

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, August 2, 2012  
Mt. Olympus Room  
4580 S 2300 E  
Holladay, Utah 84117**

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**BRIEFING SESSION - 5:30pm**

***ATTENDANCE***

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

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

Mayor Webb conducted and called the briefing session to order at 5:36 pm. The Council reviewed the agenda. The Council discussed the amended legal description for Holladay Village Square. The Council discussed with Tom Henroid the legal description, the need to for a license agreement for the right-of-way and the boundary line. The Council and Mr. Henroid also went over a preliminary time line for site plan approval. There was discussion about the parking garage and grading.

The Council also discussed the storm drain termination agreement. The Council still has questions about where the water in the storm drains is coming from and would like to postpone this item.

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**Council Meeting - 6:00pm**

***ATTENDANCE***

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

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

**I. *Welcome***

Mayor Webb conducted the meeting. He called the meeting to order at 6:09 pm and welcomed those in attendance.

**II. *Pledge of Allegiance***

The Pledge of Allegiance was led by City Manager Randy Fitts.

**III. *Public Comments***

*Roberto Eder – 2585 E 4500 S.* He expressed concern with the noise ordinance and the city violating its own ordinance with the July 4<sup>th</sup> fireworks going past 10:30pm. Council Member Palmer pointed out the State law for firework shows is midnight.

**IV. *Consideration of Resolution 2012-28 Authorizing the Mayor to Execute a Restated Development Agreement with Holladay Village Square, LLC Amending the Legal Description to Conform to the “as built” Village Plaza Constructed by Holladay City***

Council Member Palmer moved to approve Resolution 2012-28 subject to verification by Clarence Kemp of the actual property line as reflected in the revised legal description. Council Member Petersen seconded the motion.

Mayor Webb clarified that the development agreement states that any damages to the plaza the developer would have to restore (pavers, grates, planters etc.) and would consult with the City Council in that situation.

Council Member Pace expressed concern that we don't have all the information. He supports the project and concept.

Mayor Webb commented that this is a hard site to develop and to maximize the square footage. We want this to be successful also.

The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Palmer and Mayor Webb in favor with Council Member Pace opposed. Resolution 2012-28 was approved by a majority 4-1 vote.

V. ***Consideration of Resolution 2012-29 Authorizing the Mayor to Execute an Agreement with Salt Lake County for the Termination of a 1969 Storm Drain Agreement***

Council Member Pace moved to postpone consideration of Resolution 2012-29 in order to gather more information. Council Member Petersen seconded the motion. The Council voted in the affirmative and the motion to postpone carried.

VI. ***Public Consideration of Ordinance 2012-21 Amending Chapter 2.52 Pertaining to Personnel Policies by Adding a New Section 2.52.020(H) Regarding Internet, Email and Corporate Policies***

Council Member Palmer moved to adopt Ordinance 2012-21. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Palmer and Mayor Webb in favor. Ordinance 2012-21 was adopted by a unanimous vote.

VII. ***City Manager Report - Randy Fitts***

Manager Fitts reported on the following:

- The City has received an additional grant of \$410,000 for the mid-block road. The City still has do a 20% match
- The city will hold a surplus sale will be held next week. The piano was looked at and is in good condition so that is off the list and money will be put into tuning and getting a cart to move the piano
- Sales tax is doing well. With one more report, we need \$26,000 to meet budget. He expects that we will match the 2008 revenue.
- On October 25 the City will hold another mock disaster drill.

VIII. ***Council Reports***

Council Member Palmer reported that the tree trimming on 6200 S is finished and there were no complaints. He attended COG where the major discussion was on merging VECC and UPD 911 to create a new entity with its own administration and structure, much like the UPD model. This will be a good thing for Holladay as it will decrease our UPD costs; it will be more efficient and better service. The next meeting will be on August 22. Council Member Palmer also noted that there is a new source for trail grant funds and asked that we begin reviewing and updating our trail plan. He met with Jeff Niemeyer from Salt Lake City and the map of the Tanner Ditch has been completed and that another meeting of the Water Task force will be needed. Lastly he discussed rotary and getting a formalized schedule for the Council or staff to attend twice a month.

Council Member Pace stated that the UPD is holding its property tax hearing tonight.

Mayor Webb reported that he and Manager Fitts are going to Houston next week to meet with representatives from Howard Hughes on the Mall. He also asked Manager Fitts to look into putting benches at the bus stops. This could be an Eagle Scout project for someone once an inventory is done of where the stops are and usage data from UTA.

**IX. *Recess City Council Meeting and Convene as an RDA Board***

Council Member Petersen moved to recess the City Council meeting and convene as an RDA Board. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the meeting recessed at 6:45:30 pm

**X. *Adjourn City Council Meeting and Convene to a Council Work Meeting***

Council Member Petersen moved to adjourn City Council meeting and convene in a work meeting in the Mt. Olympus Room. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the meeting adjourned at 6:50 pm.

## WORK MEETING – August 2, 2012

### **ATTENDANCE**

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

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

Mayor Webb convened the Council in a work meeting at 6:58 pm.

#### **a. Update on Proposed Noise Ordinance Amendments**

The Salt Lake Valley Health Dept. adopted Regulation #21 – Community Noise Pollution Control at their meeting this morning. It is now up to the City to revisit our noise ordinance. Holladay will now enforce the nuisance portion with a city ordinance that goes above and beyond what the County adopted. The draft has 20 items that need to be reviewed and discussed by the Council. With regards to fireworks, State Law says until midnight on July 4 and 24.

#### **b. Discussion on Directional Signage**

The Council discussed directional signage for public places only. The city would come up with standards, a design and would be installed by the City with the applicant paying the cost. The Council asked that these signs be used sparingly. Mr. Hall and Mr. Allred will work on guidelines for the staff.

#### **c. Discussion on License Agreement for Lease of Plaza Property for Adjacent Businesses**

Mr. Hall went over the license agreement with the Council. This is for restaurants to use the plaza for outdoor dining. He asked the Council to review and get any comments back to him. There is fencing required and entrance has to be controlled. Council Member Pace would like to know what the State DABC regulations are for sidewalk liquor sales.

#### **d. Discussion on LUDMA**

Council Member Pace had nine policy points that need to be addressed by the Council. The Council went over those nine points and made changes or clarified. Staff and Council Member Pace will clean up and make the appropriate changes.

#### **e. Discussion on City Hall Signage**

Manager Fitts discussed with the Council signage for City Hall. The design would be two pillars with the sign in between and etched lettering with one identifying City Hall and the other the Police Dept. The brick would be the same clinker brick that was used on the monuments. The Council discussed the size, pillars, and whether to have a bulb, cap or a basket on top for flowers. Manager Fitts will get more refined drawings for the Council and costs. They would also like to see the same stonework that is on the north end of the building that says Holladay School.

#### **f. Discussion on Fire Station & Casto Home**

Plans have been submitted to Planning and Zoning and will go to the Planning Commission on August 21 for preliminary site plan approval. Footings and foundation drawings will be submitted on the August 6 for approval and will be ready to go out to bid separate from the actual construction. Mayor Webb commented that the preliminary budget from RimRock was

significantly less than what the architects are saying. He asked that the people who are building the Village Center have a chance to look at this project because they feel it has may be over-engineered. This project will not go out to bid until there are working drawings. The goal is by mid-September we will be turning dirt and putting in footings and foundation. A final budget will be brought to the Council the first of September. Council Member Pace asked that included in that budget is the cost to move the Casto home, demolish the old station, storage sheds, signalization, etc so we know total dollar figures.

**g. Discussion on Fire Hydrants**

Mayor Webb asked about the role of UFA and the water company. UFA tests for fire protection, the water company payment is for maintenance. Could we not have a city fee that appears on the water bills to cover the maintenance of fire hydrants. Instead of billing the city why can't the water company's bill residents directly. We need to get more information and what the roles of UFA, Holiday Water and Salt Lake City Water.

**h. Discussion on Water Feature for Plaza**

Mayor Webb would like to move this forward and how would the Council like to proceed. The last discussion was to wait until the buildings get framed and we can get a sense of space. There is money in the budget to begin getting conceptual ideas and sketches. We want something that creates sound and a sense of place.

**i. Discussion on Annexation Policy**

Council Member Pace went over the policy and then learned that, by State statute there has to be a map with any annexation policy or statement. The map is the difficult part of all this. He suggested using the letter that was sent to the consultant on feasibility study for the Millcreek incorporation. Use it as the most recent statement from the City.

**j. Update on Holladay Foundation**

We are now at the point where we need to begin establishing a Board. The Council picks the original board – which includes two from the Council and three outside members. After that is done the board can pick and additional two outside members if they so choose. There needs to be an organizational meeting. Mayor Webb asked the Council to consider the following qualifications that make a good board member: 1. Live in Holladay and have a passion for the community, 2. Sense of history, tradition and community spirit, 3. They are well connected in the community and have the ability to raise money, 4. Come from diverse areas of the city, if possible, and 5. Have the time. He asked the Council to be thinking of names and get those to him for consideration. He would like to start raising money through this foundation for parks and trails. All education money will come to this foundation. The Council asked that the Board make a financial report and update to the Council.

**k. Calendar**

There will be no meeting on August 9 or 16 due to lack of quorum. The next meeting will be August 23<sup>rd</sup>.

**l. Other Business**

Mayor Webb is writing a letter to Granite School District asking them to consider a \$225,000 reimbursement to the City for fees on the new hotel as the increment comes in. He is also asking them to consider extending the Holladay Village RDA five more years like they did with Cottonwood Mall.

The Council expressed concern about asking for too much and to maybe wait until after his visit with Howard Hughes.

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

**XXIV. *Adjourn***

There being no further business, Council Member Gunn moved to adjourn with Council Member Pignanelli seconding the motion. The Council voted in the affirmative and the meeting adjourned at 8:55 pm.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, August 2, 2012.*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Dennis R. Webb, Mayor

Minutes approved: 8-23-12