

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

**Thursday, May 2, 2013
Mt. Olympus Room
4580 S 2300 E
Holladay, Utah 84117**

BRIEFING SESSION - 5:30pm

ATTENDANCE

Mayor Dennis Webb
Lynn Pace
Patricia Pignanelli
J. James Palmer, Jr.
Steve Gunn
Sabrina Petersen

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Craig Hall, City Attorney
Clarence Kemp, City Engineer

Mayor Webb called the briefing session to order at 5:34 pm. The Council reviewed the agenda.

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

**Thursday, May 2, 2013
Council Chambers
4580 S 2300 E
Holladay, Utah 84117**

Council Meeting - 6:00pm

ATTENDANCE

Mayor Dennis Webb
Lynn Pace
Patricia Pignanelli
J. James Palmer, Jr.
Steven Gunn
Sabrina Petersen

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Craig Hall, City Attorney

I. Welcome

Council Member Pace conducted and called the meeting to order at 6:05 pm and welcomed those in attendance.

II. Pledge of Allegiance

The Pledge of Allegiance was recited by those in attendance.

III. Public Comments

Art Brown & Doug ? – Mothers Against Drunk Driving & Parents Empowered. They recognized Mayor Webb and presented him with a plaque for all his work and service on the Parents Empowered campaign. These organizations wouldn't be where they are today without Mayor Webb's guidance and support. Mayor Webb recognized the importance of educating our children about what drinking and drugs can do your brain and body.

John Phillips- 2332 Creek Crossing, Park City. He spoke on the Highland Dr. rezone and the project he is proposing. He submitted a petition with the signatures of 54 neighbors who are in support of the proposal as well as some enhanced site plans and pictures.

Otto Visser – 1935 E Spring Lane. He supports the proposal by Mr. Phillips. He feels it is a nice project and will enhance the area.

Karen Miller -1906 Baywood Dr. She supports Mr. Phillips proposal and feels it will be a good thing for the neighborhood. The residents would rather have this than commercial or even small office.

Richard Browning. He lives across the street from Café Madrid on Highland Dr. He supports Mr. Phillips proposal. He doesn't want to see commercial or office because it will increase traffic and the want to maintain it as residential.

Joan DeBry – 1837 Baywood Dr. She has lived in the area for 38 years. She supports Mr. Phillips proposal and feels it is the best use for the property. It has been vacant and an eye sore for many years.

Pam Olsen – 5174 Gurene Dr. She has lived off of Spring Lane for 20 years and is a realtor. They have fought to keep commercial out of the area and she supports Mr. Phillips. It will make the neighborhood better and is an answer to prayers for so many of the neighbors.

Craig Larsen – 1925 Spring Lane. He supports the proposal by Mr. Phillips and sent a letter to the Council outlining his support (*see attached*).

IV. Presentation of Tentative Budgets for 2013-14

Manager Fitts passed out the tentative budgets and went over a few of the highlights. This is the best budget since 2008. Revenue is up 11%, we will be seeing a large increase in the building department due to the business license fee increase and sales tax is up. This is now the Council's budget.

V. Consideration of Resolution 2013-14 Acknowledging Receipt of and Adopting the Tentative 2013-14 Fiscal Year Budgets & Setting a Public Hearing Date for June 6, 2013

Council Member Petersen moved to adopt Resolution 2013-14. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen,

Pace, Pignanelli, Gunn, Palmer and Mayor Webb in favor. Resolution 2013-14 was adopted by a unanimous vote.

VI. ***Consent Agenda***

a. **Approval of Minutes – April 11 & 18, 2013**

Council Member Petersen moved to approve the consent agenda. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the consent agenda stood approved.

VII. ***City Manager Report***

Manager Fitts reported on the following:

- He presented Council Member Palmer with a card from the 7th grade students at Bonneville Jr. High thanking him for coming to talk to their civics class.
- The district visits went well and staff got good direction and information for setting some long range plans.
- VECC (Valley Emergency Communications Center or 911 dispatch)– there was a meeting held here in Holladay regarding this ongoing dilemma. This is the most important issue in the valley and what to do.
- Conference of Mayors. They are now concentrating on one major issue at a time and the issue is transportation funding and the distribution of Class C Road funds and the County option tax.
- Staff met with the County on the ADA projects for City Hall that will be fully funded by CDBG.
- He passed out the latest project list to the Council

VIII. ***Council Reports***

There were none.

IX. ***Other Business***

There was none.

X. ***Adjourn City Council Meeting and Convene in an RDA Meeting***

Mayor Webb moved to adjourn City Council meeting and convene as an RDA Board. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the Council meeting adjourned at 6:42 pm.

WORK MEETING – May 2, 2013

ATTENDANCE

Mayor Dennis Webb
Lynn Pace
Patricia Pignanelli
J. James Palmer
Sabrina Petersen
Steven Gunn

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Craig Hall, City Attorney

Mayor Webb conducted the work session and convened the Council in a work meeting at 6:54 pm.

a. Update on Fire Station

We are ahead of schedule. The next step is to discuss the inside. The Council would like to take a field trip on May 16 to see the progress.

b. Discussion on Previous Public Hearings

*** Dental Rezone - 2000 E 3900 S.**

The Council is concerned that if the parcel is rezoned and a dental office doesn't go in what could go there. The Council would like to see either a reverter clause or restricted covenant. Mr. Allred will follow up with the applicant on the Council's concerns.

*** Phillips Rezone – 5310 S Highland Dr.**

John Phillips met with the Council. He stated that the lot adjacent to Highland Dr will be buffered with landscaping. There is no way to get R-1-10 zoning for the area, they would lose one lot. These will be good sized single family homes with a gated entrance. The general plan does call for R1-8 zoning in the area and conceptually this is an appropriate use along Highland Dr.

c. Discussion on Real Estate Purchase Contract for Sale of Kentucky Ave parcels

Craig Hall and Mark Olsen discussed with the Council some points in the contract. They are on the fifth reiteration of the contract. There are three decisions the Council needs to make:

1. the elimination of the electrical pole in the center of the lot. It takes up one parking space and is aesthetically and eyesore. It will cost \$27,000 to remove.
2. Mr. Olsen would like to be indemnified – he is concerned with environmental issues. This does create an additional risk to the city.
3. Continuation of benches and street lights. The city adds a bench and two light posts and splits the cost of moving the electrical pole 50/50.

d. Update and Discussion on City Hall Park and Casto Home

The pavers will begin going in this weekend. The Council looked over other options for benches and found a design they like. There will be four benches (four-six ft.) total, two with backs and two without. They also picked out tables that seat six – eight and would like some colored umbrellas. Mr. Glascock talked about the option of doing a pre-fabricated gazebo that would be modified to fit the design. The Council was not comfortable with this option and wants to stick with the original plan.

Manager Fitts then discussed the signage for City Hall. Some members of Council did not like the center sign part and felt they were too short to be seen from the road over the parked cars. They discussed taking off the Holladay Elementary on the building and replacing it with City Hall, much like it is at the police station.

The Historical committee met with James Glascock on the Casto Home. Floyd Hatch was also in attendance. Mr. Hatch does not like the home and feels it should not be there. The committee talked about species of trees, using the old stone from the amphitheater and also about putting the Meadows cabin there alongside the Casto Home. There will be a buffer of trees along the north side. Mr. Glascock will come back to the Council first with some design ideas. Council Member Petersen would also like to attend those meetings.

e. Policy Discussion on Food Trucks

The Council went over issues and requirements for food trucks. Currently the city does not allow or is silent on them. The Council would like to see them get a business license and permit. This would be for trucks only, no carts.

f. Discussion on Construction Site Signage

Council Member Petersen brought up this issue as she was receiving complaints. The Council feels there should be different language and rules for residential vs. commercial in order to protect residential neighborhoods. They asked staff to work on a text amendment .

e. Calendar

Ms. Carlson reviewed the calendar for May and June. The scholarship banquet will be June 4. Council Members will also need to attend the awards banquets at the Jr. High and High Schools to present the awards.

h. Other Business

Council Member Petersen is concerned about traffic on Valley View. She has been getting a number of calls and email. She asked staff to put out the traffic counters so she had numbers to give her constituents.

Council Member Gunn raised the issue of Stratton Park. The tree committee will plant some trees but he feels that is not the answer. We need to have a landscaping plan for the area that includes xeriscaping. He would like to create a committee and has a neighbor who is a landscape architect who would help out for a small price.

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

Council Member Palmer moved to go into Closed Session to discuss personnel issues and property acquisition and disposition. Council Member Gunn seconded the motion. The Council voted in the affirmative and convened in a closed session at 9:15 pm.

Those in attendance at this Closed Session were: Mayor Webb, Council Members: Pace, Petersen, Palmer, Gunn, and Pignanelli. Also in attendance: Craig Hall, Randy Fitts, Stephanie Carlson and Clarence Kemp.

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

Council Member Petersen 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 Pace, Petersen, Pignanelli, Gunn, Palmer and Mayor Webb in favor. The motion to go out of closed session at 9:59 pm passed by a unanimous vote.

VII. Adjourn Work Meeting

There being no further business, Council Member Petersen moved to adjourn with Council Member Pignanelli seconding the motion. The Council voted in the affirmative and the meeting adjourned at 10:00 pm.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, May 2, 2013.

Stephanie N. Carlson, MMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes approved: 5-16-13