

MINUTES
SANDY CITY COUNCIL MEETING

Sandy City Hall - Council Chambers #211
10000 Centennial Parkway
Sandy, Utah 84070

April 22, 2014

Meeting was commenced at 7:10 p.m.

PRESENT:

Council Members: Chairwoman Linda Martinez Saville, Scott Cowdell, Steve Fairbanks, Chris McCandless, Stephen P. Smith, and Dennis Tenney.

Mayor: Tom Dolan

Others in Attendance: CAO Byron Jorgenson; Assistant CAO Scott Bond; Assistant CAO Korban Lee; Assistant to the CAO Communications Director Nicole Martin, City Attorney Walter Miller; Community Development Director Mike Coulam; Public Utilities Director Shane Pace, Public Works Director Rick Smith, Economic Development Director Nick Duerksen; Deputy to the Mayor John Hiskey; Police Chief Stephen Chapman; Fire Chief Bruce Cline, Parks & Recreation Director Scott Earl; Administrative Services Director Art Hunter; Assistant Administrative Services Director Brian Kelley; Council Office Director Phil Glenn.

ABSENT/EXCUSED:

Kris Coleman Nicholl [Vacation]

1. **OPENING REMARKS/PRAYER/PLEDGE:**

The prayer was offered by **Assistant CAO Scott Bond**, and the Pledge was led by **Assistant Director/Operations Manager Public Utilities Scott Ellis**.

2. **CITIZEN(S) COMMENTS:**

a. There were no Citizen Comments.

PUBLIC HEARING(S):

3. **Community Development Block Grant Action Plan for 2014-15**

Public Hearing to review the proposed Community Development Block Grant (CDBG) Consolidated 5 Year Plan/ Action Plan for Fiscal Year 2014-2015 and authorize Mayor Tom Dolan to submit said document to the U.S Department of Housing and Urban Development (HUD). The intent of the consolidated plan is to promote better public participation; develop more concise and measurable priorities and needs; coordinate federal statutory requirements; use existing local planning processes in the plan; provide real assessment of performance; and encourage public/private partnerships. The Consolidated Plan is updated every five years and serves as the primary document for application for federal program funding as administered by HUD (e.g., CDBG, HOME, etc.). The Plan will provide a strategy for carrying out Sandy City's HUD programs, and an action plan for assessing the performance of Sandy's program. A copy of the plan is available for your review in the Sandy City Community Development Department, Room 210, Sandy City Hall, 10000 Centennial Parkway, Sandy, Utah. Any questions you have may be directed to Jared S. Gerber, 568-7265, CDBG Program Administrator, in the Community Development Department

Discussion: Long Range Planning Manager/CDBG Jared Gerber reported that the City received the final amount from the U.S. Department of Housing and Urban Development (HUD) for their final plan. The committee used the recommended amounts from HUD to make their determination for allocations to the various public services. The amount the City received for the year was \$376,835, which is \$8,000 less from last year's CDBG Block grant budget allocation. They will reprogram approximately \$8,996 as an amendment to the budget. The total available funding allocated this year is \$385,831.

The program Administration costs for this year are \$58,996, \$2,000 less than last year. Each year, Staff has worked to reduce administrative costs and put the additional funds back into the budget for public services. The amount owing on the Section 108 loan payment is \$229,000. The last full payment on the Section 108 loan will be made this year with a partial payment of \$174,000 next year to pay the loan

in full.

The City is limited to spending only 15% of the grant on public services; with HUD requiring that no more than 20% of the grant be spent on administrative costs.

Mr. Gerber recognized the members of the CDBG Committee who were present: Kay Burton, Committee Chair, Joe Baker, and Wade Greenwood. He expressed appreciation for their hard work in making a determination on how to distribute the funds. [Ref: Exhibit "A"]

Chairman Saville opened the public hearing.

a. **Sal Jansen**, Salt Lake Community Action Program, expressed appreciation to the City Council for their continued support of the South County Neighborhood Food Center. They have four pantries serving Salt Lake County. They serve approximately 100 families daily; 50% are children. They distribute 8,000 pounds of food daily, valued at \$10,000. They served 1,183 Sandy families in 2013.

b. Jessica **Burnham**, Road Home, 201 South Rio Grande Street, thanked the Council for their support and partnership with their agency. The mission of the Road Home is to help people step out of homelessness by providing emergency assistance, shelter, case management, and permanent housing solutions. They are requesting funding to support the Salt Lake Community Shelters and case management services at their four transitional housing units located in Sandy.

c. **Mariah**, Family Support Center, Taylorville, Utah, is asking the CDBG committee for \$5,000 to help fund the Crisis Nursery. The Family Support Center's mission is Child Abuse Prevention and treatment. The nursery provides free care 24 hours, 7 days a week for children ages 0-11 years. There were approximately 90 children from the Sandy area who used the center.

d. **Francesca Blanch**, House of Hope provides treatment, education, and prevention services for low income, expectant mothers, and women with children. House of Hope provides a safe, clean, and stable living environment. They provided services to 232 women and 128 children including a number of residences from Sandy City. They are requesting \$2,000 from the CDBG funds to help improve playground equipment at their home on Douglas Street.

e. Pam **Bode**, YWCA reported that their Women in Jeopardy program served 777 domestic violence survivors last fiscal year; 24 of those victims were from Sandy. The survivors inspire the work that is done at their facility. They help to change survivors' lives and create better futures for themselves and their children. She thanked the Council for their support.

f. Roger **Borganick**, Director, ASSIST provides an emergency home repair program to help low income households with critical repairs. The average income of people who are assisted in the program is \$1200 per month. They have started a new initiative called aging in place to do preventative safety improvements such as railings, grab bars, tub cuts, etc

g. Stewart **Ralphs**, Executive Director of the Legal Aid Society, 205 North 400 west, thanked the Council for their support in providing domestic violence services free of cost. They assist people of domestic violence to get orders of protection: adult protective orders for co-habitants, child protective orders and dating violence protective orders.

h. Jan **Carter**, Development Coordinator Odyssey House of Utah, thanked the CDBG Committee for their recommendation for funding. They provided services to over 2400 individuals last year. They have an adult residential facility, adolescent residential facility, serves mother's and father's with children, and is the only facility in the State that has accommodations for single fathers with children. They also have a Silver Living program along with a transitional housing program.

i. **Tad George**, Big Brother's Big Sisters of Utah, thanked the Council for consideration of their CDBG grant request for \$3,000. They served 59 children in Sandy this past year. Funding would be applied to the community based program which serves children who are at risk for low academic performance, poor

home environment, incarceration and risk factors such as poor social skills, and very low life skill abilities. They know, through the mentoring they do, that children are able to overcome risk factors and take their rightful place in society and become productive citizens.

j. **Tim Savage**, Salt Lake Community Action Program, thanked the Council and CDBG Committee for their recommendation. They served 411 households, 40 of the families were from Sandy, with rental and deposit assistance throughout Salt Lake County. They assist families who are facing eviction and try to help them turn their lives around and maintain their housing.

k. **Scott Godfrey**, Turn Community Services, serves people with intellectual disabilities from Brigham City to St. George Utah. They are asking for funding to replace siding on a home. It is an older home occupied by two older individuals.

As there were no further comments, Chairwoman Saville closed the public hearing.

Dennis Tenney thanked all the individuals for their presentations. He also expressed appreciation to the CDBG Budget Committee. He would like to recuse himself from the vote since he is a Board Member of the South Valley Sanctuary.

Chris McCandless asked Joe Baker to tell the Council how the CDBG committee came to their decisions, especially in regard to the ASSIST program.

Joe Baker stated that the Committee considers all requests. There are very few agencies in the valley that provide the services that ASSIST does in helping lower income families. This service falls under the housing rehab area of the CDBG budget. The committee is more limited to the funding they can allocate for public services. The committee is always willing to give as much as they can to these agencies. The committee made a conscious decision in the process to max out the 15% allowance in the public service sector, where people are lifted up and receive the most help.

Chris McCandless stated that the CDBG committee is recommending funding of \$24,000. He asked how much of that money would go towards repairs for Sandy residents' homes.

Roger Borganick stated that all of the money from a Sandy donation would go towards repairs for homes in Sandy. A percentage is taken for program delivery, but the remaining funds go towards hard costs such as roof repairs, electrical, plumbing, and accessibility modifications.

Chris McCandless asked Scott Godfrey if the home that needed new siding was located in Sandy.

Scott Godfrey stated that the home was located in Sandy.

Chris McCandless stated that all of the programs through ASSIST and Housing rehabilitation from Turn are for Sandy residences. The City has a housing fund that he believes has the ability to fund all of those improvements. He would like to suggest that the Council address, at their next Council meeting, the \$26,000 to ASSIST as well as an additional \$5,000 for the siding for the home in Sandy. He suggested doing a road tour and taking some of the funds in this account for those projects.

Scott Cowdell asked where the Turn home was located.

Scott Godfrey stated that the home was located at 8960 South 60 East.

Linda Saville asked what City Attorney Wally Miller had said.

Chris McCandless said that Mr. Miller thought that the Council had money appropriated for this type of purpose.

Wally Miller stated that he believes the City has money set aside for such uses. He just needs to check and make sure.

Stephen Smith stated that the CDBG Committee has developed a very detailed and specific methodology to determine how funds should be allocated from the grant. He thought that it would be helpful if Mr. Gerber could provide a template of the plan for the Council to see the thought process that the Committee went through in order to make their allocations.

Chris McCandless thanked Mr. Smith for his comments.

Linda Martinez Saville thanked the CDBG Committee for their efforts. They have a difficult job in deciding where funding should be allocated. There are so many people who are in need of assistance. She expressed appreciation to all of the applicants. She has seen all of these agencies do good things for our community.

Motion: Scott Cowdell made the motion to adopt the CDBG funding recommendations as proposed by the CDBG Committee.

Second: Chris McCandless

Question on the motion:

Steve Fairbanks asked if the motion needed to clarify that the Mayor be authorized to submit the documents to HUD.

Vote: Cowdell-yes, McCandless-yes, Smith-yes, Tenney-recused himself from the vote, Fairbanks-yes, Nicholl-absent, Saville-yes.

Motion Approved: 1 absent, 1 recused, 5 in favor.

COUNCIL ITEM(S):

4. **Rezoning – Cottonwood Place Rezone Annex A**

Ordinance #14-08 – amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; to wit: rezoning approximately 1.06 acres from the R-1-40A "Single-Family Residential District" to the R-1-20A "Single-Family Residential District", located at approximately 543 East 10735 South; also providing a saving clause and an effective date for the ordinance.

Motion: Chris McCandless made the motion to adopt **Ordinance #14-08**, amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; to wit: rezoning approximately 1.06 acres from the R-1-40A "Single-Family Residential District" to the R-1-20A "Single-Family Residential District", located at approximately 543 East 10735 South; also providing a saving clause and an effective date for the ordinance.

Second: Dennis Tenney

Vote: McCandless – yes, Tenney-yes, Cowdell-no, Fairbanks – yes, Smith-yes, Nicholl – absent , Saville – yes.

Motion approved: 1 absent, 1 opposed, 5 in favor.

5. **General Plan Amendment: Sandy City General Plan – Street Light Master Plan**

Ordinance #14-07 – updating the General Plan for Sandy City by adopting the Street Light Master Plan; and providing an effective date.

Motion: Steve Fairbanks made the motion to adopt **Ordinance #14-07**, updating the General Plan for Sandy City by adopting the Street Light Master Plan; and providing an effective date.

Second: Chris McCandless

Vote: Fairbanks-yes, McCandless-yes, Tenney – yes, Nicholl – absent, Smith – yes, Cowdell – yes, Saville – yes.

Motion approved: 1 absent, 6 in favor

MINUTES:

6. Approving the **March 4, 2014** and the **April 1, 2014** Council Meeting Minutes.

Motion: Chris McCandless made the motion to approve the March 4, 2014 and the April 1,

2014 Council Meeting minutes.

Second: Scott Cowdell

Vote: Council responded verbally in the affirmative to the motion.

7. Completion of reports not held in Planning Meeting.

Mayor's Report

a. **Byron Jorgenson** reported that the Mayor was attending the Governor's State of Sports Awards this evening.

CAO'S Report

a. **Byron Jorgenson** reported that the City is in the process of purchasing the home on Benson Way.

b. The Chamber of Commerce will be sponsoring a presentation on the City's master plan at Jordan Commons on Thursday morning at 7:30 a.m.

c. A new Code Enforcement officer was hired.

d. **Mike Coulam** reported on a new development on 106th South and 1300 East. The property owner went to the architect and Staff is meeting with them to talk about resurrecting the project. It will have retail, housing, and underground parking.

COUNCIL OFFICE DIRECTOR'S REPORT

a. **Phil Glenn** presented an invitation to the Council regarding the Future of Sandy City in 10, 20 and 30 years. Dennis Tenney, Steve Fairbanks and Chris McCandless indicated that they would be attending. He presented a copy of the updated monthly calendar. He noted that the Fly Fishing classes begin tomorrow at the Urban Fishery.

OTHER COUNCIL BUSINESS

a. **Chris McCandless** would like the City to plan for some type of evacuation plan for potential debris flows out of the canyons into the communities at the base of Rocky Mouth, Big Willow and Little Willow Canyons. He has seen trees that are dying in the canyons from the bore beetle infestation. If lightning strikes the dead trees there will be fires. It worries and concerns him.

Chris met with Hale Center Theater officials last week. They were receptive to the Council's comments and are in favor of continuing the process to purchase the property in front of City Hall. The Council approved a memorandum of understanding that was presented to Roger Hendrickson, Hale Center legal counsel. He asked that the City acknowledge that Hale Center will continue looking for potential theater sites until the City and Hale solidifies their partnership. Wally modified the agreement. **Chris** asked that the Council chair sign the agreement so that he can get it back to them for signature.

Chris made a presentation to the Salt Lake County Council on the Jordan River Commission. He expressed appreciation for their participation in the After School programs.

b. **Scott Cowdell** has a name that he would like to submit as a nomination for the Beautification Awards as most beautiful yard.

Scott felt that the City Council should seriously consider strengthening and increasing staffing in the Code Enforcement department. This is a tough job and pay raises along with the hiring of additional enforcement officers should be considered during the budget process.

Scott believes that the City is filling up with too many apartment buildings. Every piece of available property is becoming apartments. He believes the City will suffer for that especially when the economy gets hit. He cited examples of the Mary Jane and Christy Jane Apartments in Historic Sandy. They started out as high end apartments but have been used as half-way homes for prisoners and their wives.

He believes the City will be sorry for this one day. He asked if the Council would be willing to discuss this further.

Chris McCandless stated that he would like to study this further. He would like to see a study on saturation point, rent per square foot, amenities and rent payments to be considered. If all new apartments being built are affordable housing apartments, Scott would be right with his comments. There is a change, however, in what people want. A lot of people would rather rent than buy.

Dennis Tenney stated that he agreed with Mr. Cowdell's comments. He knows the City has to be respectful to market conditions. However, the Council sets the zoning guidelines. He believes there is a proliferation of multi unit apartments. He would like to look at this from a policy standpoint.

Linda Saville asked that this item be placed on the Council's calendar for scheduling.

Scott talked with officials from UTA regarding the Mount Jordan project and development along the west end of the property. UTA is interested in having further discussions.

At approximately 8:10 p.m., **Scott Cowdell** made a motion to adjourn Council Meeting; motion seconded by **Dennis Tenney**.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Linda Martinez Saville
Council Chairwoman

Pam Lehman
Council Office Manager

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