have remained the same if Midvale had decided to continue funding their own police and fire departments. Mayor Seghini stated that having the ability to use the pooled services offered through UPD greatly reduced Midvale's cost. Chairman Rechtenbach questioned whether the saved costs are sustainable. Mayor Seghini observed that the larger the pool, the less costs are for each entity.

19:06:42 Chairman Rechtenbach asked how non-sworn officers were affected by joining UPD. Mayor Seghini replied that anyone who was in the police department as an employee was transferred to UPD. She further stated that there were programs in her City, such as the Crime Victim Advocate Program, that were not part of UPD and have now been established as a training program through UPD.

Council Member Larry Johnson observed that Midvale City is the newest member of UPD. Mayor Seghini confirmed that they are the newest members, having joined in July, 2011.

Council Member Johnson asked if Midvale's expectation for future services will remain the same. Mayor Seghini stated that by joining the UPD, the City has the ability to tailor the type of services needed based on particular City needs.

19:07:58 Council Member Kristie Overson inquired about the transition process and asked if there was any interruption of service. Mayor Seghini relayed that the transition was seamless.

19:08:00 Council Member Ernest Burgess inquired if Midvale City is in full contract with both UPD and UFA. Mayor Seghini confirmed that Midvale is a full partner. She clarified that Midvale is in the District with UFA, but is not in the District with UPD.

Council Member Johnson referenced the comment that the more Cities that join UPD, the better the options. He queried whether, if Cities drop out, costs will increase. Mayor Seghini confirmed that could be true, but noted that the greatest land mass that has joined UPD is unincorporated Salt Lake County. She explained that each City budgets a set amount for a set type of service. She clarified that when Salt Lake County decided not to budget for these services, they billed the citizens in the unincorporated county area; however, joining the UPD doesn't have anything to do with the fee that Salt Lake County previously assessed.

19:12:32 Council Member Ernest Burgess asked if Midvale City has received feedback from its citizens. Mayor Seghini reported that citizens report police protection is better than it has ever been and police are still giving the same level of local enforcement. She reiterated that the average response time is better than ever. Mayor Seghini praised the leadership opportunities for officers that have transpired through joining the UPD. Mayor Seghini confirmed that she is now required to attend UPD Board Meetings.

19:13:53 Council Member Larry Johnson questioned the length of Midvale's UPD contract. Mayor Seghini stated that the contract provides the right to revoke participation at any time and allows the City to still retain all of the equipment previously owned.

19:14:15 Council Member Larry Johnson queried whether the UPD has the right to acquire new equipment and then bill the City at will. Mayor Seghini stated that is not the case and equipment is the responsibility of UPD; however, if the City asks for more officers it would pay for the manpower requested.

Council Member Burgess asked if there was a set price for adding more officers. Mayor Seghini gave background on the Midvale Police force and cited a need to add more help for traffic enforcement. She noted that a basic cost for the additional officers was added to the contract accordingly.

Mayor Seghini thanked Council Members for the opportunity to speak regarding UPD. She noted that incorrect information was previously distributed and she felt a need to make clarification. She informed City Council Members that she is available for further questions and comments. She also volunteered Midvale City Manager Kane Loader for any follow-up needed.

## 2. APPOINTMENTS

### 2.1 Appointing Individuals to the Naming Committee to Recommend a Street Name for 6130 South in Taylorsville, Utah – *John Inch Morgan*

19:23:17 City Administrator John Inch Morgan cited City ordinance in regard to re-naming streets in the City. He stated that typically there is a five-member committee, which includes three citizens at large, a City Council Member, and a City employee. He informed the Council that there are eight homes on 6130 South and all eight residents have petitioned to change the name from 6130 South to “Crimson Court.” He recommended that all eight homeowners residing on 6130 South, along with Chairman Jerry Rechtenbach, John Taylor, and Michael Meldrum be appointed to serve on a Naming Committee to recommend a street name for 6130 South in Taylorsville. Adam Erickson, spokesman for the residents, gave a brief history of the decision to change the street name.

Council Member Larry Johnson raised concern that other neighborhoods may want to change street names. City Administrator John Inch Morgan clarified that the City has ordinances that permit street name changes, and so the legal process will be followed upon request. He agreed to contact residents and set up a meeting to discuss the name-change process.

Council Member Ernest Burgess **MOVED** to appoint the eight members on the petition, along with Jerry Rechtenbach and John Taylor to serve on the Naming Committee to recommend a street name for 6130 South in Taylorsville. Council Member Larry Johnson **SECONDED** the motion. Chairman Rechtenbach called for discussion on the motion. There being none, he called for a vote. The vote was as follows: Rechtenbach-yes, Barbour-yes, Burgess-yes, Overson-yes, and Johnson-yes. **All City Council members voted in favor and the motion passed unanimously.**

## 3. REPORTS

### 3.1 Quarterly Report, Economic Development Director – *Donald Adams*

19:23:29 Economic Development Director Donald Adams reported on recent economic development activities in Taylorsville. Mr. Adams noted that employment continues to be positive in the City. He relayed that Taylorsville was one of the few communities in the State that continued to add jobs during the recent recession. He stated that most of the jobs were high

quality and paid over 125% of the County wage average. Taylorsville's unemployment rate has dropped from 8.2% to 6.2. He cited employers in the Taylorsville area belonging to the fields of life sciences, software development, information technology and financial services.

Mr. Adams discussed retail uses in Taylorsville and stated that a vast majority of retail sites are over 30 years old. He commented that such older centers often do not perform well and there is a lot of outside competition with surrounding cities. He suggested that in the field of retail business "newer is better." Mr. Adams added that, over the past ten years, retailers have moved out of Taylorsville and into newer centers. He suggested concentrating on rehabilitating older centers in order to draw in retailers.

Council Chairman Rechtenbach observed that the City does not own the retail centers. He suggested that the owners of retail center sites need to take the initiative to make their properties more attractive. He asked what the City is doing to encourage owners to make changes. Mr. Adams cited options, i.e. rehabilitation, reinvestment, etc. He relayed that the City is working with owners to encourage them to reinvest in their centers.

Mr. Adams clarified that the City has the ability through redevelopment principles to force changes through condemnation or other means. Mr. Adams reported that there are currently willing participants in the majority of centers and partnerships are being formed with the City.

Council Member Larry Johnson asked about the DDR facility and why it has not been developed in almost 10-15 years. Mr. Adams noted that this issue will be further addressed when he gets to the redevelopment portion of his presentation.

Mr. Adams observed that sales tax is one-third of the City's revenue. He noted that the City also receives a significant amount of revenue from commercial property taxes. Mr. Adams stated that in the past eleven years, Taylorsville demographics have been changing for the positive. He noted that those at lower income levels are seeing a rise in their incomes. Mr. Adams advised that in household income levels of \$100,000 to \$150,000, there was a 4.9% jump and over 1000 households were added to that category in the last census. He commented that the City's solid demographic, combined with its dense population, makes Taylorsville a healthy community that has the ability to expend dollars. He noted, however, that when driving through the community, it does not appear that way. He observed that businesses, like average home owners, shop for a location. Prospective retailers take tours through the City and look for attractive, well-maintained neighborhoods. Mr. Adams relayed that, in essence, businesses will look at solid demographic numbers, income level, educational attainment level, and also where competing retailers and retail centers are located. He suggested that new retail businesses love traffic but dislike congestion; thus, continued road improvements are a necessity. Mr. Adams cited quality of life amenities that are sought, i.e. parks, trails, activity centers and quality

schools. He explained that businesses are willing to invest in communities that are also investing back in businesses.

Mr. Adams referenced the construction of shopping centers and cited costs at well over \$100 million. He commented that if Taylorsville wants a competitive edge, it must invest in neighborhood revitalization.

Mr. Adams discussed the International Conference of Shopping Centers (ICSC) 2012. He relayed that this is a large convention held in Las Vegas with regards to the development of retail business. He noted that some of the City's most successful commercial projects have been Plaza 5400, West Pointe Shopping Center, Family Center at 5400 South and Redwood and Westwood/Taylor's Landing. He relayed that his department is focusing on anchor tenants, mid-boxes, and restaurants. Mr. Adams relayed that he has heard from possible tenants that the City is centrally located with good demographics, but shopping centers are not up to standard. He indicated that this information has been taken to landlords and they are now starting to listen.

Council Member Johnson commented on anchor tenants and observed that once they are established, restaurants and smaller tenants will come as well. Mr. Adams confirmed this to be the case. Mr. Adams noted that the Economic Development Department spends a lot of time working with landlords and major anchors to make this happen.

Council Member Burgess asked for further detail regarding anchor businesses that have declined locations in Taylorsville. Mr. Adams cited comments on the condition of shopping centers, along with some concern regarding neighborhood deterioration. Mr. Adams noted that when neighborhoods improve, the City's likelihood of gaining new businesses will also improve. The more ordinance violations that are cleared up, the better off the City becomes as a community and as an economic development force.

19:39:46 Council Member Dama Barbour cited her professional experience as a site selection specialist and asserted that the Economic Development Department's direction is correct. She stated that investment in the community is what Taylorsville needs to do in order to compete with other cities and accomplish economic growth. Mr. Adams reported that there are new restaurants looking to come into the valley. He compared Taylorsville's demographics to those of the Fort Union area. He relayed that the reason given for ultimately choosing the Fort Union area is that it "looks better." He observed that Taylorsville needs to change this opinion.

19:42:57 Mr. Adams summarized a sample of recruitments in progress, i.e. a 2500 square foot restaurant who has recently signed a letter of intent with the landlord. He relayed that they have asked for some small incentives. He noted that this was a good return on investment. Mr. Adams said that Project Chronos is a \$13 million to \$14 million dollar annual sales project and they have signed a letter of intent and prepared a draft lease. Mr. Adams indicated that this

project will bring in some substantial revenue. He explained that there are other businesses that are in various stages of completion, but noted that it takes time for some of the deals to go through.

19:44:00 Mr. Adams cited the Development Diversified (DDR) sites for possible redevelopment. He noted that these types of projects can take four to five years for completion.

Council Member Burgess stated that the City appears to be closer to economic development goals than it was a year ago. Mr. Adams stated that the City is substantially closer and relayed that many of the prospective businesses have invested soft costs. Mr. Burgess asked for clarification on the meaning of soft costs. Mr. Adams explained that soft costs consist of architectural design, engineering work, etc. and investments are being made in staff time, financial meetings, and leasing agents. Mr. Adams noted that positive press is very important in luring new businesses, and throughout the last year there has been a lot of positive press involving the Taylorsville Community.

Council Member Larry Johnson stated that the City has various positive areas for businesses to locate. He cited shopping areas and busy streets. Mr. Johnson reiterated that if the Economic Development Team concentrates on bringing in the large businesses, the smaller ones will follow. Mr. Adams stressed that the Economic Development Team is always focusing on generating anchor businesses to bring in smaller businesses.

19:48:45 Mr. Adams commented on the Westwood Center as a possible redevelopment site. He relayed that there has been some interest by anchor tenants in this area and the landlord is interested in pursuing newer opportunities, so changes are being discussed.

Mr. Adams cited members of Taylorsville's Economic Development Team. He praised their unique talents and expertise. He relayed that the team works hard and puts in long hours. He noted that the Economic Development Department generates many reports requested by prospective businesses. Mr. Adams cited the new North Pointe CDA Plan that will be reviewed next month. He stated that road construction in the area will help improve access to businesses. He praised Council Member Barbour as a hard worker on the Economic Development Team.

Council Chairman Jerry Rechtenbach asked for a status report on the Redwood Road Project. Mr. Adams stated that plans are already developed for the next set of phases. Wasatch Front has awarded some matching funds for improvements in front of Salt Lake Community College; these funds are slated for the 2018 funding year. He noted that if the City comes up with matching funds in the amount of \$600,000 to \$800,000, the project will be advanced. Mr. Adams observed that this project is important because it is a face to the City. He noted a negative aspect to this area in that it is congested and suggested continuing efforts to reduce congestion.

Council Member Larry Johnson stated that he would like the Economic Development Department to report more frequently to the City Council. Mr. Adams stated that the best way to gain current information about what his department is doing is to meet with him or any member of the team on an individual basis. He also noted that, due to the private nature of some businesses involved and a desire to not reveal intentions too early, reporting in Council meetings is not always possible until businesses announce plans and file paperwork with the City.

19:57:19 Council Member Kristie Overson commended the Economic Development Team for working hard and effectively. She confirmed that Taylorsville's name is beginning to mean something. She stated that Mr. Adam's presentation is encouraging.

Mr. Adams gave the example of the Valley Fair Mall Redevelopment Area and noted that it has been in the works for ten years. He stated that it is important to understand what happens behind the scenes and that these types of investments take time. He reminded Council Members to consider the jobs aspect of retail business and stated that there is a heartfelt affinity to job creation in the City; if people aren't working, they aren't shopping. Council Member Overson asked what she, as a Council Member, can do to further efforts. Mr. Adams observed that adoption of the new zoning ordinance will help. He stated that there have been requests for economic development bonds. He noted that most people have to mortgage their homes, but if it's a wise investment it is worth the price of a mortgage.

20:02:15 Council Member Ernest Burgess stated that he has received phone calls recently regarding economic development in the city. He relayed that he is encouraged and appreciates the information given. He noted that these types of transactions take time. Mr. Adams agreed that economic development takes time, money and a lot of hard work.

### **3.2 Budget Committee – Lynn Handy, Chair**

20:02:58 Budget Committee Chair Lynn Handy recognized three Budget Committee Members in attendance: Royce Larsen, John Gidney, and Israel Grossman. He noted that there are nine Budget Committee Members who meet monthly to review the City's budget.

20:04:29 Mr. Handy presented a report from the Taylorsville Budget Committee and summarized the committee's budget recommendations. He stated that it is now a critical time in Taylorsville's history. He cited problems in the City and said there is a need to invest. Mr. Handy relayed that when Taylorsville City was incorporated, there was a commitment made to financially support it. Mr. Handy observed that Taylorsville is the 10<sup>th</sup> largest city in Utah, but has the lowest cost of government per capita in Utah. He said it is commendable to be thrifty, but it is also important to maintain the City. He cited low Taylorsville tax rates in comparison to other cities. Mr. Handy noted that if the tax increase is approved the City would be at mid-range

with regard to other Utah cities. Mr. Handy further explained that the tax increase translates to approximately \$6.48 per month on an average home of \$200,000, or a 40% increase.

Mr. Handy listed reasons the Budget Committee feels the tax increase is needed, as follows: The City's Rainy Day Fund (general fund balance) was used last year for operating expenses. There was also a one-time insurance settlement of \$340,000. Mr. Handy cited the decrease in grants, as result of the economy. He referenced the addition of police officers at the cost of about \$118,000 each, including salary, benefits, uniforms, and vehicles.

Mr. Handy commended the recently distributed budget brochure and illustrated the sample of a Salt Lake County Tax Notice. He gave explanation of the notice and clarified that the percentage of the tax bill that goes to Taylorsville is 14%. He listed services received for this tax.

20:12:01 Mr. Handy commended police and fire officers. He referred to a statement given earlier in the day by Governor Herbert honoring the State's Police and Fire personnel and ordering the flags to be flown at half-staff. Mr. Handy relayed that the Budget Committee wholeheartedly recommends that the City join the Unified Police Department (UPD). He described reasons for that recommendation and relayed that he, Ken Acker, and Gordon Wolf recently met with UPD officials and reviewed budget comparisons. Mr. Handy said that the Budget Committee has given serious consideration to this matter. He noted that Police protection is the City's largest expenditure.

20:14:39 Mr. Handy reviewed a breakdown on UPD cost comparisons, as provided. Mr. Handy listed the benefits for joining UPD. He noted that Taylorsville is already contracting with UPD for dispatch, evidence, and records; and Mayor Wall is a member of the UPD Board. Mr. Handy suggested that partnering fully with UPD would give the City the benefit of added patrol, training, human resources and better SWAT, along with greater coverage for all police functions, better police vehicles, and improved vehicle rotation and maintenance. He cited a recent Dan Jones survey showing that 53% of Taylorsville citizens surveyed are in favor of UPD. Mr. Handy stated that after all considerations given, it is the consensus of the Budget Committee to recommend joining UPD; the savings of 500,000 could be used to add more officers, more vehicles etc. He observed that UPD is a good plan and it is the best vehicle to provide for the most important, most expensive category in the City's budget. Mr. Handy urged the City Council to seriously consider joining UPD.

20:18:20 Mr. Handy also discussed the proposed salary merit increases of 3% for City employees and mentioned that the City's employees have had no raises for four years. He recommended that all City employees be considered for the appropriate merit salary increase through an administered program that is reviewed annually.

Mr. Handy brought up Mayor Wall's position and stated that the Mayor does an excellent job and brings in a lot of revenue for the City. He stated that some have questioned the need for a full-time mayor and noted that Taylorsville's form of government was selected to call for a full-time mayor. He observed that Mayor Wall is one of the lowest paid full-time Mayors in Utah. He also noted that Taylorsville's City Council members are fairly well paid in comparison to other City Councils. Mr. Handy encouraged the City Council to look closely at the recommendations given. He advised them to set the budget, but to allow the Administration to administer it and to determine the staffing involved. Mr. Handy stated that, in summary, he is grateful for the citizens who serve the City as volunteers and is hopeful that all parties involved can have the willingness to take necessary steps for the success of Taylorsville. He then called for questions and comments from Council Members.

20:21:55 Council Member Larry Johnson commented that the UPD has only been in existence for two years and, therefore, statistics cannot be given for the past three years.

20:22:26 Council Member Kristie Overson complimented Mr. Handy and the Budget Committee. She stated that she appreciates their hard work in providing the information. Council Member Dama Barbour agreed.

20:22:43 Council Member Burgess thanked the committee for their study. Council Chairman Rechtenbach asked that the committee's presentation be forwarded to the City Council.

20:23:21 Chairman Rechtenbach noted that the members of the Budget Committee are qualified financial professionals who volunteer their time.

20:23:47 Mr. Burgess thanked committee members for giving him the information he requested when he attended a recent Budget Committee Meeting. Mr. Handy commented that the Budget Committee likes to have citizens attend their meetings.

20:24:16 Council Member Dama Barbour observed that this committee is made up of volunteer citizens of the community. Mr. Handy stated that he is willing to pay whatever it takes to make Taylorsville better.

#### 4. CONSENT AGENDA

##### 4.1 Minutes – RCCM 04-18-12 & RCCM 04-25-12

20:25:03 Council Member Dama Barbour **MOVED** to adopt the Consent Agenda, with the correction noted during the Briefing Session. 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: Rechtenbach-yes, Barbour-yes, Burgess-

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

## **5. PLANNING MATTERS**

There were no planning matters.

Council Member Larry Johnson **MOVED** to address Agenda Item 7.1 ahead of 6.1. Council Member Dama Barbour **SECONDED**. All City Council Members voted in favor and the motion passed unanimously.

## **6. FINANCIAL MATTERS**

### **6.1 2012-2013 Fiscal Year Budget Discussion Including Police Services – John Inch Morgan**

20:29:07 City Administrator John Inch Morgan opened discussion on the 2012-2013 Fiscal Year Budget. He stated that it is his understanding that the topic of focus for this meeting is police services. Mr. Morgan indicated that the Mayor has recommended and included in the Budget a transition to the Unified Police Department for law enforcement services with a budget of \$7.4 million. He noted that there have been requests from the City Council for information on a detailed comparison between a self-supported police department and UPD.

Chairman Rechtenbach asked if Administration plans on having the department heads report their budgets as they have done in previous years. Mayor Russ Wall stated that Administration will report in the order that the City Council would like; however, it was his understanding that tonight's agenda was to discuss police services. Chairman Rechtenbach agreed that police service appears to be the theme of the evening.

20:31:18 Mr. Morgan reviewed potential savings to be gained in pooled services under the UPD. He listed other advantages and considerations for joining UPD fully. He gave the example of canine services. He stated that all aspects of utilizing canine services including, vehicles, vet bills, officers, etc., would move into the pooled services and be shared with all participants of the UPD; this would allow the City to pay a portion of canine services rather than paying for the total service. Mr. Morgan also cited the use of pooled services for investigations.

20:34:57 Council Chairman Jerry Rechtenbach asked Mr. Morgan to elaborate about allocations from other municipalities. Mr. Morgan stated that the advantage of pooled services is that there are officers specifically assigned to pooled services who are basically on-call.

20:36:06 Police Chief Del Craig gave examples of emergencies where extra officers are needed. He explained that, with pooled resources, there is a large pool of detectives who are made available to take assignments marked for patrol officers; this allows patrol officers to go back to assigned duty. He observed that pooled service provides a deeper bench of officers for call out.

20:37:32 Chief Craig noted that there is more opportunity available for specialized services through pooled services, which provides more expertise to the City.

20:41:26 Council Member Johnson referenced the Dan Jones survey which reported 53% of Taylorsville citizens are in favor of UPD. He stated that he loves the Taylorsville Police Department and feels that they are doing a great job. He noted that the survey report is for one year. Mr. Morgan observed that the UPD has been in operation for almost 3 years.

20:43:50 Mayor Russ Wall stated that the model for the UPD is the same as that for the Unified Fire Authority (UFA) and said the decision makers on the boards are basically the same. He observed that the power to create budget and policy is the same. He stressed that the City left the Salt Lake County Sheriff's Office because of the County, not because of service, but UPD is not the County. Mr. Wall explained that how other entities pay their bill to UPD has nothing to do with Taylorsville. Mayor Wall expressed frustration that there is a hesitancy to participate in a proven model. He commented that there is the possibility that the UPD Board can damage the organization by making bad decisions; however, the board is accountable to their City Councils and must report their budget decisions. He noted that thus far constraint has been shown.

20:47:07 Council Member Johnson noted that there are 60,000 people in the City and questioned the fact that pollsters only interviewed 354 people. He suggested that this is a small reflection of actual citizens. Mayor Wall conveyed that statisticians poll a certain number of people and their projections are accurate within 5%. He also noted that Dan Jones is a well-respected company.

20:48:27 Council Member Dama Barbour reminded the Council that this is not a referendum on the Taylorsville Police Department. She observed that everyone loves the police department. She stated that she has had to take emotion out of the decision and put the issue in the confines of a business decision. She noted that every decision made by the Council has some kind of risk.

20:49:32 Chief Craig agreed that Taylorsville has a very fine police department and they do a great job. Chief Craig noted that he originally asked for a larger budget than what was put forward by the Mayor. He observed that there have been rumors of padding budgets and stressed that this has not been the case. He acknowledged that there is a lot of emotion that goes into this type of decision. He expressed hope that the Council can back away and look at the factual options presented without being ruled by emotion.

20:51:25 Council Member Burgess noted that Mayor Wall is on the UPD Board and if there were any changes made, he would be aware of them. Mayor Wall confirmed that he is on the UPD Board and helps prepare the UPD Budget. He described the UPD Board as very active. Mayor Wall relayed that he also sits on the UPD Budget Committee and Employee Compensation Committee. He noted that the UPD Board is a Multi-City cooperation that works together very successfully. Mayor Wall advised that it has been a necessity for him to stay involved because of the City's need for some affordable pooled services, i.e. evidence storage, dispatch, etc. He suggested that the pricing for pooled services is very fair and competitive. He also stated that the UPD model was created years ago, even though they have only been in operation for two years.

20:55:44 Council Member Burgess asked about wage increases. Mayor Wall stated that UPD previously held a complete wage freeze. Chief Craig noted that it is not in the best interest of UPD to price itself out of business. Council Chairman Rechtenbach questioned whether UPD operates the same as UFA and whether there could be a price increase in the contract. Chief Craig observed that the UPD Board would have to make drastic decisions to increase the cost.

20:57:34 Council Member Overson stated that it is important to know that every City has a representative on the UPD Board and each member will be looking out for the best interest of his/her own city. She commented that in looking down the road, similar consideration must be given to Taylorsville's own department, as it is not possible to completely predict future needs.

20:58:53 Chairman Rechtenbach raised concern that Salt Lake County has three seats on the UPD Board, while cities only have one. It was confirmed that there are 8 members on the board. Council Member Johnson observed that Taylorsville loses control if outvoted by other members.

21:00:12 Council Member Johnson referenced 2009 SB 131 in regard to law enforcement services. He stated that it takes a City Council to move the City into UPD, but a vote of the people to withdraw from UPD. City Attorney John Brems clarified that it would only take a vote of the people to withdraw if the City joins the Police District. He explained that the proposal on the table is only to contract for additional services through UPD and not to join the District.

21:01:10 Council Member Johnson suggested that the UPD issue go to the ballot box. Mayor Wall observed that some things require referendums, but elected officials are charged to represent their districts. Mayor Wall stated he would not support putting this issue on the ballot.

21:02:30 Council Member Barbour said she has talked to citizens in her district and in Council Member Johnson's district and has asked their opinion about UPD. She relayed that she now knows what the majority prefer and feels comfortable. Council Member Johnson responded that it's a "50/50 deal" in his district and that is why he prefers placing the decision on a ballot.

21:03:31 Mr. Morgan commented that the recommendation to join UPD does not mean the City does not hold its police officers in high regard. He suggested that the City has an obligation to its citizens to provide the best possible service at the lowest possible cost. Mr. Morgan observed that a shared supervision model will help realize cost savings with "more boots on the ground." He noted that the shared supervision model will have more readily available services dedicated to training staff, victim advocate support, and police services. He mentioned that pooled fleet services would also result in substantial savings. He relayed that UPD has a full-time vehicle maintenance program that immediately upgrades fleets to the same level as other partners.

21:07:16 Council Member Burgess inquired about the status of Taylorsville's police vehicles. Chief Craig replied that officers are frustrated with the current fleet approach. He noted that there is no "gatekeeper" for fleet maintenance. He commented that the UPD has a great Fleet Program because they have a sound technological system in place.

Council Member Johnson asked how often the contract would need to be renewed and what is required to withdraw from the UPD. Mr. Morgan relayed that it is a one-year contract and that the requirements are different for fully contracting with UPD versus joining the Police District. Mr. Johnson questioned whether one of the requirements to join is to have no pending litigation. Mr. Morgan clarified that is not a requirement.

Council Member Ernest Burgess asked for clarification regarding litigation matters. Mayor Wall stated that the City would handle any lawsuits that are initiated before the start date of joining UPD. Mr. Wall observed that it is in the City's best interest to have adequate supervision and to follow policy. Chairman Rechtenbach noted that the UPD fiscal year is a calendar year.

Council Member Larry Johnson questioned the difference between the UPD and the District. Mayor Wall stated that the UPD is the same model as the UFA; it is a co-op. The Police District has taxing authority with a separate board that makes taxing decisions to pay the bill for UPD.

Council Member Ernest Burgess asked for confirmation that Taylorsville would be under contract with UPD and not with the District. Mayor Wall cited his recommendation to contract with UPD. He stated that he did not see any reason to join the District unless Taylorsville wants to shift the taxing authority. He noted that if the City moves all of its law enforcement services over to UPD and is then dissatisfied after a certain amount of time, the City can withdraw from UPD with three Council Members voting in favor. The Mayor added that Taylorsville can join the Police District with three votes from the Council and then the taxing authority would shift; however, to withdraw from the District requires a referendum.

21:19:31 Mayor Wall described pros and cons of joining the Police District. He stated that if the Council is uncomfortable and wants to retain some autonomous status, merely contracting with UPD would make future withdrawal easier.

21:20:02 Council Member Barbour commented that the risk is definitely less through only contracting with UPD.

21:20:14 Council Chairman Rechtenbach suggested that this issue should not be oversimplified. He observed that if there is a need to end the contract down the road, there will be some costs. He commented that there are unknown factors because there is not enough track history. He said that, until he knows what those factors are, he is not sure he is willing to commit City taxpayers to something that could potentially be a higher cost. 21:24:43 Further discussion was held on comparisons between the Salt Lake County Sheriff's Office and UPD.

21:25:44 Mr. Rechtenbach suggested that there is not enough time to make a decision by July 1, 2012. He noted that the UPD fiscal year begins January 1, 2013 and that would allow more time for consideration. Chairman Rechtenbach stated that he respects the Budget Committee, but does not agree with them. Chief Craig asserted that the decision has been lingering for a long time and the uncertainty is affecting the morale of officers. Chairman Rechtenbach commented that before the UPD began the County had acted in poor faith.

21:26:49 Mayor Wall noted that the police fee was initiated in the unincorporated County. He suggested that the Salt Lake County Council took a parting shot at the UPD in charging a fee to the unincorporated County.

21:28:22 Council Chairman Rechtenbach stated that he is looking out for future tax dollars. He compared weighing the UPD decision to the Utopia decision several years ago. He gave credit for not joining Utopia to Mayor Wall.

21:30:05 Council Member Johnson stated that he agrees with Chairman Rechtenbach in regard to not joining UPD. He raised concern that once the City joins UPD, it is not easy to get out.

21:31:24 Mayor Wall reminded the Council that UPD was discussed last year and some Council Members have now had a year to consider. He said he believes that is enough time to make a determination and this decision should not be postponed for six months, as it is hard on officers.

Council Member Ernest Burgess asked Chief Craig if the City's police officers would still have offices located at City Hall. The Chief confirmed that Taylorsville police officers would still be housed in Taylorsville. Mayor Wall described limited room for housing officers in the City department; however, if the City joins UPD, officers have opportunities to explore moving to other cities as needed and/or desired. The Mayor noted that, currently, the officers are bound to one department and one office and this has the potential to cause grievances.

21:34:26 Chief Craig commented that he does not want this issue to drag on for a long period of time. He emphasized that it would be nice to have an answer sooner, rather than later.

21:35:14 Mr. Rechtenbach asked for clarification on comparisons of insurance and vehicle maintenance and inquired why it would be \$100,000 less with UPD than with the City. Mr. Morgan cited newer cars that would require less maintenance. He indicated that most of the cars would be under warranty without need for maintenance costs. He also noted that a full-time maintenance shop allows for wider discretion on needed maintenance services.

21:36:55 Council Member Johnson asked if the Police Department has any spare cars. Mr. Morgan confirmed that they have a couple of extra cars. Mr. Johnson observed that if a car is being repaired, there is another vehicle available. Mr. Morgan confirmed this to be true.

21:37:19 Chairman Rechtenbach inquired about office equipment for the department. Chief Craig stated that UPD is currently spreading out and dividing costs with all pooled members. Chief Financial Officer Scott Harrington cited savings gained by using the pooled services and referenced his best efforts to match up the City's budget line items to UPD budget line items.

Mr. Johnson suggested that the City would not have control over billed services with UPD. Mr. Morgan clarified that the City contracts for an exact price every year and all line items are included. Mr. Morgan reminded the Council that the Taylorsville Police Department does not participate in complete pooled services at this time.

21:41:21 Chairman Rechtenbach brought up the difference in general liability insurance. Mr. Morgan stated that it is a conservative number, due to some outstanding issues. He said there will likely be a decrease in future years. Chairman Rechtenbach noted that about three years after formation of the Taylorsville Police Department, there was a half million dollar hit for insurance. He observed that the current amount of \$30,000 seems a bit low. Mayor Wall stated his belief that the savings would be much higher. Mr. Morgan noted that there are still some outstanding claims and the City will continue to work with the Trust on those claims until they are concluded. He offered his best guess that the cost would go down below \$30,000 because police exposure would reduce.

21:43:20 Mayor Wall cited payments to Attorney Phil Dyer for over \$100,000. The Mayor referenced the amount of time that he, Mr. Morgan and City Attorney John Brems spend on police issues. He noted that specialized human resource training is needed to deal with the City's Police Department, but this issue was never mentioned when the City's police department was formed.

21:45:35 Council Member Kristie Overson asked for confirmation regarding Code Enforcement personnel and whether crossing guards would be retained if the City joins with UPD. It was clarified that Taylorsville would retain Code Enforcement, but school crossing guards would be included with UPD.

21:46:31 Mr. Johnson agreed that there is a need to make a decision on UPD soon in order to proceed with the budget.

Scott Harrington explained that he has lowered the insurance numbers in the tentative budget, but they will need to be added back in if the Council decides to self-provide.

21:47:33 Mr. Morgan clarified that any time a budget session is held, he will ask the Council if there are any changes to the budget; recommended changes will be noted, but not officially changed until there is a consensus of at least three Council Members.

21:48:45 Council Member Larry Johnson questioned how litigation costs are paid under UPD. Mr. Morgan stated that Taylorsville would pay its shared portion. Mayor Wall gave explanation on sharing proportionate amounts for litigation. Mr. Morgan noted that there are contingencies built into the budget, so the Council shouldn't see a huge change. Chairman Rechtenbach clarified that liabilities are covered by the Trust; however, the City would pay the insurance premium for liability, plus the deductible amount.

21:50:16 Chairman Rechtenbach confirmed that the next budget session will begin with discussion of line items from each department head.

## 7. OTHER MATTERS

### 7.1 **Resolution No. 12-22 – Approving an Interlocal Agreement between the City of Taylorsville and UDOT for the Transfer of Property at 3900 West 5400 South for Construction of a New Traffic Signal – John Inch Morgan**

20:26:46 City Administrator John Inch Morgan called for approval of an interlocal agreement with the Utah Department of Transportation (UDOT) for the transfer of property at 3900 West 5400 South in order to allow for construction of a new traffic signal at that location. He explained that this agreement conveys the right-of-way access portion for the entrance through properties at the signal. He cited pro-rated taxes and recording deed fees that will be shared with UDOT. Chairman Rechtenbach questioned if this agreement is for the right of way access only. Mr. Morgan clarified that it includes areas needed to construct the signal.

20:28:30 Council Member Johnson called for comparison between this access and the signal on 4700 South into the R.C. Willey parking area. Mr. Morgan confirmed that it will be the same.

20:28:36 Council Member Dama Barbour **MOVED** to adopt Resolution No. 12-22 Approving an Interlocal Agreement Between the City of Taylorsville and UDOT for the Transfer of Property at 3900 West 5400 South for Construction of a New Traffic Signal. 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: Rechtenbach-yes, Barbour-yes, Burgess-yes, Overson-yes, and Johnson-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)

21:51:25

- 9.1 City Council Budget Work Session – Wednesday, May 23, 2012 – 6:30 p.m.
- 9.2 Town Meeting, Open House – Wed., May 30, 2012 – 6:00 p.m. – 7:00 p.m.
- 9.3 City Council Briefing Session – Wednesday, June 6, 2012 – 6:00 p.m.
- 9.4 City Council Meeting – Wednesday, June 6, 2012 – 7:00 p.m.
- 9.5 RDA Meeting – Wednesday, June 6, 2012 – 7:00 p.m.
- 9.6 City Council Work Session – Wednesday, June 13, 2012 – 6:00 p.m.

#### 10. CALENDAR OF UPCOMING EVENTS

21:52:23

- 10.1 “Annie” Tryouts – Thursday and Friday, June 7 & 8, 2012 – 6:00 p.m. – Thursday tryouts will be for children and families. Friday tryouts will be for Adults – City Hall, Council Chambers, 2600 West Taylorsville Blvd. – Sponsored by the Arts Council.
- 10.2 Taylorsville Dayzz 2012 – June 28, 2012 – June 30, 2012 – Visit [www.taylorsvilleut.gov](http://www.taylorsvilleut.gov) for event information.

#### 11. ADJOURNMENT

21:52:51 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: Rechtenbach-yes, Barbour-yes, Burgess-yes, Overson-yes, and Johnson-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 9:52 p.m.

  
Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 06-20-12