MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, April 11, 2023

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, April 11, 2023.

The following Council Members were present:
Ana Valdemoros, Victoria Petro, Daniel Dugan, Amy Fowler, Chris Wharton, Alejandro Puy, Darin Mano

Present Legislative leadership:
Cindy Gust-Jenson – Executive Director, Jennifer Bruno – Deputy Director, Lehua Weaver – Associate Deputy Director

Present Administrative leadership:
Mayor Erin Mendenhall; Rachel Otto – Chief of Staff, Lisa Shaffer – Chief Administrative Officer

Present City Staff:
Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Michelle Barney – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Isaac Canedo – Public Engagement Communication Specialist, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Andrew Johnston – Director of Homelessness Policy and Outreach, Ben Luedtke – Senior Public Policy Analyst, Kristin Riker – Public Lands Department Director, Mary Beth Thompson – Chief Financial Officer, Nick Norris – Planning Director, Nick Tarbet – Senior Public Policy Analyst, John Anderson – Planning Manager, Heather Royall – Deputy Director Housing & Neighborhood Development, Tom Millar – Planning Manager, Hannah Barton – Community Liaison, Lindsey Nikola – Mayor's Deputy Chief of Staff

The meeting was called to order at 4:02 pm

Work Session Items

1. **Informational: Updates from the Administration** ~ 4:00 p.m.
15 min.

The Council will receive information from the Administration on major items or projects in progress. Topics may relate to major events or emergencies (if needed), services and resources related to people experiencing homelessness, active public engagement efforts, and projects or staffing updates from City Departments, or other items as appropriate.

Lindsey Nikola provided information regarding:

- 2023 Spring Runoff Flood Control Update, visit www.slc.gov/flood for more information
- Pothole Palooza – one week, intensive effort to fill potholes throughout Salt Lake City, 6,000 pothole goal, all hands on deck with 60 Public Service employees, residents could track crews' progress at www.slc.gov/mystreet, potholes can be reported by calling 801-535-2345 or creating a request through myslc.gov – Pothole Stats: 17,900 filled in 2022, 18,760 filled to date in 2023

Council Members and Lindsey Nikola discussed:

- Working with Salt Lake County regarding sandbagging efforts/availability
- Locations for sandbags in Salt Lake City
- If concrete or asphalt was more durable/cost effective as a road material
- Whether or not materials on major streets could be changed to increase durability and lifespan of the streets
    - Staff will provide additional information from the Streets Department regarding road materials

Hannah Barton provided information regarding:

Community Engagement Updates

- Ways to engage with the City at: www.slc.gov/feedback/
- Council – FY24 Budget Council landing page was up at: https://tinyurl.com/SLCFY24
- Ballpark Next – Internal review of applicants was underway, end of May 2023 celebration in the planning stages
- Public Lands:
    - Glendale Regional Park – Phase 1A construction plan development was underway, new amenities anticipated to open summer of 2024
    - Miller Park – survey closed and being analyzed with results in May 2023
- Sustainability
    - The Other Side Village (environmental) – draft remedial action plan expected this week, public comment in late April or May 2023
- The 45-day public comment period for Housing SLC ends on April 16, 2023, visit www.slc.gov/housingslc for more information
- Mayor's Office Community Office Hours information

Lindsey Nikola provided information regarding:

Homelessness Update

- Homeless Resource Center (HRC)/Winter overflow utilization data

- Rapid Intervention Team/Encampment (EIM) 1905 North Redwood Road, 1000 South 300 West
- 36 HEART – tracked camps
- Volunteer of America (VOA) Outreach Engagement and site rehabilitation
- Next Resource Fair: April 14, 2023 at Pioneer Park
- Kayak Court: May 19, 2023

Council Members and Lindsey Nikola discussed:

- Clothing donations would be offered/accepted on April 14, 2023, at the Resource Fair

2. Ordinance: Enacting Temporary Zoning Regulations ~ 4:15 p.m. 20 min.

The Council will receive a briefing about an ordinance extending a temporary zoning regulation authorizing the Volunteers of America Youth Resource Center at approximately 888 South 400 West to increase the maximum capacity up to 50 individuals, as long as the maximum occupancy meets building and fire code safety standards, until May 1, 2023. (The previous end date was April 15, 2023).

Nick Tarbet presented the ordinance to extend temporary zoning regulations, authorizing a temporary increase in overnight capacity at the Youth Homeless Resource Center at 888 South 400 West.

Council Members, Nick Tarbet and **Andrew Johnston** discussed:
- Operations of the resource center
- Encouraging Volunteers of America (VOA) to amend their conditional use permit which would allow for extended services for homeless youth without having to revisit this process every year

3. Funding Allocations for One-year Action Plan for Community Development Block Grant & Other Federal Grants for Fiscal Year 2023-24 Follow-up ~ 4:35 p.m.
30 min.

The Council will receive a follow-up briefing about the Mayor's funding recommendations and an appropriations resolution that would authorize grant funding to selected applicants and adopt the One-Year Annual Action Plan for Fiscal Year 2023-24. The plan includes Community Development Block Grant (CDBG) funding, HOME Investment Partnership Program funding, Emergency Solutions Grant (ESG) funding, and Housing Opportunities for Persons with AIDS (HOPWA) funding. The resolution would also approve an Interlocal Cooperation Agreement between Salt Lake City and the U.S. Department of Housing and Urban Development (HUD).

Ben Luedtke presented the grant applications highlighting:
- History of the application/program April 4, 2023 briefing
- Council questions from the April 4, 2023 briefing regarding potential funding shifts:
  - If the $406,253 proposed for Community Development Block Grant (CDBG) Housing #6 Community Land Trust/Shared Equity Program were shifted away, then which other applications in the Housing and Neighborhood Improvement categories could successfully utilize additional funding (understanding that no more could be added to the Public Services category)
    - The Administration application could be increased by $200,000 to reach the 20% cap. Was this approach feasible to maximize CDBG reimbursement for costs to the City?
    - Was the Council willing to shift the $406,253 to other programs and if so what programs would they suggest to shift funding to? Did the Council want staff to come back with more information?
  - When a property in the first-time Homebuyer Program with a first right of refusal option comes up for sale, then how long does the City have to decide whether or not to exercise the buyback
    - How many buyback opportunities did the City have in recent years? Is this number expected to increase or decrease in coming years (understanding that economic shocks were unpredictable and could impact the program)?

- Housing Stability Division and the Redevelopment Agency (RDA) coordinated programs related to physical improvements of commercial spaces (e.g., Neighborhood Business Façade Improvements Program, RDA's Storefront + Commercial Revitalization Program, RDA's Commercial Development Loan Program)
- Potential $26,492 reduction to CDBG Public Services #2 First Step House Employment Preparation and Placement Program
- Potential $22,892 reduction to CDBG Public Services #3 First Step House Peer Support Services
- Potential $30,000+ increase to CDBG Public Services #7 Odyssey House Adult Mental Health Program
- Potential $30,000+ increase to CDBG Public Services #8 Salt Lake American Survival Services for Refugees
- Potential $26,084 reduction to CDBG Public Services #14 The Inn Between Medical Respite for Persons Experiencing Homelessness

- Funding from the 2023 Legislature for The Inn Between – received $100,000 as a one-time appropriation. What were those funds going to be used for (general operating support, capital improvements, paying off existing debt, etc.). Staff reviewed the letter from The Inn Between to the Legislature but was unsure whether the final appropriation aligned with the proposed uses in the letter
- How do the three applications from NeighborWorks differ/overlap and were there metrics/outcomes for each that could be shared
  - CDBG Housing #7 Home Rehabilitation & Improvements
  - CDBG Public Services #10 Housing Counseling
  - HOME #2 Housing Development

Council Members, **Heather Royall** and Ben Luedtke discussed:

- Whether or not to leave the funding in the Community Land Trust
- If funding federally allowed to be moved once it was allocated
  - It could be moved with a substantial amendment which would take Council action
- The best way to allocate funding while allowing for an option to realign funding at a later date
- Creating a Legislative intent to review the Community Land Trust funding prior to funds being used
- Timeframe to discuss the Community Land Trust operations and programs
- Whether or not to take funding from the dental program and reallocate it to other projects
- Impacts on a homeless person's health when dental services were not provided
- The importance of funding end-of-life care for homeless individuals
- Funding provided to The Inn Between from the State
- The option to restore funding to projects using dormant HUD funds
- Use of dormant HUD funds and what the funds could be used for
- Moving funds as proposed in the Staff Report and the programs that would be affected
- Using general funds to make up the decrease ($10 dollars) in funding
- Application Board reviewing all applications and determining funding allocations, and why the Council was looking to shift funds

4. **First Issuance of General Obligation Bond for Parks, Trails,** ~ 5:05 p.m.

- The importance of #7 regarding Odyssey House as they dealt with a different population than the First Step House and people with mental health issues needed more help at this time – it would widen the population that was served by the funds
- #8 Somali and Sudanese population – investing in ways for people of the same culture to work with this group being priceless, would help those struggling to reach services and obtain access to programs otherwise unavailable, making the program more sustainable
- Ensuring the programs received funding to allow them to serve people
- The process to fund the $10 thousand from the General Fund/Fund Balance
- Uses of the dormant funds was a priority before General Fund/Fund Balance were used

Straw Poll
Support taking $5,308 from the Inn Between and $5,308 from the Dental program to fund requests #7 and #8 at $30,000 each was supported by all Council Members present.

and Open Space
30 min.

The Council will receive a briefing about the proposed first issuance of the General Obligation (GO) Bond for Parks, Trails, & Open Space. Voters authorized $85 million for the bond in November 2022. The first issuance is proposed to be $24.66 million to fund several projects, three positions working on the bond projects, contingency funding, and public art. Some projects would be fully funded in the first issuance while others would have initial public engagement and planning.

For more information on this item visit https://tinyurl.com/SLCbonds

Ben Luedtke presented the proposal highlighting:

- Administration proposed to spend $24.66 million on the first issuance of the Parks, Trails, and Open
- Space General Obligation (GO) Bond which would be 29% of the $85 million total that voters authorized last
- November
- The remaining $60.34 million was expected to be split into two or three later bond issuances to be paid back over 20 years from a separate property tax limited to repaying the bond debt that would automatically be eliminated when the bond debt was paid off
- Public Lands Department requested the Council consider approval/straw poll of the schedule of the proposed project
- Council's authority to modify the proposed projects within the voter-approved uses, scope of the project, and dollar amounts going to a project
- Process of approval and bond issuance
- Policy question regarding combining smaller parks to create larger parks
- Options for potentially limiting the bond funds

Council Members, **Kristen Riker**, **Tom Millar** and Ben Luedtke discussed:

- The order in which to fund/construct the projects
- Engagement/design process
- Historical aspects of funding park projects and funding the oldest projects first
- All projects were important to someone and deserved the right amount of attention and dedication
- Fleet Block space, if there were two spaces or one space, restrictions that would be placed on surrounding properties depending on the zoning of the project property

Tom Millar presented the proposal including:

- First Tranche – $24,660,000 or 29% of total bond funding
- $19,600,000 first tranche project includes:
    - $9,000,000 for Glendale Park
    - $2,000,000 for Liberty Park Playground
    - $850,000 for Allen Park
    - $5,000,000 for Folsom Trail
    - $600,000 for Public Space at Fleet Block
    - $500,000 for Fairmont Park
    - $1,050,000 for Reimagine Neighborhood Parks, Trails or Open Space
    - $600,000 for Jordan River Corridor
- $5,060,000 first tranche contingency
    - $3,332,000 for project cost contingencies and Engineering Division's consultant program management
    - $294,000 for art
    - $1,434,000 for salaries, benefits, and operational costs for three full-time employees (FTEs) for three years
- Operations and Maintenance

Council Members, Kristen Riker, Tom Millar and Ben Luedtke discussed

- Contingency amount and what it would be funding

Resolution: Convention and Tourism Assessment Area ~ 5:35 p.m.

- Next steps for the proposal
- Pioneer Park improvements (part of the Sales Tax Bond and not the GO Bond)

Straw Poll
In support of the proposal as presented and gave Staff the authority to move forward was supported by all Council Members present.

5. Resolution: Convention and Tourism Assessment Area ~ 5:35 p.m. 20 min.

The Council will receive a briefing about a resolution consenting to inclusion in Salt Lake County's proposed Convention and Tourism Business Assessment Area (CTAA). The Salt Lake County Convention and Tourism Assessment Area (SLCo CTAA) is an assessment area proposed to provide specific benefits to payors, by funding district wide development & programming, and community and sales development with regional incentives programs for assessed lodging establishments.

Jennifer Bruno presented the assessment, including:

- Request for the Council to adopt a Resolution granting consent for a Convention and Tourism Assessment Area (CTAA), allowing for a 2% surcharge on hotel room revenue from stays of 29 days or less at lodging establishments within the area
- The funds would be allocated to Salt Lake County to forward to a third-party administrator for the CTAA which would then be used to provide a management plan to attract visitors to Salt Lake City
- The tool did not affect current or future City tax dollars
- 2022 State Legislature set forth the requirements to enact this tool which included the requirement that the local governing body adopt a resolution consenting to the CTAA
- Convention and Tourism Business Assessment Area (CTAA) Act

Mark White (Visit Salt Lake), **Mark Mundel** (Little America Hotel General Manager), and **Chris Erickson** (Grand America Hotel)

- Spoke to the budget Visit Salt Lake used to attract conventions and visors to Salt Lake City
- Current transient room tax and how the proposed increase would match the amount other states collected
- Control, nature, use and operations of the funding
- Effects of similar increases in other cities

Council Members, Mark White, Mark Mundel and Jennifer Bruno discussed

- Collection of the funds
- Nature and operations of Visit Salt Lake and its Board
- The use of the funding to attract conferences and events to Salt Lake City
- The role of the Council in adopting a resolution granting the CTAA the ability to charge the increase in room taxes
- The projected increase in sales tax the City would see with the increase in events
- Diversity of the CTAA Board in regard to gender, geographic and nationality
- Changing the boundaries of the CTAA in the future to include areas that may not currently have hotels
- Working with other entities such as haunted houses to bring people into the City

- What businesses were getting with the tax increase
- Programs that could be offered to guests attending events
- The benefit smaller hotels would/would not receive as a member of the CTAA
- Next steps and schedule for the proposal
- If this group could be called on to help with larger events where the City did not have enough staff to cover
- Promoting the arts where ever possible

6. Informational: Discussion of Options for Council's Routine Oversight Audits Follow-up ~ 5:55 p.m. 30 min.

The Council will hold a follow-up discussion about options for potential oversight audits in the coming year. Legislative oversight is a key component of the Council's role in this form of government, and the Council has ongoing budget and firms on contract to help perform this function as topics arise.

Jennifer Bruno presented the nature of legislative oversight audits and the option for the Division of Housing Stability to be the next entity to audit.

Council Members, **Mary Beth Thompson**, **Cindy Gust-Jenson** and Jennifer Bruno discussed:

- Auditing the housing programs would give the City a good idea of where they were at and where to make changes
- Length of time for an audit and how many could be conducted at one time
- How the Enterprise Resource Planning (ERP Workday) program would assist with audits in the future
- Consider creating a seasonal employee in the department being audited to help with workload during the audit
- Audits should not be seen as negative and were part of the Council's mandate in ensuring the City worked properly
- Response from Building Management Department regarding the audit and how the audit changes were/were not being implemented
- How to help the departments be more responsive to audits and make updates
- Staff would work on a scope for the audit for the Department of Housing Stability

7. **Ordinance: Early Notification Text Amendment Follow-up** ~ 6:25 p.m. 20 min.

The Council will receive a follow-up briefing about an ordinance that would make various changes to *Salt Lake City Code* relating to early notification of the public and recognized community organizations for land use projects. The Council initiated this petition to clarify early notification regulations and public outreach. The purpose of the proposed changes is to increase awareness and participation by the public for various types of City projects while still providing a timely review process for applicants.

Nick Tarbet presented the amendment, highlighting:

- Request under the proposal to change portions of the Salt Lake City Code relating to early notification
- History of the proposal

John Anderson and **Nick Norris** presented the amendment, highlighting:

- Current early engagement ordinance
    - SLC code requires that certain types of Planning and City initiated projects go through the early engagement process
    - Generally requires a 45-day period of time allowing the public and Recognized Community Organizations (RCOs) to gather feedback
    - Requires an open house be held when near the boundary of multiple Recognized Community Organizations, located west of 2200 West, or is a zoning text amendment
    - Does not allow a public hearing to be held during that period of time
- Proposed changes
    - Early engagement now required for design review and new construction in a historic

district
  - Requires an initial public mailing to property owners and residents within 300 feet and a
    sign to be posted on the property
  - Requires applicants to post notice on their property as required by State code rather than
    City staff
  - Allows for an outreach event that does not need to be an in-person open house but could
    be held online, through social media or other similar events
  - Creates a requirement for RCO's to respond to Staff within 14-days about a future meeting
    or an outreach event will be held
  - Allows for a public hearing during the 45-day period but no decision can be made within that timeframe
- Process Flow Chart

Council Members, Nick Norris, John Anderson and Nick Tarbet discussed:
- Time period for a decision
- Importance of notifying the public of projects happening in their areas
- Process of posting notifications on properties and ensuring proof of posting was obtained

Nick Tarbet reviewed the policy questions as outlined in the Staff Report.

Council Members, Nick Norris, John Anderson and Nick Tarbet discussed:
- How noticing was addressed for overlapping areas
- How individual departments would apply the proposed noticing changes
- Notifying applicants of the changes to the process
- Council agreed to eliminate Option 2 (listed in the Staff Report) regarding requesting all City departments and divisions adopt an early notification policy within one year of adoption of this ordinance
- Council agreed to add the exemption - any land use project where an existing federal/state law or regulation set a deadline timeline requires a decision or action which would place the requirements of this chapter in direct conflict with the federal/state law

8. Dinner Break ~ 6:45 p.m.
30 min.

Standing Items

9. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

Item not held.

10. Report and Announcements from the Executive Director

Report of the Executive Director, including a review of Council information items and announcements. The Council may give feedback or staff direction on any item related to City Council business, including but not limited to scheduling items.

Item not held.

11. Tentative Closed Session

The Council will consider a motion to enter into Closed Session. A closed meeting described under Section 52-4-205 may be held for specific purposes including, but not limited to:

a. discussion of the character, professional competence, or physical or mental health of an individual;
b. strategy sessions to discuss collective bargaining;
c. strategy sessions to discuss pending or reasonably imminent litigation;
d. strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, if public discussion of the transaction would:
    (i) disclose the appraisal or estimated value of the property under consideration; or
    (ii) prevent the public body from completing the transaction on the best possible terms;
e. strategy sessions to discuss the sale of real property, including any form of a water right or water shares, if:
    (i) public discussion of the transaction would:
        (A) disclose the appraisal or estimated value of the property under consideration; or
        (B) prevent the public body from completing the transaction on the best possible terms;
    (ii) the public body previously gave public notice that the property would be offered for sale; and
    (iii) the terms of the sale are publicly disclosed before the public body approves the sale;
f. discussion regarding deployment of security personnel, devices, or systems; and
g. investigative proceedings regarding allegations of criminal misconduct.

A closed meeting may also be held for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

Closed Session started at 6:54 pm, ending at 7:25 pm. Minutes and Recording not created pursuant to *UCA 52-4-206(6)(b)*

Motion:
Moved by Council Member Fowler, seconded by Council Member Dugan to enter into Closed Session for the purposes of discussion regarding deployment of security personnel, devices, or systems and attorney-client matters.
AYE: Victoria Petro, Daniel Dugan, Amy Fowler, Chris Wharton, Alejandro Puy, Darin Mano
ABSENT: Ana Valdemoros
Final Result: 6 – 0 Pass

Motion:
Moved by Council Member Fowler, seconded by Council Member Dugan to exit Closed Session and Adjourn.
AYE: Victoria Petro, Daniel Dugan, Amy Fowler, Chris Wharton, Alejandro Puy, Darin Mano
ABSENT: Ana Valdemoros
Final Result: 6 – 0 Pass

Meeting adjourned at 7:25 pm

Minutes Approved: June 13, 2023

Victoria Petro (Jul 14, 2023 08:43 MDT)

City Council Chair Darin Mano

City Recorder

Please refer to Meeting Materials (available at www.data.slc.gov by selecting Public Body Minutes) for supportive content including electronic recordings and comments submitted prior to or during the meeting. Websites listed within the body of the Minutes may not remain active indefinitely.

This document along with the digital recording constitutes the official minutes of the City Council Work Session meeting held Tuesday, April 11, 2023 and is not intended to serve as a full transcript. Please refer to the electronic recording for entire content pursuant to Utah Code §52-4-203.

April 11, 2023 Work Session Minutes

Final Audit Report 2023-07-17

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Signer victoria.petro@slcgov.com entered name at signing as Victoria Petro
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