

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, May 6, 2010
Mt. Olympus Room
4580 S 2300 E
Holladay, Utah 84117**

BRIEFING SESSION & WORK MEETING - 5:00pm

ATTENDANCE

Mayor Dennis Webb
Lynn Pace - *excused*
Patricia Pignanelli
J. James Palmer, Jr.
Barry Topham - *excused*
Sabrina Petersen

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Craig Hall, City Attorney - *excused*
Ryan Bjerke – Legal Counsel

Mayor Webb conducted the briefing session, which was called to order at 5:33 pm.

The Council reviewed the agenda and discussed the presentation of the 2010-11 budgets. This is just an opportunity for the Council to receive and begin reviewing the tentative budgets.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**May 6, 2010
Mt. Olympus Room – City Hall
4580 S 2300 E
Holladay, Utah 84117**

Council Meeting – 6:00pm

ATTENDANCE

Mayor Dennis Webb
Sabrina Petersen
Lynn Pace - *excused*
Patricia Pignanelli
J. James Palmer, Jr.
Barry Topham – *excused*

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Craig Hall, City Attorney - *excused*
Ryan Bjerke – Legal Counsel
Paul Allred, Community Development Dir

Citizens: Robert Hintze, William Shiflett, Scott Ziedler, David Chisholm, Doug Stark, Bob Wylie

I. *Welcome*

Mayor Webb called the meeting to order at 6:04 pm and welcomed those in attendance.

II. *Pledge of Allegiance*

The Pledge of Allegiance was led by Paul Allred.

III. *Public Comments*

Bob Hintze – 4654 Locust Ln. As a representative of the “Silent Majority” he made the following statement. He feels it is time for the “Silent Majority” to speak up and express their opinions and make their wished known about the Village Center project or for that matter any proposal that would benefit or enhance our community. It is time that we stopped the allowing the “nay saying” vocal majority to control our lives and to control our community. I hear a desire to move forward and develop a city we can be proud of. There are more people who are for the project than are against it. Let’s stop bickering and get on with the Village Center project as proposed. He also commented that developers do not come to cities that demand extra. Let’s stop demanding the impossible and get realistic.

Bob Wylie – 2111 E Lincoln Ln. He asked when the tentative budget would be available to the public and to get a copy of the year to date financials and audit reports.

Manager Fitts stated he could call the City to get financial copies and that the budget would be on the website in the morning.

IV. *Presentation by Tree City USA* – Scott Zeidler

Mr. Zeidler, Wasatch Front Community Forester with the Utah Division of Forestry, Fire and State Lands talked to the Council about their Tree City USA status. He recognized the work of the city to sustain trees that contribute to water quality, enhance city and property values and contribute to the quality of life. Holladay is the 70th community to get Tree City USA status. He

also recognized that the tree ordinance adopted by Holladay is unique to the city and complimented the city and staff on their work to promote trees.

Council Member Pignanelli & Manager Fitts thanked Jon Teerlink, City Planner for all his time, effort and work. It is because of him we received Tree City USA status.

V. *Presentation of 2010-11 Tentative Budgets*

Manager Fitts presented to the Council the 2010-11 tentative budgets as required by State Code. This has been an overwhelming project this year. It has been difficult anticipate and formulate when and how much revenue will be coming in. He feels that Holladay has not hit rock bottom yet. The budget proposes a decrease of one officer which saves the city \$80,000. With regards to property tax the budget shows an estimate of what we actually get. The city is running lean and will not fill a position in the parks department.

VI. *Consideration of Resolution 2010-16 Acknowledging Receipt of and Adopting the Tentative 2010-2011 Fiscal Year Budgets & Setting a Public Hearing for June 3, 2010*

Council Member Palmer moved to adopt Resolution 2010-16. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Palmer and Mayor Webb in favor. Resolution 2010-16 was adopted by a unanimous vote.

VII. *Consent Agenda*

a. *Approval of Minutes – March 18 & April 22, 2010*

Council Member Petersen moved to adopt the minutes as presented. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the minutes were approved.

VIII. *Initial Report From the Special Advisory Committee*

This item has been deferred as the Committee has asked for more time.

IX. *City Manager Report* – Randy Fitts

Manager Fitts reported on the following:

- there have been some drainage issues in the building that we are working out
- there was a back-up on the roof storm drains. We pumped for seven hours to get all the water off the roof. The water will now surface drain.
- The recent Spring clean up was a success and it was done for less money this year.

X. *Council Reports*

There were none.

XI. *Recess City Council meeting & Convene to an RDA Meeting*

Council Member Pignanelli moved to recess City Council and convene as an RDA Board. Council Member Palmer seconded the motion. The meeting recessed at 6:33pm

XII. *Adjourn to Work Meeting*

Council Member Pignanelli moved to adjourn & reconvene the work meeting. Council Member Petersen seconded the motion. The Council meeting adjourned at 6:41pm.

The minutes for the work meeting follow

WORK MEETING –May 6, 2010

ATTENDANCE

Mayor Dennis Webb
Lynn Pace - *excused*
Patricia Pignanelli
J. James Palmer
Barry Topham - - *excused*
Sabrina Petersen

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Paul Allred, Community Development Dir
Craig Hall, City Attorney - - *excused*
Ryan Bjerke – Legal Counsel

Mayor Webb opened the work meeting at 5:45 pm

1. Discussion on Village Center

a. Discussion Regarding Status of Development Project & Plaza

The Council asked about when the stripping would be done, especially along 2300 East and also when all the lights would be on. Manager Fitts stated that they are waiting for the weather to improve before stripping and that hopefully within the next few weeks that will take place. As for the lights, a majority of them are on. There is a utility box in the plaza area that needs to be moved and once that it moved all the lights will be on.

b. Update on Advisory Committee regarding appeal of Planning Commission approval of the final site plan

Mayor Webb updated the Council on the progress of the committee. They have asked for more time. The professionals are meeting privately now. They realize the complexity of the issue and want to do the right thing and to see this project succeed. He will inform the committee of the Council's desire to have this wrapped up by May 20th. Council Member Pignanelli stated that she has had a number of calls from constituents who feel this is dragging on and want to know what authority the committee has. Mayor Webb stated that the committee is taking their work seriously and is not being paid.

Mayor Webb recessed the work meeting to a City Council meeting at 6:00pm.

Mayor Webb reconvened the work meeting at 6:42:40pm.

2. Discussion on School Awards

Council Member Pignanelli stated that due to the legality and time she is suggesting postponing the scholarship program until next year. She still wants the city to go through the process and get the criteria in place by the end of July in order to notify the schools. Another suggestion was to look at doing an essay contest as another way to honor students and to get sponsorships for those awards.

3. Budget Discussion

Manager Fitts suggested deferring discussion until next week. He will meet with Council Members individually to go over the budget. The Council liked the idea of doing a work meeting in the morning to go over the budget line by line, as they have done in the past. The Council also asked Manager Fitts to begin reviewing contracts by taking one or two and do an RFP (request for proposal) process.

4. Update on Development Projects in Cottonwood Heights

Paul Allred updated the Council on the projects. **Tall building General Plan Amendment:** Cottonwood Heights only proposes this allowance in 3 areas: Union Park, Old Mill and the gravel pit areas. Beckstrand is the only entity proposing to build a 12 story building at this time. The public hearing was well attended with about 100 people in attendance. Most were strongly opposed to the proposed change to the General Plan to allow for consideration of the 12 story buildings at these locations – but especially at the Old Mill location. Beckstrand had an architect and commercial realtor, as part of their team, speak about the reason(s) why the 12 story building is desirable. The developer spoke about the revenues that would be generated for the city and school district if allowed as well as the fact that LEED buildings were sought after by large companies. Cities have to compete and LEED buildings will attract economic development elsewhere if not built here. The impact of traffic and parking was discussed by the developer and ways to mitigate those concerns through traffic management were outlined. Visual impact of the Old Mill site was discussed with developer stating that the impact would be minimal due to the 12 story building being proposed on the lowest part of the Old Mill site.

Tavaci Development: The use of the CRR zone was discussed and rejected by the Citizens committee. A new zone, “village” was instead proposed. This will be discussed by the Planning Commission on the 19th of May. The basic gist of the conversation focused on massing the development in the center of the site, moving buildings away from the toe of the hillside, deciding on whether or not to have more attached units than detached, building heights (50 feet seemed likely for 4 story attached units). How to regulate short term rentals was discussed at length as well. The developer continues to propose changes to the plan to make it less objectionable to the public and city. Unfortunately, there was no discussion on traffic; especially at it pertains to Holladay neighborhoods or streets.

5. Review of Council Goals

The Council reviewed their goals. Council Member Pignanelli brought up the idea of doing a Taste of Holladay and has already been looking into locations as well as talking with local business owners. She likes the idea of using banners to advertise some of the city’s bigger events.

Council Member Palmer talked about the traffic study. He met with Joe Perrin today. He basically reiterated what we have heard in the past that is we need to decide what our goal is, either for facilitating traffic flow or traffic calming. Mr. Perrin will come back with a proposal for the city to help facilitate a traffic study and then we will invite him to a work meeting. He has also tried to contact Tuscany regarding parking but has had no response.

Council Member Petersen updated the Council on the Holladay Criterion bike race scheduled for July 3rd. They have changed the name of the race to the Terry McGinnis Memorial Bike Race. They have added a Masters race and are working on sponsorships and getting preme donors. There will be no liability to the city, the race carries its own insurance. Further discussion will be held on street closures. She has asked for the playground equipment presentation to be June 10th. She also discussed the need to bicycle racks in the city, especially one for city hall.

Mayor Webb has a committee formed to help with Shop Holladay. They will be meeting in the next few weeks and he will come back to the Council with a proposal. He also toured some of

the more significant problem areas of the city with regards to enforcement and is working with Mr. Hall on what can legally be done.

6. Calendar

The Council reviewed the calendar for May and June. June 3rd will be the hearing on the budget with adoption of the budget scheduled for June 17th.

7. Other Business

Council Member Pignanelli talked to the Council about an Art Wall. This is a project that the Youth City Council would like to undertake and funding will be through the Arts Council. The wall would be at the Casto site along the back fence. The Council had a number of questions (what size, what is the intent/outcome, has this be done any place else, who will be in charge of what is put on the wall, etc.) and asked the Youth Council to come a make a presentation.

XIII. Closed Session pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition and Disposition (if needed)

Mayor Webb moved to go into closed session for the purposes of discussing personnel issues, potential litigation and property acquisition. Council Member Petersen seconded the motion. The Council voted in the affirmative and the council convened in a closed session at 7:43 pm.

Those in attendance at this Closed Session were: Council Members Petersen, Pignanelli, Palmer, and Mayor Webb. Also in attendance were: Randy Fitts, Ryan Bjerke, and Stephanie Carlson.

Minutes for the closed session were taken and are now on file as a Protected Record.

Council Member Palmer moved to adjourn the closed session and reconvene the work meeting. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pignanelli, Petersen, Palmer and Mayor Webb in favor. The motion to adjourn and reconvene in the work meeting passed by a unanimous vote.

XIV. Adjourn

Council Member Petersen moved to adjourn. Council Member Pignanelli seconded the motion. The meeting adjourned at 8:11pm. .

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday April 22, 2010.

Stephanie N. Carlson, MMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes approved: May 20, 2010