



#### CITY COUNCIL

##### MEMBERS:

LEANNE HUFF  
COREY THOMAS  
SHARLA BYNUM  
PORTIA MILA  
PAUL SANCHEZ  
NATALIE PINKNEY  
CLARISSA WILLIAMS

ARIEL ANDRUS  
CITY RECORDER  
220 E MORRIS AVE  
SUITE 200  
SOUTH SALT LAKE  
UTAH  
84115  
P 801.483.6019  
F 801.464.6770  
SSLC.GOV

## South Salt Lake City Council AMENDED REGULAR MEETING AGENDA

Public notice is hereby given that the South Salt Lake City Council will hold a Regular Meeting on **Wednesday, December 13, 2023**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **7:00 p.m.**, or as soon thereafter as possible.

To watch the meeting live click the link below to join:

<https://zoom.us/j/93438486912>

Watch recorded City Council meetings at: [youtube.com/@SouthSaltLakeCity](https://www.youtube.com/@SouthSaltLakeCity)

Conducting  
Council Chair  
Sergeant at Arms

Natalie Pinkney, At-Large  
Sharla Bynum, District 3  
South Salt Lake PD

### Opening Ceremonies

1. Welcome/Introductions
2. Serious Moment of Reflection/ Pledge of Allegiance

Natalie Pinkney, At-Large  
Paul Sanchez, District 5

### Approval of Minutes

October 25<sup>th</sup>, Work Meeting  
October 25<sup>th</sup>, Regular Meeting  
November 15<sup>th</sup>, Work Meeting  
November 15<sup>th</sup>, Regular Meeting

### No Action Comments

1. Scheduling
2. Public Comments/Questions
  - a. Response to Comments/Questions  
(at the discretion of the conducting Council Member)
3. Mayor Comments
4. City Attorney Comments
5. City Council Comments
6. Information
  - a. Introduction & Update on South Salt Lake's  
Emergency Management Activities

City Recorder

Yasmin Abbyad

### Action Items

### Appointments by the Mayor

1. Brie Brass – Deputy City Attorney

Mayor Wood

### Unfinished Business

1. 2024 Council Meeting Schedule

Ariel Andrus

See page two for continuation of Agenda

**New Business**

1. A Resolution of the City Council of South Salt Lake City, Utah Appointing a New Trustee to the Board of Downtown East Streetcar Sewer Public Infrastructure District Josh Collins

**Motion for Closed Meeting**

**Adjourn**

Posted December 12, 2023

Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and Council Policy, one or more Council Members may be connected electronically.

**Public Comments/Question Policy**

Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business. When a member of the audience addresses the Council and/or Mayor, they will come to the podium and state their name and City they reside. The Public will be asked to limit their remarks/questions to three (3) minutes each. The conducting Council Member shall have discretion as to who will respond to a comment/question. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks. Some comments/questions may have to wait for a response until the next regular council meeting. The conducting Council Member will inform a citizen when they have used the allotted time. Grievances by City employees must be processed in accordance with adopted personnel rules.

Have a question or concern? Call the connect line 801-464-6757 or email [connect@sslc.gov](mailto:connect@sslc.gov)

**CITY OF SOUTH SALT LAKE  
CITY COUNCIL MEETING**

**COUNCIL MEETING** Wednesday December 13,  
2023, 7:00 p.m.

**CITY OFFICES** 220 East Morris Avenue  
South Salt Lake, Utah 84115

**PRESIDING:** Council Chair Sharla Bynum

**CONDUCTING:** Natalie Pinkney

**SERIOUS MOMENT OF REFLECTION/  
PLEDGE OF ALLEGIANCE:** Paul Sanchez

**SERGEANT AT ARMS:** Carson Aprato

**COUNCIL MEMBERS PRESENT:**  
Sharla Bynum, LeAnne Huff, Natalie Pinkney,  
Portia Mila (via Zoom), Paul Sanchez, Corey Thomas, and Clarissa Williams

**COUNCIL MEMBERS EXCUSED:**  
None

**STAFF PRESENT:**  
Mayor Wood  
Josh Collins, City Attorney  
Jack Carruth, Police Chief  
Terry Addison, Fire Chief  
Darren Carr, Deputy Police Chief  
Crystal Makin, Finance Director  
Jonathan Weidenhamer, Community & Economic Development Director  
Brie Brass, Deputy City Attorney  
Zachary Atkin, Police Officer  
Jeremiah Drumm, Police Officer  
Spencer Redden, Police Officer  
Riley Hillyard, Police Officer  
Danielle Croyle, Public Information Officer  
Yasmin Abbyad, Emergency Management Coordinator  
Jessica Potter, Executive Assistant  
Ariel Andrus, City Recorder  
Sara Ramirez, Deputy City Recorder

**OTHERS PRESENT:**  
See list

**APPROVAL OF MINUTES**

October 25<sup>th</sup>, Work Meeting  
October 25<sup>th</sup>, Regular Meeting  
November 15<sup>th</sup>, Work Meeting  
November 15<sup>th</sup>, Regular Meeting

Council Member Bynum made a motion to approve the minutes listed above.

MOTION: Sharla Bynum

SECOND: Clarissa Williams

Voice Vote:

Bynum:	Yes
Huff:	Yes
Mila:	Yes
Pinkney:	Yes
Thomas:	Yes
Williams:	Yes
Sanchez	Yes

**NO ACTION COMMENTS**

1. **SCHEDULING.** The City Recorder informed those at the meeting of upcoming events, meetings, activities, etc. **Next Mtg-- January 10<sup>th</sup> @ 7pm.**
2. **CITIZEN COMMENTS/QUESTIONS.**  
South Salt Lake resident, Jason Keffer, shared some comments regarding the Accessory Dwelling Unit discussion in the preceding Work Meeting.
3. **MAYOR COMMENTS.**  
Mayor Wood shared an official statement regarding the recent KUTV 2News report on the DUI related incident regarding a former South Salt Lake Police Officer.
4. **CITY ATTORNEY COMMENTS.**  
None
5. **CITY COUNCIL COMMENTS.**  
Council Member Mila voiced her support for the Mayor's statement and acknowledged the end of her service as a Council Member for District 4. She thanked the Council for the eight years they have been able to work together.

Council Member Williams extended her thanks to Council Member Mila for being the first woman of color on the City Council and for leading the way for other minority women.

Council Member Thomas extended her appreciation to the Mayor for making her statement and her thanks to Council Member Mila for her years of service.  
Council Chair Bynum extended her thanks to the Mayor for her statement and to

Council Member Mila for her years of service.

Council Member Huff extended her thanks to the Mayor for her statement and to Council Member Mila for her years of service.

Council Member Sanchez wished a happy holiday season to everyone and shared some thoughts on the dangers of driving under the influence.

Council Member Pinkney wished a happy holiday season to everyone and shared her gratitude to the South Salt Lake Police Department for showing their willingness for transparency in years past and working with the City to create the Civilian Review Board.

**6. INFORMATION.**

- a. **Introduction & Update on South Salt Lake's Emergency Management Activities.** Emergency Management Coordinator, Yasmin Abbyad, introduced herself and spoke about her role and mission for the City's emergency preparedness plan on the three most likely emergency events: flooding, cyber-attack, or an earthquake. She directed residents to websites like ready.gov for information and resources on emergency preparedness.

A copy of the presentation is attached and incorporated by this reference.

**ACTION ITEMS**

**Appointments by the Mayor**

**1. Brie Brass – Deputy City Attorney**

The Mayor presented Brie Brass to the Council for their advice and consent as a new appointment to serve as the Deputy City Attorney.

A copy of Ms. Brass's resume, which was provided to the Council at the Work Meeting, is also attached and incorporated by this reference.

Council Member Bynum made a motion to approve Brie Brass as the Deputy City Attorney.

MOTION: Sharla Bynum

SECOND: LeAnne Huff

**Roll Call Vote:**

Bynum:	Yes
Huff:	Yes
Mila:	Yes
Pinkney:	Yes
Thomas:	Yes

Williams: Yes  
Sanchez Yes

**Unfinished Business**

**1. 2024 Council Meeting Schedule**

City Recorder, Ariel Andrus, went over the proposed meeting schedule for 2024. She explained that considerations were made for uneven months and annual conferences that Council Members attend throughout the year. This item was discussed in the previous Work Meeting with no objections from the Council.

A copy of the proposed meeting schedule is attached and incorporated by this reference.

Council Member Thomas made a motion to approve the proposed meeting schedule for 2024.

MOTION: Corey Thomas  
SECOND: Clarissa Williams

**Roll Call Vote:**

Bynum: Yes  
Huff: Yes  
Mila: Yes  
Pinkney: Yes  
Thomas: Yes  
Williams: Yes  
Sanchez Yes

**New Business**

**1. A Resolution of the City Council of South Salt Lake City, Utah Appointing a New Trustee to the Board Of Downtown East Streetcar Sewer Public Infrastructure District.**

City Attorney, Josh Collins, informed the Council that the board reached out to the City to inform them of a vacancy due to one of its members leaving. He reminded the Council that the Public Infrastructure District was established in April of 2022 and that the Council appointed the Board of Trustees to act as the board until the time that a significant number of enough residents and voters lived in the area.

Director of Real Estate Development for Dakota Pacific, Steven Borup, is the potential replacement for the vacancy.

Mr. Collins explained that there is no Resolution at this time but that the item was added for any needed discussion so that it can be ready for action at the next Council

meeting. He also said that Mr. Borup should be present at the next meeting for any final questions from the Council.

Council Member Bynum made a motion to move this as Unfinished Business to the next meeting in January.

MOTION: Sharla Bynum  
SECOND: Clarissa Williams

Roll Call Vote:

Bynum:	Yes
Huff:	Yes
Mila:	Yes
Pinkney:	Yes
Thomas:	Yes
Williams:	Yes
Sanchez	Yes

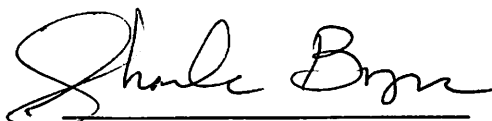
Council Member Williams made a motion to Adjourn.

MOTION: Clarissa Williams  
SECOND: Corey Thomas

Voice Vote:

Bynum:	Yes
Huff:	Yes
Mila:	Yes
Pinkney:	Yes
Thomas:	Yes
Williams:	Yes
Sanchez	Yes

The meeting adjourned at 7:35 p.m.

A handwritten signature in black ink, appearing to read "Sharla Bynum", written over a horizontal line.

Sharla Bynum, Council Chair

A handwritten signature in black ink, appearing to read "Ariel Andrus", written over a horizontal line.

Ariel Andrus, City Recorder



13-Dec-23

## CITY COUNCIL - REGULAR MEETING LIST OF ATTENDEES

[illegible]

12 • 13 • 2023

# Emergency Management Coordinator

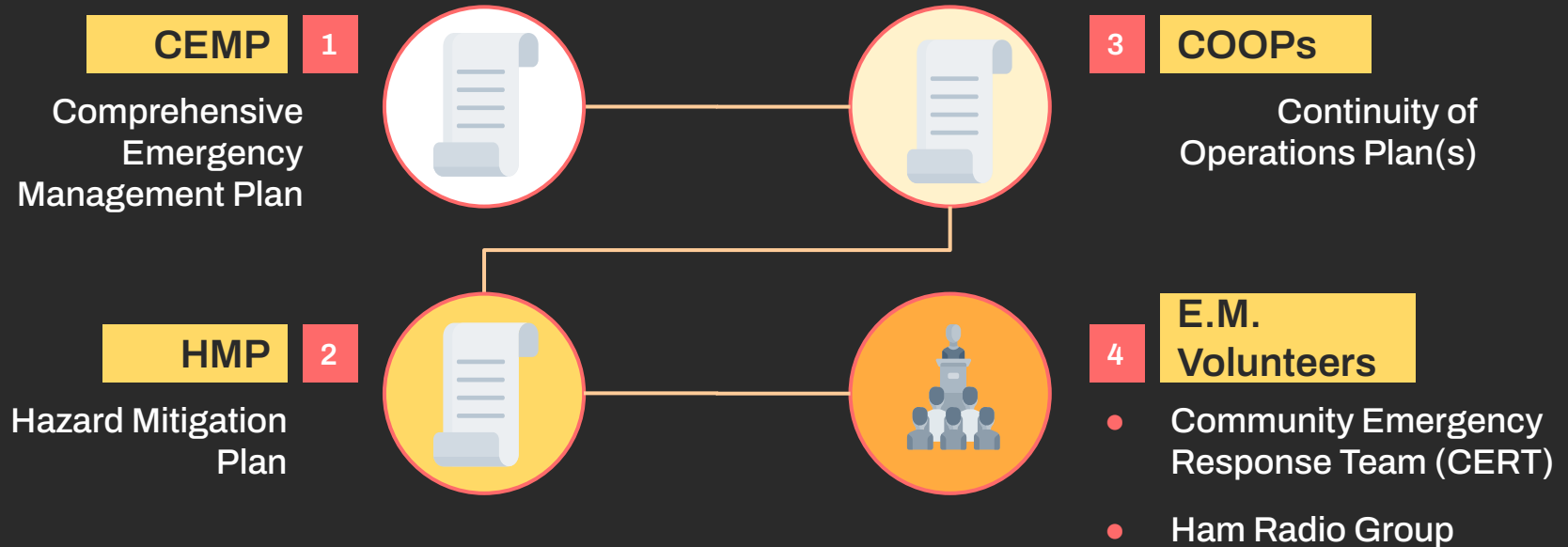


**Yasmin Abbyad**  
(Yes-MEEN)

**iS SOUTH**  
**SALT LAKE**

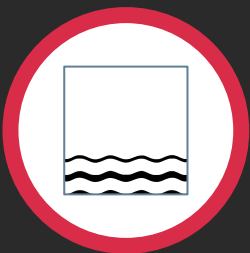
## 2

# Current Projects



3

## Mitigation and Preparedness Activities



Flooding



Cyberattacks



Earthquake

# Make A Plan



[Ready.gov](https://ready.gov)



# Local Elected and Appointed Officials Guide:

Roles and Resources in Emergency Management

September 2022



FEMA

6

# Thank you



**Yasmin Abbyad**



**Phone:**  
**801-464-6713**



**Email:**  
**Yabbyad@sslc.gov**

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Below is the schedule for the City Council meetings to be held in 2024. These dates have taken into consideration the meetings of the Utah League of Cities and Towns, Federal and State holidays, and City functions.

### CITY COUNCIL MEETING SCHEDULE FOR 2024

#### TO THE PUBLIC AND RESIDENTS OF THE CITY OF SOUTH SALT LAKE

Public notice is hereby given that the City Council conducts its regular Council meetings at City Hall, 220 East Morris Avenue, Suite 200, on the second and fourth Wednesdays of each month (unless otherwise noted by an\*), which meetings begin promptly at 7:00 p.m.

Meeting dates are as follows:

January 10 and 24  
February 7 and 28\*  
March 13 and 27  
April 10 and 24  
May 8 and 22  
June 5 and 12\*\*  
July 10 and 31\*\*\*  
August 14 and 28  
September 11 and 25  
October 9 and 23  
November 13\*\*\*\*  
December 11\*\*\*\*\*

**\*FEBRUARY** – Valentine's Day lands on Wednesday February 14. Change to the first the fourth Wednesdays.

**\*\*JUNE** – The Certified Tax rate must be adopted by June 22. Change meeting dates to the first and second Wednesdays.

**\*\*\*JULY** – Pioneer Day lands on Wednesday, July 24<sup>th</sup>. Change to the second and fifth Wednesdays

**\*\*\*\*NOVEMBER** – Adjust meeting dates to one meeting due to Thanksgiving.

**\*\*\*\*\*DECEMBER** – Adjust meeting dates to one meeting due to the Holiday Season.

**CHERIE WOOD**  
MAYOR

220 E MORRIS AVE  
SUITE 200  
SOUTH SALT LAKE CITY  
UTAH  
84115  
O 801.483.6000  
F 801.483.6001



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SEAN J. ROMNEY  
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OFFICES IN ST. GEORGE, CEDAR CITY AND KANAB

December 4, 2023

***Via email [jcollins@sslc.gov](mailto:jcollins@sslc.gov)  
U.S. Mail to follow***

Josh Collins, City Attorney  
City of South Salt Lake  
220 East Morris Ave., 2<sup>nd</sup> Floor  
South Salt Lake, UT 84115

Re: Downtown East Streetcar Sewer Public Infrastructure District  
Request for Appointment of New Board Member by City Council

Dear Josh:

As you know, our firm represents Downtown East Streetcar Sewer Public Infrastructure District (the "PID"), located in South Salt Lake City. We are writing today to request the assistance of the City Council in appointing a new member to the PID's Board of Trustees.

The Board of the PID consists of eleven members, who were previously appointed by the City Council.<sup>1</sup> Each of these individuals represents a different property owner involved in the initial creation of the PID. Recently Jeff Gochnour of Dakota Pacific, who was also serving as the PID Chair, began a three year mission for his church and had to resign from the Board. Jeff nominated as his successor Steve Borup, also employed by Dakota Pacific.

In a meeting of the PID Board held on November 6, 2023, Mr. Borup was presented to the Board for their support as Mr. Gochnour's replacement, and the quorum of the Board present voted unanimously to support Mr. Borup's appointment, also indicating they would elect Mr. Borup to serve as Chair should he be appointed to the Board.

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<sup>1</sup> See Resolution No. 2022-06 of the South Salt Lake City Council, Section 3 (April 13, 2022).

We therefore present Steve Borup of Dakota Pacific to the City Council for formal appointment to serve as a member of the PID Board of Trustees. As Jeff Gochnour was appointed for an initial six- (6-) year term,<sup>2</sup> Mr. Borup would serve for the remaining years of Jeff's term.

The Governing Document of the PID, which was previously approved by the City Council, provides that the eleven Trustees on the Board are to be appointed by the City Council pursuant to the PID Act, and that all seats will be at large.<sup>3</sup>

The Governing Document provides that "any mid-term vacancy on the Board shall be filled pursuant to the [Special] District Act."<sup>4</sup> That Act provides for the vacancy to be filled by resolution of the creating authority when it is an appointed position, and for a notice of vacancy to seek nominations to fill the vacancy.<sup>5</sup> However, we do not believe that there are yet any registered voters residing in the boundaries of the PID that are eligible to serve on the Board, because none of the residential projects proposed in the PID boundary<sup>6</sup> are yet complete.<sup>7</sup> A non-resident of a PID may serve on the Board, but according to the PID Act, only if the person is "an owner of land or an agent or officer of the owner of land within the boundaries" of the PID, and "a registered voter at the individual's primary residence."<sup>8</sup>

Taking all of the above together, and given that there are no residents of which we are aware that are eligible to serve on the Board of the PID, the only persons eligible to serve on the Boards are owners of land in the PID, or agents or officers designed by the owners of land in the PID. Therefore, we also believe that a notice of vacancy is not necessary. That said, on this point we defer to how you choose to advise the City Council on this action.

Regardless, the Board nominates and recommends Steve Borup to replace Jeff Gochnour and serve the remainder of Mr. Gochnour's term on each Board. Mr. Borup is hereby designated as an agent of the property owners in the PID, and as noted above is supported by the PID Board, who themselves represent various property owners in the PID boundaries. He is also a registered voter at his place of residence, and is therefore eligible to serve on the Board as a non-resident.

For the information of the City Council, Mr. Borup's curriculum vitae is as follows:<sup>9</sup>

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<sup>2</sup> See Resolution No. 2022-06 of the South Salt Lake City Council, Section 3 (April 13, 2022).

<sup>3</sup> See Governing Document for Downtown East Streetcar Sewer Public Infrastructure District, Subsection VI.A. (April 13, 2022). All Trustee seats are to eventually transition to elected seats based on the total number of registered voters residing in the PID boundaries; however, the triggers for transitioning to elected Trustees have not yet been reached for any of the seats. See *id.* at Subsection VI.B.

<sup>4</sup> Utah Code Ann. Title 17B (formerly the Local District Act) (2023).

<sup>5</sup> *Id.* at § 17B-1-304.

<sup>6</sup> For avoidance of confusion, the PID boundary we are referring to here and which is relevant to the provisions of the Special District Act and PID Act is the actual boundary of the PID as established by recorded plat, not the Annexation Area boundary from which additional properties may be added to the PID in the future.

<sup>7</sup> This assumption is based on information previously provided to us by the City's Community Development Department for the PID's most recent quarterly reports to bondholders, which says that building permits have been issued for certain multifamily projects, but none has yet been completed. Please let us know if this is incorrect.

<sup>8</sup> Utah Code Ann. at § 17D-4-202 (3)(c).

<sup>9</sup> Adapted from <https://dakotapacific.com/real-estate/real-estate-team/steve-borup/> (retrieved December 4, 2023).

*Steve is the Director of Commercial Development at Dakota Pacific Real Estate (DPRE), where he takes projects from concept to closeout, excelling at turning early concepting into executable projects by fully capturing a vision and translating that into a project plan that mitigates risks, creates financial confidence, and generates investor returns.*

*Prior to joining DPRE, Steve was the Director of Development for Outlaw Real Estate Partners focused on delivering master planned communities and multi-family projects in Bozeman, Montana. Notable projects while working in Bozeman include a 100+ acre agrihood master planned community and a mixed use retail/residential condos project.*

*Steve also spent 8 years in JLL's Project and Development Services group, where he led the Rocky Mountain Region team which project managed an annual spend of \$200M+. While at JLL Steve delivered a variety of project types such as Life Sciences, Industrial, Critical Environments, Hospitality, Office, and Residential. Steve also spent time working in corporate real estate and the aerospace industry acting a project management office lead.*

*Steve uniquely combines analytical expertise with creative solutioning to help make good decisions for DPRE. Steve earned a B.A. and M.A in Accounting from Brigham Young University.*

We appreciate the City Council's timely action on this request, so that the Board can continue to fulfil its responsibilities to govern the PID.

In the hope that we might assist you in presenting this appointment to the City Council, we have enclosed for your use a sample resolution that you may use or not, or modify as you see fit.

Thank you and we hope that you will contact us at your earliest convenience if you have any questions about this request.

Very truly yours,

SNOW JENSEN & REECE



Matthew J. Ence

Enclosure

cc: Downtown East Streetcar Sewer Public Infrastructure District