

**MINUTES OF THE HOLLADAY
CITY COUNCIL WORK MEETING**

**Thursday, March 11, 2010
5:00 p.m.
City Hall – Mt. Olympus Room
4580 S 2300 E
Holladay, Utah 84117**

ATTENDANCE

Mayor Dennis Webb
Council Members

Lynn Pace - *excused*
Sabrina Petersen
Pat Pignanelli
Jim Palmer
Barry Topham

City Staff

Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Craig Hall, City Attorney
Paul Allred, Community Develop. Dir
Clarence Kemp, City Engineer

Others: Marty Slack, David Pennock, Fred Minkevitch, Kris Longson, Sgt. Rob Nelson

1. Call to Order

Mayor Webb called the meeting to order at 5:25 pm.

2. Report from Holladay Arts Council

Beth Bruner and JoAnn Merrill from the Arts Council spoke to the Council about their upcoming activities for the year. They are eight members and each event has a chair and committee. They have a budget of \$10,300. Most of their funding comes from grants from ZAP and the Utah Arts Council. They reviewed the proposed list of events for 2010. They would like to do a Farmer's Market in September but call it Harvest Holladay out in front of City Hall. They would have about 25 booths. It would run every Saturday from 4-8pm, with the possibility of an evening movie afterwards. They would need monetary help from the city to do the movie. Mayor Webb also suggested contacting the Tagge Family and the Community Garden people and get them involved. The Council was impressed the Art Exhibit and asked to visit with them regarding doing a fundraiser for the plaza statue along with the Art Exhibit.

3. UFA Update

Chief Marty Slack introduced Battalion Chief Brad Lynn of the United Fire Authority (UFA). His is the Chief over eight stations on the east side. He commented that we have a good crew in Holladay and some of the best paramedics. Chief Slack provided the Council with a report and statistics from November-January. The Council discussed the call volume, staffing and costs. He also went over possible changes with the Insurance Service Offices ratings coming up this year. The Council spent time going over the call volumes for Holladay's Station 104 and where they went as well as costing.

4. Discussion on Proposed Rezone for Tiburon Apts.

The apartments are currently zoned C-2, which is the most intense use. The property is almost an acre but is long and narrow. The Council asked staff to meet with the owner and review his options and what each zone allows and report back to the Council.

5. Discussion on School Awards

This item was deferred to the Education Task Force meeting on March 25.

6. Discussion on July 4th Event

The 4th of July will be the only city event this year. The Council discussed doing an all day event, but the cost and the turnout would not be worth it. Council Member Petersen would really like to do a breakfast and a kid's parade in the morning and then the fireworks at night. The Council liked that idea and she will work with Michelle Bohling on the logistics.

7. Update on Holladay Village

a. Update on Advisory Committee

Mayor Webb updated the Council on the Advisory Committee. There was a meeting held yesterday with the appellants, Mr. Lofgren, Council Member Petersen and himself. Most of the meeting was going over past items and he and Council Member Petersen defending themselves and the city. It got very personal and became apparent that there was a lot of misinformation out there. Mr. Neslen and Ms. Redd even admitted that they were misinformed on some items. There was some discussion on the plan and height was not so much an issue, it was parking and the ratio of retail and housing. Everyone likes the concept of the mid-block road and they have no issue with Cowboy Partners as the developer. They will all meet again tomorrow to work on names for the committee. The Council discussed the need to bring in outside experts (traffic engineers, etc) as well as residents to make sure whatever we build will work. Council Member Topham feels that Holladay citizens should be deciding their future not outsiders. The Council discussed keeping the committee to eight – ten members and to stick to the items on the appeal. The main issue is really how people perceive and feel about apartments. A debate ensued between Mayor Webb and Council Member Topham over the apartments and perceptions. (8.29)

Clarence Kemp reviewed the plaza design with the Council. The pavers are under contract but need to be ordered. The discussion centered on the 10x10 planters, which are too big. Mr. Kemp suggested using 5x5 planters with seating around. Mr. Allred also suggested using portable furniture, especially in the summer months so they could be moved in the shade. The Council also discussed the bollards and fencing. The plaza plan will be up for a vote next Thursday.

8. Update on Cottonwood Mall (5:50pm)

Kris Longson of General Growth updated the Council on General Growth and the mall site. General Growth declared Chapter 11 (reorganization) bankruptcy in 2009. They are currently coming out of bankruptcy and have been able to extend their exclusive period in order to put together a proposal to the courts. General Growth currently has over a 90% occupancy rate at their malls. A majority of GGP's properties themselves are out of bankruptcy; Cache Valley, Cottonwood Mall are still in. There may be two companies formed: General Growth Properties, which will be the core assets and operating malls and General Growth Opportunities, which are the more risky projects. They hope to be out of bankruptcy this year. The Mall is still market-driven and until the market improves, no one is signing leases. They need to have a critical mass of retail leased before starting. They will not do spec. retail.

9. Calendar

The council reviewed the calendar of upcoming events.

10. Other Business

a. Status of Parking at Tuscany/Franc's

Council Member Palmer noted that the gates are still open, the jersey barriers are gone and valet parking is still being done on the city's site. The agreement with Tuscany on parking expired in January. The Council asked Manager Fitts to put back the barriers, close the gates and have Tuscany & Franc's conform to their conditional use permit. There needs to be a solution to this issue once and for all. Also, Cottonwood Heights used that area for staging and it has not been cleaned. Manager Fitts will contact them about getting that cleaned. Finally, Waste Away Containers are parking their containers on the city property and then coming at 6:00am to take them away, which violates the noise ordinance.

Mayor Webb asked Manager Fitts and City Attorney Mr. Hall to follow up on the parking and garbage containers and report back to the Council a resolution for the parking, a solution needs to be found.

11. Adjourn

There being no further discussion, Council Member Palmer moved to adjourn. Council Member Petersen seconded the motion and the meeting adjourned at 9:05 pm

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council Work Meeting held Thursday March 11, 2010.

Stephanie N. Carlson, MMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes approved: 3-18-10