

City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, December 14, 2016
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

BRIEFING SESSION

Attendance:

Mayor Lawrence Johnson

Council Members:

Council Chairman Ernest Burgess
Vice-Chairman Brad Christopherson
Council Member Daniel Armstrong
Council Member Dama Barbour
Council Member Kristie Overson

City Staff:

John Taylor, City Administrator
Tracy Cowdell, City Attorney
Cheryl Peacock Cottle, City Recorder
Tracy Wyant, UPD Precinct Chief
Mark McGrath, Community Development Director
Kristy Heineman, Council Coordinator
Tiffany Janzen, Public Information Officer
Scott Harrington, Chief Financial Officer

Others: Pauline McBride, Gordon Willardson, Jackie Willardson

6:00 BRIEFING SESSION

1. Roll Call of Council Members

Chairman Ernest Burgess conducted the Briefing Session, which convened at 6:05 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

2. Review Administrative Report – *Administration*

[6:06:36 PM](#) Chair Burgess called for any questions or comments on the Administrative Report and there were none.

3. Review Agenda

[6:06:43 PM](#) The agenda for the City Council Meeting was reviewed.

[6:13:39 PM](#) Council Member Dan Armstrong referenced a meeting held recently with UDOT to discuss the timing of signals. He observed that a lot was accomplished at this meeting and traffic flow has since improved.

4. Adjourn

[6:14:44 PM](#) Chairman Burgess declared the Briefing Session adjourned at 6:14 p.m.

REGULAR MEETING

Attendance:

Mayor Lawrence Johnson

Council Members:

Council Chairman Ernest Burgess
Vice-Chairman Brad Christopherson
Council Member Daniel Armstrong
Council Member Dama Barbour
Council Member Kristie Overson

City Staff:

John Taylor, City Administrator
Tracy Cowdell, City Attorney
Mark McGrath, Community Development Director
Tracy Wyant, UPD Precinct Chief
Cheryl Peacock Cottle, City Recorder
Scott Harrington, Chief Financial Officer
Jay Ziolkowski, UFA Battalion Chief
Kristy Heineman, Council Coordinator
Tiffany Janzen, Public Information Officer
Jean Ashby, Economic Development Assistant

Others: Pauline McBride, Gordon Willardson, Jackie Willardson, Lynn Handy, Meredith Harker, Barbara Riddle, Brandy Stephens, Detective Scott Lloyd, Reverend Sluga, Officer Kevin Spencer, Detective Kresdon Bennett, Pam Roberts, Brakelle Cloward, Adan Gutierrez-Gonzalez, Don Adams, Ben Horsley, John Gidney, John Hadlock, Connie Burgess, Rob Wood, Anthony Adams, Brandon Cloward, Kennedy Adams, Kameron Kellett, Royce Larsen, Connie Burgess, Keith Gilley, Scouts from Troop 636

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

[6:30:04 PM](#) Chairman Ernest Burgess called the meeting to order at 6:30 p.m. and welcomed those in attendance.

1.1 Roll Call of Council Members

[6:31:24 PM](#) City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

1.2 Opening Ceremonies – Pledge/Reverence – *Council Member Burgess (Opening Ceremonies for January 11, 2017 to be arranged by Council Member Christopherson)*

[6:31:37 PM](#) Council Member Dan Armstrong directed the Pledge of Allegiance.

[6:31:59 PM](#) Reverend Sluga offered the Reverence.

1.3 Mayor's Report

There was no Mayor's Report given.

1.4 Citizen Comments

[6:35:13 PM](#) Chairman Ernest Burgess reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments.

[6:35:39 PM](#) There were no citizen comments, and Chairman Burgess closed the citizen comment period.

2. APPOINTMENTS

There were no appointments.

3. REPORTS

3.1 Unified Police Department Precinct Awards – *Chief Tracy Wyant*

[6:35:48 PM](#) Unified Police Department Precinct Chief Tracy Wyant presented three *Employee of the Month Awards*, as follows:

[6:36:23 PM](#) ***September 2016 Employee of the Month – Office Manager Brandy Stephens:*** Chief Wyant cited Ms. Stephens' long history with Taylorsville law enforcement and her supreme competence as Office Manager for the Taylorsville Precinct. The Chief noted that Ms. Stephens also regularly assists departments throughout UPD with dispatch, BCI training, grant acquisitions, funds management, etc.

[6:38:18 PM](#) ***October 2016 Employee of the Month - Officer Kevin Spencer:*** Chief Wyant relayed that, as Lead traffic Officer and DUI Coordinator for UPD, Officer Spencer manages significant responsibility. The Chief commended him for handling his duties with expertise and also serving as a motor officer instructor for officers throughout the State. Officer Spencer was recognized for his resolve in enforcing Taylorsville's traffic laws and ensuring the safety of residents and visitors.

[6:40:03 PM](#) ***November 2016 Employee of the Month – Detective Kresdon Bennett:*** Chief Wyant described an incident when a suspicious vehicle was observed by Detective Bennett and identified as stolen during a violent carjacking. It was relayed that a pursuit was initiated and resulted in the apprehension of the driver who was a wanted felon. Detective Bennett was commended for his impressive work ethic, intuition, and work product.

[6:42:42 PM](#) Chief Wyant described a recent program held in which local school students were invited to design a Christmas card for the Taylorsville UPD Precinct. He illustrated artwork rendered by Brakelle Cloward and Adan Gutierrez-Gonzalez, who are both fifth grade students from Plymouth Elementary. It was relayed that the artwork selected will go on the Precinct's Christmas card which is to be mailed soon. Awards were presented to the students and congratulatory remarks were made by Mayor Johnson, Detective Scott Lloyd, and Council Member Overson.

[6:47:36 PM](#) Mayor Johnson commended Detective Lloyd for his fine work with Taylorsville students.

[6:48:48 PM](#) Chief Wyant relayed that Taylorsville officers will be taking the two students who were recognized out to lunch soon.

3.2 Budget Committee Report/Year-End Audit Report – Lynn Handy

[6:51:05 PM](#) Budget Committee Chair Lynn Handy reported on the City's Year-End Audit Report. He cited findings by the Budget Committee and input given. He recognized committee members, as follows: Ken Acker, John Gidney, Gordon Wolf, Royce Larsen, Kerry Davis, Gordon Willardson, John Hadlock, and Kameron Kellett, with Council Member Dan Armstrong as advisor. Mr. Handy stated the committee's appreciation of City Finance Director Scott Harrington.

[6:51:58 PM](#) Mr. Handy relayed that the Budget Committee performs three functions, as follows: (1) meets monthly to review the City of Taylorsville's Monthly Financial Statement; (2) reviews the annual proposed budget with Administration each spring and makes budget recommendations to the City Council; and (3) reports on the annual financial audit for Taylorsville. Mr. Handy noted that the City's audit report was reviewed by the Budget Committee approximately two weeks ago. He commended the accounting firm of Hansen, Bradshaw, Malmrose & Erickson who performs the audit. He stated that upon review, the Budget Committee found a clean audit. He explained that this means it was an unmodified audit, with little or no exceptions, and meeting generally accepted accounting principles. He added that GASB standards have been met. Mr. Handy said that the only exception of real note was that the City's fund balance (or savings account) should be no more than 25%; however, it recently hit 26% so that overage was transferred to the General Fund.

[6:54:17 PM](#) Mr. Handy stated the Budget Committee's appreciation for the opportunity to review Taylorsville's audit and be involved in the audit reporting process.

[6:54:37 PM](#) Council Member Dama Barbour observed that the audit findings indicate there is no City policy regarding a minimum fund balance, but she believes that is not the case. Mr. Harrington confirmed that the City does have a policy to keep the minimum trigger for the Fund Balance at about 18%.

[6:56:12 PM](#) Council Member Brad Christopherson expressed appreciation to the Budget Committee for its work on behalf of the City.

[6:56:30 PM](#) Mayor Johnson recalled that the City's policy sets the minimum trigger for the Fund Balance at 19 ½%.

[6:57:08 PM](#) Council Member Armstrong thanked Budget Committee Members for their time and efforts in reviewing financial documents for the City.

3.3 Senior Center Report - *Pauline McBride*

[6:58:43 PM](#) Taylorsville Senior Center Manager Pauline McBride reported on recent activities and upcoming events at the Senior Center. She described the following events held for seniors during September and October: the Annual Health Fair and Walk (including screenings for peripheral artery disease); the Candidates Day; a service project for the homeless shelter; and the *Senior Voices* program. Ms. McBride relayed that the Senior Center now has its own Facebook page which helps promote events.

[7:03:46 PM](#) Ms. McBride relayed that the Senior Center is partnering with the Taylorsville Arts Council for a "Celebration of Friendship and Love Variety Show" on February 10, 11, and 13,

2017 in conjunction with the Art Show. She reported that the Senior Center will also be implementing a “Story Crossroads” program and will host upcoming story telling opportunities.

[7:05:07 PM](#) Ms. McBride listed members of staff and the Advisory Committee to the Senior Center. She cited annual statistics for recreation attendance, recreation units, number of rides, meals ordered, meal participants, meals served, number of active volunteers, and total volunteer hours.

[7:06:36 PM](#) Ms. McBride reported on the Evening ESL Class and transportation arrangements for refugees in the City. She also provided a demographic breakdown on those served at the Taylorsville Senior Center.

[7:10:51 PM](#) Ms. McBride highlighted the many activities and events offered at the Taylorsville Senior Center and thanked community partners for their support.

[7:11:40 PM](#) Council Member Kristie Overson questioned whether transportation needs are being met at the Senior Center. Ms. McBride affirmed that the City has been a great partner in providing transportation for seniors.

[7:12:43 PM](#) Chair Burgess thanked Ms. McBride and her staff for all they do help senior citizens in Taylorsville.

3.4 ChamberWest Report – *Barbara Riddle*

[7:13:15 PM](#) CEO Barbara Riddle reported on recent activities of ChamberWest. She indicated that it has been a very busy year and referenced a huge focus on social media. She described the following functions within ChamberWest:

- Membership efforts
- Board of Directors (monthly meetings and recruitment)
- Board of Governors added through by-laws
- Special events and activities, i.e. annual golf tournament, membership luncheon, annual awards gala
- Women in Business Program
- Monthly luncheons
- Leadership Institute
- Legislative Affairs
- Professional Networking Group
- Ambassadors

- Community support (including Tour of Utah; Taylorsville Dayzz; Fire, Water and Ice Festival; Trick or Treat Street; Announcement of Performing Arts Center in Taylorsville)
- The Family Sports Capital of Utah

[7:21:23 PM](#) Ms. Riddle referenced a calendar of Chamber activities that has been drafted for 2017. She then called for any questions.

[7:22:36 PM](#) Council Member Overson commended Ms. Riddle and the great work of ChamberWest. Chair Ernest Burgess added his appreciation for the way that Ms. Riddle has helped turn ChamberWest around.

[7:24:17 PM](#) Council Member Brad Christopherson **MOVED** to rearrange the order of the agenda and address Agenda Item 7.1 (regarding Resolution No. 16-29) prior to the Granite School District Presentation. Council Member Kristie Overson **SECONDED** the motion. **All Council Members voted in favor and the motion passed unanimously.** Agenda Item 7.1 was then addressed at 7:25 p.m. (see 7.1 below).

3.5 Granite School District Presentation – *Ben Horsley/Don Adams*

[7:30:39 PM](#) Granite School District Communications Director Ben Horsley and Assistant Superintendent Don Adams reported on the Granite School District's long-term capital outlook and planning for local schools. Mr. Horsley recognized Granite School Board Member Connie Burgess in attendance. He stated that the School Board wants Taylorsville, as a community partner, to be made aware of issues it is studying.

[7:33:50 PM](#) Mr. Adams cited impact to 91 schools and 68,000 students. He referenced the School Board's effort to make a positive impact on the next 75 years of schooling. It was relayed that nearly half of all Granite District schools are more than 50 years old and have significant capital needs. A facility condition index was reviewed. Funding and outlay for capital projects in the school district were discussed. A potential plan to rebuild one elementary school every year, one junior high every four years, and one high school every eight years was cited. It was relayed that this plan would require \$36.6 million annually and the current capital budget is \$17 million. It was noted that the Granite School District Board of Education has been exploring a myriad of long-term capital planning options to bridge the gap in funding and keep local schools the best place to learn.

It was reported that the Granite School District Board of Education has spent several months exploring multiple long-term capital planning options. In addition to the \$36.6 million required for rebuilds, the board has narrowed down three options for ongoing school renovations, repairs, and remodels. The three options were described and it was relayed that the board favors option two for long-term capital planning. It was stated that the board of education has worked with

financial consultants to develop the best possible funding options to address capital needs in the district.

It was noted that the board is sensitive to taxpayers in the Granite School District community and has given careful consideration to the needs of students and the impact to property owners. It was stated that, while no final decision has been made by the Board of Education, it is favoring a hybrid model of both an initial 10-year bond and a modest tax increase with a pay-as-you-go model that would immediately raise capital funding levels. It was observed that, after in-depth analysis and consultations from outside financial experts, the board believes this combination would generate the most successful cash flow with the least amount of impact to tax payers. Tax rates were discussed. It was stated that the Granite School Board of Education is seeking input and ideas from the City of Taylorsville to secure the best outcomes for students.

[7:45:22 PM](#) Mr. Horsley called for any questions.

[7:45:48 PM](#) Mayor Johnson asked for clarification on percentages in the pie chart that weren't addressed. Mr. Adams explained that this represents 65% for in-school expenditures for staffing, i.e. teacher compensation, etc.

[7:46:00 PM](#) Brochures produced by the Granite School District were distributed. Mr. Horsley observed that the cost to rebuild a high school of Taylorsville High's caliber would be about \$80 million. He noted that, at the current rate, it would take 40 years to save enough revenue to rebuild that high school alone.

[7:47:35 PM](#) Mayor Johnson asked about the cost of Granger High School. Mr. Adams said that Granger High School cost \$76.3 million in 2011. He clarified that newer model high schools are anticipated to cost about \$80 million. He gave explanation on other options for remodeling including schools, i.e. adding a wing, etc.

[7:49:45 PM](#) City Administrator John Taylor inquired about Granite School District's overall budget. Mr. Adams indicated that it is roughly \$760 million each year. He explained that the District is doing an overall community outreach and engagement strategy, as it is very concerned about 21st century education.

[7:51:35 PM](#) Ben Horsley acknowledged that this effort is a little unusual, but the Board is anxious that community partners be involved as it is implementing a long-term vision for adequate facilities for students. He noted that the City will get an opportunity to provide feedback through surveys, etc.

[7:53:38 PM](#) Council Member Dama Barbour questioned how many students are at Granger High School. Mr. Adams relayed that there are approximately 3200 students, with six relocatables on

site. He discussed projected needs for Taylorsville High and said that if 9th grade were to come up, it would be a total of about 2500 students. Mr. Horsley gave background information on Granger High and noted that, as a new facility and the addition of 9th grade, it has attracted a large amount of additional students. Mr. Adams cited pride that more students are staying, learning and graduating at the new school.

[7:55:49 PM](#) Further discussion ensued regarding tracking potential student enrollment at Taylorsville High School.

[7:57:35 PM](#) Council Member Brad Christopherson asked about the timeframe for a potential rebuild. Mr. Adams said that the District is adopting the “worst first” principle. He indicated that bonds could potentially be proposed in November 2017 or November 2018 elections, but much depends on feedback the board receives in the next two or three months.

[7:59:23 PM](#) Council Member Christopherson observed that the three Taylorsville school facilities he attended have not changed much since he was there.

[7:59:53 PM](#) Mr. Horsley noted that a comprehensive remodel would allow a school’s lifecycle to go further and produce maintenance savings along the way.

[8:00:32 PM](#) Mayor Johnson asked about longevity factors for a rebuild versus a remodel. Mr. Adams gave clarification and noted that bricks, mortar and foundation are what drive a building’s lifecycle.

[8:01:27 PM](#) Mr. Horsley relayed that the public will be getting invitations for feedback through the mail, social media, etc. He observed that it is very important to get that critical feedback.

[8:02:06 PM](#) Council Member Brad Christopherson stated for the record that he is supportive of a capital improvement plan for Granite School District. He noted that his own children are attending school in Granite District and he is in favor of ensuring the future quality of education.

4. CONSENT AGENDA

4.1 Minutes – November 16, 2016 City Council Meeting

[8:02:58 PM](#) Council Member Brad Christopherson **MOVED** to adopt the Consent Agenda. Council Member Kristie Overson **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Burgess-yes, Christopherson-yes, Overson-yes, Barbour-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.**

5. PLANNING MATTERS

5.1 **Public Hearing – To Receive Comment Regarding Ordinance No. 16-17 Concerning a Zoning Map Amendment for Property Located at 6038 South 2200 West from the R-1-20 Zone to the R-1-15 Zone – Mark McGrath**

[8:04:32 PM](#) Community Development Director Mark McGrath relayed that this is a simple request to accommodate an expansion on a single property at 6038 South 2200 West. He illustrated a vicinity map of the subject property. He relayed that the application was reviewed by the Planning Commission who made a positive recommendation by unanimous vote.

[8:05:09 PM](#) Council Member Brad Christopherson asked for clarification on the property line. Mr. McGrath said he is not 100% sure of what is planned for the expansion and would need to defer to the property owner.

[8:06:19 PM](#) Chairman Burgess opened the public hearing on this matter and called for citizen comments.

[8:06:24 PM](#) There were no citizen comments and Chairman Burgess declared the public hearing closed.

5.1.1 **Ordinance No. 16-17 – Concerning a Zoning Map Amendment for Property Located at 6038 South 2200 West from the R-1-20 Zone to the R-1-15 Zone – Matthew Taylor**

[8:06:34 PM](#) Council Member Kristie Overson **MOVED** to adopt Ordinance No. 16-17 – Concerning a Zoning Map Amendment for Property Located at 6038 South 2200 West from the R-1-20 Zone to the R-1-15 Zone. Council Member Dama Barbour **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Burgess-yes, Christopherson-yes, Overson-yes, Barbour-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.**

5.2 **Public Hearing – To Receive Comment Concerning a Proposed Amendment to Chapter 13.11.020 Accessory Structures and 13.36 Definitions of the Taylorsville Land Development Code – Mark McGrath**

[8:07:12 PM](#) Community Development Director Mark McGrath relayed that this is a zoning text amendment request sponsored by the City of Taylorsville. He stated that this proposal is a comprehensive amendment addressing accessory structures, i.e. sheds, detached garages, greenhouses, etc. He gave background information on regulations and cited the controversial

history of large accessory structures. He noted that in 2005 the City completed a comprehensive amendment regarding controversial structures and this worked well for several years. He explained that new standards were adopted in 2012 and those have not worked quite as well as old ones. Mr. McGrath cited current language that is confusing and said interpretation is subjective. He indicated that it is time to take another look and adopt something similar to that which was adopted in 2005.

[8:09:42 PM](#) Mr. McGrath reviewed the proposed regulatory framework, including: (1) lot size; (2) back yard or side yard; (3) interior or corner lot; and (4) permitted use or administrative conditional use.

[8:11:16 PM](#) Mr. McGrath outlined the general requirements contained in the proposed amendment, as follows:

- Fire walls for structures closer than five feet
- No more than 25% coverage
- All structures require six foot separation
- Structures that are partially located in a rear and side yard shall be considered to be in the side yard
- Habitable space requirements
- Drainage
- Exterior building materials
- Structures for livestock
- Principal building required
- No separate meters
- Easements

[8:17:05 PM](#) Mr. McGrath illustrated potential layouts for rear, side, and front yards. He also rendered illustrations for setbacks for interior and corner lots. Mr. McGrath reviewed specific language regarding structures straddling both side and rear yards and cited a potential loophole. He suggested an additional change to the proposed language to read, “If any accessory structure is partially located in both a rear and side yard, the entire structure is deemed to be in the side yard.”

[8:19:44 PM](#) Council Member Dan Armstrong asked whether existing structures will be grandfathered in. Mr. McGrath confirmed that it is built into the code, under Part C, that everything built prior to this amendment would be grandfathered in and considered a legal nonconforming use. He also clarified that legal nonconforming uses run with the land and not with the owner.

[8:21:06 PM](#) Council Member Kristie Overson observed that this helps more clearly define guidelines for accessory structures. She thanked Mr. McGrath for his work on this amendment.

[8:21:35 PM](#) Chair Burgess commented on the need to ensure there are no loopholes. Mr. McGrath observed that this proposed ordinance strictly talks about location and size, but use is addressed in other parts of the code. He confirmed that the proposed amendment just cleans up old language and takes care of other concerns.

[8:22:23 PM](#) Council Member Dan Armstrong asked about separate parking garages and Mr. McGrath confirmed that a detached garage is considered an accessory structure; but, if a garage is connected by a breezeway, it is considered part of the house.

[8:23:09 PM](#) Chairman Burgess opened the public hearing on this matter and called for citizen comments. There were no citizen comments and Chairman Burgess declared the public hearing closed.

[8:23:24 PM](#) Mr. McGrath relayed that no negative input has been received regarding the proposed amendment and a local architect stated support at the Planning Commission Meeting. He reiterated that no one has expressed opposition to the proposed changes.

[8:24:08 PM](#) City Attorney Tracy Cowdell noted that Mr. McGrath has recommended an additional amendment to the proposed ordinance. He suggested that any motion to approve the subject ordinance include the phrase, “as amended.”

5.2.1 Ordinance No. 16-18 – Concerning a Proposed Amendment to Chapter 13.11.020 Accessory Structures and 13.36 Definitions of the Taylorsville Land Development Code – *Mark McGrath*

[8:24:20 PM](#) Council Member Kristie Overson **MOVED** to adopt Ordinance No. 16-18 – Concerning a Proposed Amendment to Chapter 13.11.020 Accessory Structures and 13.36 Definitions of the Taylorsville Land Development Code, as amended. Council Member Dan Armstrong **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Burgess-yes, Christopherson-yes, Overson-yes, Barbour-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.**

6. FINANCIAL MATTERS

6.1 Presentation of 2015-2016 Audit and Comprehensive Annual Financial Report (C.A.F.R.) – *Scott Harrington/Rob Wood*

[8:26:16 PM](#) Chief of Finance Scott Harrington presented the recently completed 2015-2016 City Audit and Comprehensive Annual Financial Report (C.A.F.R.). He noted that it has been previously provided to the Council for review. He cited transmittal sections, financial sections, notes, a statistical section, and a compliance section. Mr. Harrington acknowledged the hard work of staff and department managers in preparation of the audit.

[8:27:38 PM](#) City Auditor Rob Wood noted that auditors met previously with the Budget Committee and reviewed the audit report in great detail. He referenced a report card and the independent auditor's opinion. He relayed that his firm is giving the City a good report card and said the audit ran very smoothly. He reviewed the Independent Auditor's Report on pages 1, 2, and 3. He explained that the opinion given is an unmodified opinion. He cited three minor adjustments needed. Mr. Wood reported that the audit found no discrepancies to be reported on procedures that were followed. He cited State requirements and discussed a finding that the General Fund balance was over the maximum of 25% (at 26%). He said the City is just being asked to make a transfer in order to maintain the savings account at the maximum. He indicated that there are no other issues of non-compliance.

[8:34:44 PM](#) Rob Wood summarized the City's financial position, noting that there is no new infrastructure and no new debt. He observed that there are very few changes since last year, except the City has paid off about \$1 million in debt. He cited a bottom line net increase of \$1,318,000 (taxes, projects, etc.).

[8:38:12 PM](#) Mr. Wood discussed the City's General Operating Fund with total assets of \$10.6 million, etc. He cited the Fund Balance of \$5.8 million and commended Administration for keeping within the budgeted amounts.

[8:40:04 PM](#) Council Member Kristie Overson thanked Mr. Wood for the audit report and observed that the City's budget has been consistent. She observed that this is essentially a "State of the City Report" for the Council. She commended all involved for providing a very comprehensive report. Chair Burgess added his appreciation.

[8:42:28 PM](#) Rob Wood commended Mr. Harrington and offered his support of the City.

[8:42:56 PM](#) Council Member Dan Armstrong thanked Mr. Wood for his work on the audit. He also thanked Mr. Harrington, the Mayor, and City staff for being frugal with City funds.

[8:43:50 PM](#) Mr. Wood referenced another template letter that was recently emailed to the City Council.

6.2 Discussion Regarding Draft Ordinance No. 17-01 – An Ordinance of the City of Taylorsville Amending Title 3 of the Taylorsville Municipal Code to Include Chapter 3.09: Municipal Transient Room Tax – Tracy Cowdell

[8:45:09 PM](#) City Attorney Tracy Cowdell presented a draft ordinance to amend Title 3 of City Code to include Chapter 3.09 – Municipal Transient Room Tax. He explained the basis for the proposed ordinance and said this discussion is just a first reading. He described a recommendation from the Attorney’s Office, the Economic Development Department, and Administration that a Municipal Transient Room Tax be implemented. Mr. Cowdell noted that there are not a lot of hotels or motels in the City, so resulting revenue would not be much more than \$12,000 or \$13,000 per year. He observed, however, that there is good deal of law enforcement time going into these types of establishments. He explained that a 1% tax owed to the City would be paid at the time of check-in, collected by the Tax Commission, and then paid back to the City to help defray law enforcement costs, etc.

[8:48:33 PM](#) Council Member Dama Barbour referenced illegal rentals in the City. Mr. Cowdell clarified that someone who is renting out rooms illegally for less than 30 days would technically owe the City the proposed tax. He gave his opinion that this ordinance would not legitimize illegal rentals, even if the tax were paid by nonconforming landlords to the Tax Commission.

[8:51:03 PM](#) Council Member Kristie Overson observed that trailer court accommodations are referenced. She noted that the term “trailer court” has been removed from other areas of the City Code and the term “mobile home communities” is being used instead. Mr. Cowdell explained that the ordinance uses language taken from State law, but said it can be tweaked to follow city-used terms.

[8:52:41 PM](#) Mr. Cowdell asked if the Council is interested in seeing this ordinance again after the first of the year. The consensus was to bring it back for further consideration.

7. OTHER MATTERS

7.1 Resolution No. 16-29 – A Resolution of the City of Taylorsville Authorizing Amendments to the Wasatch Front Waste and Recycling District’s General Schedule of Fees as it Applies to Cans and their Delivery to Newly Constructed Homes within the District – Pam Roberts

[7:27:32 PM](#) Pam Roberts, Executive Director of the Wasatch Front Waste and Recycling District (WFWRD), stated that the Administrative Control Board for WFWRD, of which Council

Member Dama Barbour is a representative, met on October 24, 2016 and tentatively adopted the 2017 Tentative Budget. She presented the subject resolution to approve a proposed new fee for newly built homes, in the amount of \$50, to help offset the actual price of garbage and recycling cans (\$50 per piece). Ms. Roberts recognized Board Member Tischner from Herriman for this suggestion. She relayed that the Board is also proposing a \$10 delivery fee to assist in the costs for that service. She noted that no fee increase is being proposed to the current \$14.75 per home/per month fee. She explained that the WFWRD 2017 Budget also includes a fee increase for contract services for city and county owned facilities and other contracted services such as waste and recycling collections contracted with HOAs or PUDs. She clarified that this does not apply to a rebuilt home or demolition of a home, but would affect a split parcel.

[7:28:41 PM](#) Council Member Dama Barbour added her appreciation to Board Member Tischner for this suggestion that will prevent Taylorsville, who is a mostly built-out city, from bearing the expense of new homes in other cities.

[7:29:53 PM](#) Ms. Roberts explained that an increase in a basic service charge is not effective until it has been authorized by a majority of the governing bodies that have representation on the Board as reflected in a resolution adopted by cities and the county. She called for the City's approval by resolution to include the proposed new fee.

[7:29:57 PM](#) Council Member Brad Christopherson **MOVED** to adopt Resolution No. 16-29 – A Resolution of the City of Taylorsville Authorizing Amendments to the WFWRD's General Schedule of Fees as it Applies to Cans and their Delivery to Newly Constructed Homes within the District. Council Member Dama Barbour **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Burgess-yes, Christopherson-yes, Overson-yes, Barbour-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.**

7.2 Public Hearing – To Receive Comment Regarding Approving an Interlocal Cooperation Agreement Between the City and Salt Lake County to Construct, Operate and Maintain a Performing Arts Center and Approving an Accompanying Ground Lease – Tracy Cowdell

[8:53:07 PM](#) City Attorney Tracy Cowdell explained that Salt Lake County has decided to construct a new Performing Arts Center (PAC) on City Hall property. He stated that the County has worked with the City to make this happen and, as such, the City and County desire to enter into an interlocal cooperation agreement and an accompanying ground lease. He said that details have been worked out between the two entities. He referenced two documents that have been worked on for about a year: (1) an interlocal agreement with Salt Lake County for construction and operation of the PAC; and (2) a ground lease. Mr. Cowdell reported that the County will

cover all of the cost except \$5 million and the City will participate in that amount. He clarified that \$1.7 million of the City's portion will come through lease of the ground at City Center. He noted that participation costs will be approved by resolution and included in budgets. He cited an Advisory Committee that will be implemented for the PAC. He relayed that the City has been guaranteed 16 days of use days for the PAC at no cost and can use additional days for minimal costs.

[8:57:04 PM](#) Mr. Cowdell confirmed that if Salt Lake County were to default and stop running the PAC, the City still owns the land and the capital facility belongs to the City. He noted that Salt Lake County will maintain and manage the building and the City will maintain the outside grounds. He referenced cross-access agreements for parking. Mr. Cowdell observed that City Hall property currently has enough existing parking space as is. He said it is anticipated that the County will approve the agreement in January. He expressed that Administration feels good about the agreements and recommends approval unless the Council has material concerns.

[9:00:32 PM](#) Chairman Burgess opened the public hearing on this matter and called for citizen comments. There were no citizen comments and Chairman Burgess declared the public hearing closed.

7.2.1 Resolution No. 16-30 – Approving an Interlocal Cooperation Agreement Between the City and Salt Lake County to Construct, Operate and Maintain a Performing Arts Center and Approving an Accompanying Ground Lease – Tracy Cowdell

[9:00:41 PM](#) Council Member Brad Christopherson **MOVED** to adopt Resolution No. 16-30 – Approving an Interlocal Cooperation Agreement Between the City and Salt Lake County to Construct, Operate and Maintain a Performing Arts Center, and Approving an Accompanying Ground Lease. Council Member Dama Barbour **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Burgess-yes, Christopherson-yes, Overson-yes, Barbour-yes, and Armstrong-no. **All City Council members voted and the motion passed with a four-to-one vote.**

7.3 Ordinance No. 16-20 – An Ordinance of the City of Taylorsville Amending Taylorsville Code of Ordinances Section 2.36.040: Campaign Finance Statements – Tracy Cowdell

[9:01:48 PM](#) City Attorney Tracy Cowdell stated that in the last City Council meeting, he was tasked with the assignment to draft a new ordinance for the Council's consideration related to amending campaign finance reporting requirements in City Code. He presented the proposed subject ordinance for consideration. He indicated that it is a simple ordinance that requires an

annual campaign financial disclosure date for elected officials and candidates for municipal office. He explained that once Council Members establish a workable date, a motion to approve the ordinance should include the date that is selected for inclusion in code.

[9:03:55 PM](#) Council Member Kristie Overson **MOVED** to adopt Ordinance No. 16-20 – An Ordinance of the City of Taylorsville Amending Taylorsville Code of Ordinances Section 2.36.040: Campaign Finance Statements, with an annual reporting date of March 1st. Council Member Brad Christopherson **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. Council Member Dan Armstrong stated that he believes any date other than June 30 will leave a loophole for candidates running for election. There being no further discussion, Chair Burgess called for a roll-call vote. The vote was as follows: Burgess-no, Christopherson-yes, Overson-yes, Barbour-yes, and Armstrong-no. **All City Council members voted and the motion passed with a three-to-two vote.**

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

There were no new items for subsequent consideration.

9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)

[9:05:25 PM](#)

- 9.1 Planning Commission Meeting – Tuesday, January 10, 2017 – 7:00 p.m.**
- 9.2 City Council Briefing Session – Wednesday, January 11, 2017 – 6:00 p.m.**
- 9.3 City Council Meeting – Wednesday, January 11, 2017 – 6:30 p.m.**
- 9.4 Taylorsville Redevelopment Agency Meeting – Wednesday, January 11, 2017 – 7:00 p.m.**
- 9.5 City Council Briefing Session – Wednesday, January 18, 2017 – 6:00 p.m.**
- 9.6 City Council Meeting – Wednesday, January 18, 2017 – 6:30 p.m.**

10. CALENDAR OF UPCOMING EVENTS

[9:05:47 PM](#) Council Member Kristie Overson cited the upcoming *Day with the Legislature* event for Council participation on January 25, 2017. She asked that Council Members let Council Coordinator Kris Heineman know if they want to participate.

[9:06:15 PM](#) Council Member Brad Christopherson relayed that he received a text invite to the Taylorsville High School Football Team Awards Banquet. He noted that all City Council Members are welcome to attend and simply need to RSVP to Coach Ric Morley. He relayed that the banquet will be held on Saturday, December 17, 2016, at 5:00 p.m. He offered to provide Coach Morley's contact information to anyone who needs it.

11. CLOSED SESSION (*Conference Room 202*)
- For the Purpose(s) Described in Statute U.C.A. 52-4-205

It was determined that a Closed Session was not needed and no Closed Session was held.

12. ADJOURNMENT

Council Member Dama Barbour **MOVED** to adjourn the Closed Session and the City Council Meeting. Council Member Dan Armstrong **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Burgess-yes, Christopherson-yes, Overson-yes, Barbour-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 9:07 p.m.

Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 01-11-17

Minutes Prepared by: Cheryl Peacock Cottle, City Recorder