

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

**Wednesday, December 7, 2011**  
**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 Larry Johnson  
Council Member Dama Barbour  
Council Member Bud Catlin

**City Staff:**

John Inch Morgan, City Administrator  
Cheryl Peacock Cottle, City Recorder  
Jessica Springer, Council Coordinator  
Mark McGrath, Community Development Director  
John Taylor, City Engineer  
Scott Harrington, Chief of Finance  
Donald Adams, Economic Development Director

**Excused:** Council Member Morris Pratt, City Attorney John Brems

**Others:** Charles Christopher, Ernest Burgess

**BRIEFING SESSION**

**1. Review Administrative Report**

18:06:33 Chairman Rechtenbach conducted the Briefing Session, which convened at 6:06 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present, except Council Member Pratt who was excused. Chairman Rechtenbach called for questions on the Administrative Report, and there were none.

## 2. Review Agenda

18:09:58 The agenda for the City Council Meeting was reviewed and clarifications were given as needed.

18:14:05 Chairman Rechtenbach inquired about the statute governing when newly elected officials are required to take their oath of office. City Recorder Cheryl Peacock Cottle clarified that statute requires that it be done at noon on the first Monday in January or as soon thereafter as is practical. It was determined that, because the first Monday in January is a City holiday, the Swearing-In Ceremony for newly-elected officials will be held on Wednesday, January 4, 2012, at 6:00 p.m., prior to the regular City Council Meeting.

## 3. Adjourn

18:14:28 The Briefing Session was adjourned at 6:14 p.m.

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## REGULAR MEETING

### Attendance:

Mayor Russ Wall

### Council Members:

Council Chairman Jerry Rechtenbach  
Vice-Chairman Larry Johnson  
Council Member Dama Barbour  
Council Member Bud Catlin

### City Staff:

John Inch Morgan, City Administrator  
Mark McGrath, Community Development Director  
Del Craig, Chief of Police  
Cheryl Peacock Cottle, City Recorder  
Jessica Springer, Council Coordinator  
John Taylor, City Engineer  
Scott Harrington, Chief of Finance  
Donald Adams, Economic Development Director  
Patrick Tomasino, Building Official  
Aimee Newton, Public Relations Consultant

**Excused:** Council Member Morris Pratt, City Attorney John Brems

**Citizens:** Charles Christopher, Aubrey Thomson, Israel Grossman, Dan Fazzini, Abby Black, Jacob Bailey, Kimberly Forsyth, Janae Fairbourn, Michael Pulkowski, Erin Penrose, Ernest Burgess, Ed Erickson, Rob Wood, Members of Scout Troops 40, 636, and 9771

## 1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

18:29:20 Chairman Jerry Rechtenbach called the meeting to order at 6:30 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 Pratt, who was excused.

### 1.1 Opening Ceremonies – Pledge of Allegiance – Abby Black, Youth Council

Youth Council Member Abby Black directed the Pledge of Allegiance.

### 1.2 Reverence – Erin Penrose, Youth Council (Opening Ceremonies For December 14, 2011 to be arranged by Council Member Pratt)

Youth Council Member Erin Penrose offered the Reverence.

### 1.3 Citizen Comments

18:32:02 Chairman Jerry Rechtenbach reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments.

18:32:48 There were no citizen comments, and Chairman Rechtenbach closed the citizen comment period.

### 1.4 Mayor's Report

18:32:58 Mayor Russ Wall reported that staff and elected officials attended the Open House for the Silvercrest Senior Community earlier in the day. The Mayor said that he was very impressed with the beautiful project built by Perry Homes. He noted that seven units are already occupied. He cited the many amenities at the complex. Mayor Wall said that the developers have complimented City staff for their help in completing the project.

## 2. APPOINTMENTS

### 2.1 Royce Larsen, Budget Committee – Mayor Wall

18:36:07 Mayor Russ Wall nominated Royce Larsen to serve on the Taylorsville Budget Committee.

18:36:49 Council Member Dama Barbour **MOVED** to appoint Royce Larsen as a member of the Budget Committee. Council Member Bud Catlin **SECONDED** the motion. Chairman Rechtenbach called for discussion on the motion. There being none, he called for a vote. The vote was as follows: Pratt-excused, Catlin-yes, Barbour-yes, Rechtenbach-yes, and Johnson-yes. **All City Council members present voted in favor and the motion passed unanimously.**

### 3. REPORTS

#### 3.1 Youth Council – Aubrey Thomson, *Youth Council Chair*

18:37:50 Youth Council Vice-Chair Aubrey Thomson reported on recent activities and upcoming events for the Taylorsville Youth Council. She cited the recent *Saturday with Santa/Food Drive Event* and an upcoming *Flash Mob Event*. She said that the Youth Council will assist with a *Sub for Santa Program* this month and will help with the *Art Show* in February.

#### 3.2 Presentation and Acknowledgement of Receipt by the City Council of the 2010-2011 Fiscal Year Audit Report and the 2010-2011 Comprehensive Annual Financial Report (CAFR) Prepared by John Inch Morgan and Scott P. Harrington – *Ed Erickson, CPA; Rob Wood, CPA – Representing Hanson, Bradshaw, Malmrose & Erickson; Scott Harrington & John Inch Morgan*

18:40:54 City Administrator John Inch Morgan cited the Audit Report performed by an independent auditing firm and the Comprehensive Annual Financial Report prepared by himself and Finance Director Scott Harrington.

18:41:17 CPA Ed Erickson presented the Fiscal Year 2010-2011 Audit Report for the City of Taylorsville. It was noted that electronic versions of the audit have been provided to the Council. Paper copies of the audit were also distributed as needed.

18:41:35 Mr. Harrington noted that members of the Budget Committee were not able to be attendance, but have thoroughly reviewed the audit and are in support of the Audit Report.

18:43:31 Mr. Erickson highlighted aspects of the audit report and reviewed the opinion rendered by the audit. He stated that his firm has found the City to be in full financial compliance. He noted that the City has a healthy fund balance. Mr. Erickson addressed questions from the Council regarding the fund balance.

18:48:48 CPA Rob Wood reviewed the formula for calculating the fund balance.

18:51:12 Council Member Johnson questioned the margin for errors contained in the audit and clarification was given.

18:53:07 Mr. Wood reviewed three separate financial reports that were issued in conjunction with state and federal regulations. He relayed that the City has been found to be financially compliant in reporting and in relation to grants. He said that a clean audit opinion has been rendered and no issues were found. Mr. Wood commended the staff and elected officials for their financial expertise.

18:57:37 Council Member Barbour recognized the staff for their efforts.

18:57:54 City Administrator John Inch Morgan and Mayor Wall commended Finance Director Scott Harrington, Accounting Clerk Shelley McLaughlin, and other staff members for their fine work. They also thanked the accounting firm for their thorough efforts on behalf of the City.

19:00:10 Chairman Rechtenbach recognized members of Scout Troop 40, Scout Troop 636, and Scout Troop 9771 who were in attendance.

#### 4. CONSENT AGENDA

##### 4.1 Minutes – CCWS 11-09-11

19:01:16 Council Member Bud Catlin **MOVED** to adopt the Consent Agenda. Council Member Dama Barbour **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: Pratt-excused, Catlin-yes, Barbour-yes, Rechtenbach-yes, and Johnson-yes. **All City Council members present voted in favor and the motion passed unanimously.**

#### 5. PLANNING MATTERS

There were no planning matters.

#### 6. FINANCIAL MATTERS

##### 6.1 ***Ordinance No. 11-20 – Setting the Minimum Bid for Land and Buildings on Approximately 0.61 Acres of Real Property / 1,928 Square Feet of Structure, Located at or Near 1881 West 6200 South at \$140,000 – John Inch Morgan***

19:01:45 City Administrator John Inch Morgan presented the subject ordinance to set the minimum bid for land and buildings at 1881 West 6200 South for \$140,000. He noted that this ordinance has been before the Council twice before and has been previously discussed in a Closed Session.

19:02:33 Council Member Johnson inquired about any offers on the property. Mr. Morgan explained that there are currently no interested buyers, although the property is being actively marketed. It was noted that offers higher than the minimum bid can be entertained if they are received.

19:03:41 Council Member Dama Barbour **MOVED** to adopt Ordinance No. 11-20 – Setting the Minimum Bid for Land and Buildings on Approximately 0.61 Acres of Real Property / 1,928 Square Feet of Structure, Located at or Near 1881 West 6200 South at \$140,000. Council Member Larry Johnson **SECONDED** the motion. Chairman Rechtenbach called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Pratt-excused, Catlin-yes, Barbour-yes, Rechtenbach-yes, and Johnson-yes. **All City Council members present voted in favor and the motion passed unanimously.**

**6.2     *Resolution No. 11-36 – Approving an Interlocal Agreement for the Development of a Taylorsville-Murray Transit Corridor Environmental Study Report By and Among the Utah Transit Authority, the City of Taylorsville, Murray City Corporation and Salt Lake County – John Inch Morgan***

19:04:37 City Administrator John Inch Morgan presented the subject resolution to consider an interlocal agreement for the development of a Taylorsville-Murray Transit Corridor Environmental Study Report. He indicated that the study will likely look at a BRT line, or other means of transportation, to connect Salt Lake Community College along 4700 South to the IMC Trax Line. Mr. Morgan noted that a number of entities are participating in the study, i.e. Murray City, Salt Lake County, Taylorsville and Utah Transit Authority (UTA). He relayed that UTA will bear the greatest portion of the cost for the study, which is estimated to be over \$420,000. He explained that Taylorsville's share would be \$80,000.

19:05:45 Council Member Catlin stated that this study echoes what has been done in the past. He said that he does not get excited about participating with UTA when he has not seen much result in Taylorsville. Mayor Wall explained that this study is way past the process referenced by Mr. Catlin, as it is the environmental study. He said that funding for the transportation project is already being sought. The Mayor affirmed that realistically it may be four years before the beginning of construction is realized in Taylorsville.

The Mayor gave additional clarification regarding timelines and funding sources for the proposed project.

19:08:28 Council Member Barbour noted that this project is part of the Strategic Plan and the City must plan for future years. Mayor Wall clarified that the study will commence as soon as the Council approves the interlocal agreement and the check clears.

19:10:16 Council Member Johnson inquired why Murray City is not contributing more than \$30,000. Mayor Wall observed that Murray is realizing little benefit from the project and Taylorsville will see the bulk of the value.

19:11:43 Council Member Catlin suggested that UTA needs to treat the City of Taylorsville as an equal player. He cited incidents in the past where the City has been short-changed.

19:13:18 Council Member Johnson questioned whether the City could lose its \$80,000 investment. Mayor Wall indicated that the environmental study must be satisfied to go forward with the project. He said that because the City is already moving forward to pursue funding sources, the project will likely happen. He said that, although nothing is guaranteed, this is a viable project that will likely be funded by the State.

19:15:05 Chairman Rechtenbach called for input by City Engineer John Taylor. Mr. Taylor affirmed that there will be a short environmental period and then the project is likely to go forward.

19:15:42 Mayor Wall clarified that this is not the same risk as when the City put \$75,000 into a west-side study.

19:16:04 Council Member Dama Barbour **MOVED** to adopt Resolution No. 11-36 – Approving an Interlocal Agreement for the Development of a Taylorsville-Murray Transit Corridor Environmental Study Report By and Among the Utah Transit Authority, the City of Taylorsville, Murray City Corporation and Salt Lake County. Council Member Jerry Rechtenbach **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: Pratt-excused, Catlin-yes, Barbour-yes, Rechtenbach-yes, and Johnson-no. **All City Council members present voted and the motion passed with a 3-to-1 vote.**

## 7. OTHER MATTERS

### 7.1 Discussion of the Proposed Land Development Code, Chapter 29, 30& 31 – *Mark McGrath*

19:17:20 Community Development Director Mark McGrath noted that review of the proposed Land Development Code is nearing an end. He called for discussion on Chapters 29 (Addressing, Street Naming, and Design Standards), Chapter 30 (Subdivision Review), and Chapter 31 (Condominium Development).

19:17:31 Mr. McGrath cited one proposed change in Section 4, part D, regarding property numbering on corner lots. He suggested that the ordinance be tweaked to accommodate several

corner properties in the City where numbering must be considered. There were no questions on Chapter 29.

19:18:33 Chapter 30, regarding Subdivision Review, was addressed. Mr. McGrath indicated that this chapter contains a step-by-step process to approve subdivisions in the City. He noted that the proposed ordinance is not significantly different than the current code and is primarily based on State Statute. Mr. McGrath called for questions on Chapter 30.

19:19:15 Council Member Johnson inquired as to who participates in the Development Review Meeting. Mr. McGrath relayed that the team is comprised of various staff members, i.e. the City Engineer, members of the Planning Department, the Building Official, and a representative from the Fire Department. He confirmed that others may be invited to the meeting, as appropriate.

19:20:39 Chairman Rechtenbach cited Section 30-02, sub-paragraph E, regarding the prohibition of lot remnants. He said that protection strips have been a tool used by developers and land owners. Mr. McGrath said he cannot think of a situation in the City where they would be lawful. He agreed that the situation is no longer applicable and the sentence referenced will, therefore, be fixed.

19:21:41 Council Member Barbour raised questions about the potential need for protection strips. Mr. McGrath gave clarification on typical situations.

19:23:49 Council Member Johnson inquired about remnants in subdivisions and how they are typically handled. Mr. McGrath explained that those remnant properties would typically be joined to an adjacent parcel. Mr. Johnson cited a lot near the Salt Lake Community College on 2200 West and 4700 South. Mr. McGrath relayed that the remnant lot referenced was created as a result of a road project in the area.

19:25:43 Chapter 31, regarding Condominium Development, was addressed. Mr. McGrath noted that Chapters 30 and 31 are very similar. Chairman Rechtenbach cited some redundancy in Chapters 30 and 31 and questioned whether these might be somehow combined at a future time.

19:26:40 There were no more comments on the Chapters presented. It was noted that additional chapters in the proposed Land Development Code will be discussed at next week's meeting.

19:27:10 Council Member Johnson inquired whether sufficient families were found to receive Thanksgiving and Christmas items through the City's Holiday Charitable Programs. Council Coordinator Jessica Springer confirmed that all families are in place.

## **8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)**

19:28:23 Mayor Wall updated the Council on discussions that have taken place on wall-to-wall cities and service providing. He indicated that county-provided municipal services will probably be phased out and the City will need to begin looking harder at options for public works. He said that Kearns will also be impacted by the phase-out, as they are not sustainable as a city for incorporation. The Mayor suggested that it is possible that residents will need to choose the City into which they will be annexed. He clarified that current laws provide that, if Taylorsville is chosen, annexation will be forced. He said that legislation is being pursued to create a mechanism for forced annexation sections to be brought up to a certain level of infrastructure.

19:30:28 Chairman Rechtenbach inquired about any remuneration for maintenance of properties that the City is forced to take. The Mayor clarified that there is currently no mechanism that allows for any financial consideration in that case. He suggested that a special service district may be created to cover upgrades related to annexations. The Mayor confirmed that there is a sub-committee in place that will facilitate a study on issues related to annexations and consolidation of services.

19:31:57 Council Member Larry Johnson inquired about the Flex Lanes Project. Mayor Wall confirmed that the project is being completed and should be operational sometime in Spring, 2012. He said that some modifications have been needed to the project.

19:35:01 Mayor Wall confirmed that the issues being discussed regarding the provision of municipal services mostly relates to Salt Lake County. He relayed that Utah County and Davis County have already phased out county-provided municipal services. He suggested that any potential legislation will likely apply to counties of the first-class.

## **9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)**

19:27:59

- 9.1 City Council Briefing Session – Wednesday, December 14, 2011 – 6:00 p.m.**
- 9.2 City Council Meeting – Wednesday, December 14, 2011 – 6:30 p.m.**
- 9.3 City Council Briefing Session – Wednesday, January 4, 2012 – 6:00 p.m.**
- 9.4 City Council Meeting – Wednesday, January 4, 2012 – 6:30 p.m.**
- 9.5 RDA Board Meeting – Wednesday, January 4, 2012 – 7:00 p.m.**

## **10. CALENDAR OF UPCOMING EVENTS**

19:28:05

- 10.1 City Hall Closed in Observance of the Christmas Holiday – Monday, December 26, 2011**

**11. ADJOURNMENT**

19:36:29 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: Pratt-excused, Catlin-yes, Barbour-yes, Rechtenbach-yes, and Johnson-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 7:36 p.m.

  
Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 01-04-12

*Minutes Prepared by: Cheryl Peacock Cottle, City Recorder*