

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, January 16, 2024

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, January 16, 2024.

The following Council Members were present:

Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Sarah Young, Eva Lopez Chavez

Present Legislative leadership:

Cindy Gust-Jenson – Executive Director, Jennifer Bruno – Deputy Director, Lehua Weaver – Associate Deputy Director

Present Administrative leadership:

Megan Yulli – Deputy 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, Allison Rowland – Public Policy Analyst, Andrew Johnston – Director of Homelessness Policy and Outreach, Ben Luedtke – Senior Public Policy Analyst, Brian Fullmer – Constituent Liaison, Policy Analyst, Mary Beth Thompson – Chief Financial Officer, Nick Norris – Planning Director, Kelsey Lindquist – Senior Planner, Roberta Reichgelt – Business Development Director, Kristina Gilmore – Senior Planner, Ashley Cleveland – Mayor Executive Staff, Eric Daems – Senior Planner, Lisa Hunt – Deputy Chief Financial Officer, Greg Cleary – City Budget Director, Andrew Reed – Financial Analytics Manager

The meeting was called to order at 2:05 pm

Work Session Items

1. Informational: Updates from the Administration ~ 2:00 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.

Ashley Cleveland provided updates regarding:

- Ways to engage with the City www.slc.gov/feedback/
- **Civic Engagement Highlights**
 - Reimagine Donner Trail Park - webpage and engagement report
 - Reimagine Liberty Park Playground - webpage, upcoming event updates and engagement report
 - Connect SLC (City-wide Transportation Plan) - webpage, draft plan, and comment form in English and Spanish
 - Livable Streets - survey
 - Accessibility in parks - survey
 - Allen Park Concepts Survey - survey
 - Making the Emerald Ribbon - story map and story sharing form
 - Fleet Block Art Healing Comment Form - webpage and comment form
 - Capitol Hill traffic calming - webpage
 - Landscaping and Buffers Chapter amendment - webpage
 - Fighting the Freight Train Crisis - webpage and story sharing form in English and Spanish
- Mayor's Office – Annual Community Meetings series
- Mayor's Office
 - Weekly Community Outreach Newsletter-
<https://slcgov.my.site.com/slccrm/s/newsletters?Start=Community%20Outreach>
 - Community Office Hours - <https://www.slc.gov/mayor/community-office-hours/>
 - 29 Boards & Commissions representing over 280 residents, consultants, and partners City-wide <https://www.slc.gov/boards/>
 - Civic Engagement opportunities available at <https://www.slc.gov/feedback/>

Andrew Johnston provided updates regarding:

Homeless Resource Center Utilization

- 99% Full-base shelter capacity + winter beds
- Code Blue beds have not been full yet

Encampment Impact Mitigation:

- No planned events due to Code Blue and recent storms
- Still cleaning and some situational interventions occurring as needed

Resource Fair:

- February 9, 2024 – location to be determined

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Medically Vulnerable Persons (MVP) Program:

- Opening as soon as next week

Point In Time Count:

- Thursday, January 25 to Saturday, January 27, 2024, 4:00-6:00 am
- Volunteers are needed

Code Blue Shelters:

- 2nd & 2nd Coalition, Valley Behavioral Health, West Valley Winter Shelter, HRC's
- Volunteers are needed

2. Ordinance: Rezone at 2260, 2270, and 2290 East 1300 South ~ 2:15 p.m.
20 min.

The Council will receive a briefing about a proposal that would amend the zoning of properties located at 2260, 2270, and 2290 East 1300 South from R-1/7,000 (Single-Family Residential District) to CB (Community Business District). The proposal would allow for a wider range of land uses including multi-family, commercial, retail, and restaurants. Future development plans were not submitted by the applicant at this time. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 6. Petitioner: Tyler Morris, representing the property owner.

Brian Fullmer gave a brief overview of the rezone proposal.

Eric Daems presented the rezone, including:

- Details of the request
- Site context
- What would change with the proposed zoning
- Implementation of Master Plan objectives

Council Members, Eric Daems and **Kelsey Lindquist** discussed:

- Front facing access on 1300 South and 2300 South
- Ownership of the surrounding properties
- Planning Commission's discussion on affordable housing within this development
- Adding a community benefit to the development

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Tyler Morris (Applicant) reviewed the development, including:

- Properties included in the redevelopment
- The restaurant would be retained as a retail option
- Access to the property
- How the development would benefit the area
- Project was consistent with the existing Master Plans

Council Members, **Nick Norris**, Eric Daems and Tyler Morris discussed:

- Parcels included in the proposal
- If Commercial (CB) zoning had maximum parcel sizes
- Affordable Housing Initiative and if it was applied to this development
- The proposed development would eliminate the vast parking lot, but affordable housing was not a viable option for the development at this time
- The number of units in the apartments and if the units would be included as part of the affordable housing
- The Council wanted to know if the applicant would be amenable to entering into a development agreement to include affordable housing as part of the development
 - Tyler Morris stated conversations would be needed between the development partners. The preference would be to not have any restrictions on unit rates, however; if it was the only way to get the development approved, options could be considered
- The Council preferring some type of affordability be included in the project prior to approving the final rezone

3. Ordinance: Avenues Restrictive Covenant ~ 2:35 p.m.
20 min.

The Council will receive a briefing about an ordinance that would relinquish Salt Lake City's interests in restrictive covenants on 18 single-family properties in the Avenues neighborhood near LDS Hospital in Council District 3. The proposal would not change the zoning of the affected properties.

Brian Fullmer gave a brief overview of the amendments.

Krissy Gilmore presented the proposal including:

- Background of the covenant
- Restricted uses allowed on properties in the R-2 zone in effect at the time
- Uses currently allowed in the SR-1A zone that were prohibited due to the restrictive covenant and the impact the restrictions had on property owners

4. **Ordinance: Community Benefit and Tenant Displacement Amendments**

~ 2:55 p.m.

20 min.

The Council will receive a briefing about an ordinance designed to prevent the loss of existing affordable housing, counteract tenant displacement, and provide tenant relocation assistance when they are displaced by new development. The amendments to *Salt Lake City Code* would enact a new ordinance on General Plans (Title 19) and make corresponding changes in sections related to zoning (Titles 18 and 21A). These changes are designed to help implement policies approved by the Council in 2023 in the *Thriving in Place* anti-displacement plan.

Allison Rowland gave a brief overview of the amendments.

Nick Norris, Krissy Gilmore, and Kelsey Lindquist presented the proposal, highlighting:

- Background of Thriving in Place
- Key findings
- Policy goals
- Proposed amendments to Title 19, Chapter 21A.50, Title 18, Title 18.97, and Title 18.64.050
- Community Benefit Policy
- Tenant relocation
- Housing replacement
- Standards for amendments
- Data collection
- Public engagement

Council Members, Nick Norris, Krissy Gilmore, and Kelsey Lindquist discussed:

- The amendments applied to both the zoning map and the Master Plan
- Enforcement of the proposed amendments and cost involved in the process
- Housing replacement fund and tenant relocation funds and how both would be maintained
- How to ensure tenants were not evicted just because, or for wrongful purposes
- Council's discretion to waive requirements on a case by case basis
- How the code applied to City-owned properties
- If the benefits were expected to be provided on-site or if they could be provided off-site
- The Council requested clarification on why housing was listed as a benefit - should have to prove it fit in to some form of deficit
- Listing sustainability as a community benefit
- Listing walkability under infrastructure
- Tenant to chose where they were relocated
- Clarification on the use of rental rates versus Area Median Income (AMI) in the ordinance

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5. **Ordinance: Economic Development Loan Fund – Eats, LLC.** ~ 3:15 p.m.
10 min.

The Council will receive a briefing about an ordinance that would approve a \$100,000 loan for Eats, LLC, doing business as Eats Bakery at 159 West Broadway Suite #200 from the Economic Development Loan Fund (EDLF). Eats, LLC is a vegan bakery specializing in donuts, sweet rolls, and cookies. This loan will assist in the creation of three new jobs

in the next year and the retention of two current jobs.

Allison Rowland gave a brief overview of the proposal

Roberta Reichgelt presented the proposal for Eats, LLC including background and loan request.

6. **Ordinance: Budget Amendment No.3 for Fiscal Year 2023-24 Follow-up** ~ 3:25 p.m.
35 min.

The Council will receive a follow-up briefing about Budget Amendment No.3 for the Fiscal Year 2023-24 Budget. Budget amendments happen several times each year to reflect adjustments to the City's budgets, including proposed project additions and modifications. The proposed amendment includes four new full-time paramedic employees in the Fire Department's Medical Response Team, creation of a Legislative Division with four new full-time employees in the City Attorney's Office, over \$6 million of additional transportation impact fees for reconstructing 2100 South through the Sugar House Business district and the 600 North / 700 North corridor transformation project among other items.

For more information visit <https://tinyurl.com/SLCFY24>.

Ben Luedtke gave a brief overview of the A-1 proposal for the Fire Department and the items listed on the Formal Meeting Agenda for the evening.

Mary Beth Thompson, Lisa Hunt, Greg Cleary, and Andrew Reed presented the financial update as outlined in the presentation titled Revenue Update for Council located in the meeting materials.

Council Members, Mary Beth Thompson, Lisa Hunt, and Greg Cleary discussed:

- Difficulty in hiring employees in 2023
- Report did not include the proposed employees for the Fire Department or Attorney's Office
- \$30M was one-time cost savings, not ongoing savings
- Fund balance included Budget Amendment #3
- Compliance percentage
- How funds could be used and spread out over time on projects
- Information classified under marketing, tech companies in regard to sales taxes
- Vacancy rates proved departments were trying to hold onto their employees
- November tax information should be reported to Finance around January 20, 2024

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A-2: American Rescue Plan Act (ARPA) Grant Management Employee Expenses (\$14,225 from ARPA).

- Council Members and Ben Luedtke discussed:
 - Why A-2 was coming to the Council in a Budget Amendment versus during regular budget season

A-5: Additional Funding for 2100 South Reconstruction in Sugar House (\$3,323,950 from Transportation Impact Fees) with the addition that a left hand turn from the property remain on Douglas Street.

- **Straw Poll:** Support for Item A-5 and leaving a left hand turn on Douglas Street. Supported by all Council Members present.

A-6: Additional Funding for 600/700 North Reconstruction (\$3,204,371 from Transportation Impact Fees)

A-7: Security Access Control System Upgrades (\$400,000 from General Fund Balance)

A-8: Additional Funds to Purchase Electric Trucks instead of Sedans for the Compliance Division (\$20,000 from General Fund Balance)

A-9: Adding Multimodal Specialized Road Markings Maintenance Funding into the Streets Division's Base Budget (\$200,000 from General Fund Balance)

- Council Members stated:
 - This fund should be ongoing
 - Wanting secure bike storage on the Westside as bike locks were not reliable

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A-10: Downtown Parking Pay Station Replacements (\$135,993 from General Fund Balance)

- Council Members and Ben Luedtke discussed:
 - Council wanted information on how many people used the kiosks versus the phone app (did the kiosks need to be updated if they were not being used)
 - Different options for parking kiosks that could better serve the community
 - Whether or not to approve this item now or wait until more information was available
 - **Straw Poll:** Support to separate this item from the rest of the budget amendment until more information was gathered. Supported by all Council Members present.

A-11: Re-appropriation for Rail Spur Removal (\$205,000 from General Fund Balance to CIP Fund)

- Council Members and Ben Luedtke discussed:
 - Why a CIP project was lapsing when it was approved last year
 - Who was the contract with and why was the rail spur required to be removed
 - Staff could not answer the questions at this time but would send the information to Council Members

A-12: Police Officer Overtime Related to the Sanctioned Campground Pilot Program (\$500,000 from ARPA Funds Unused in Prior Fiscal Years)

- Council Members and Ben Luedtke discussed:
 - If this was required since the Request for Proposal from the State required security from the provider
 - Dictating the need for extra security

A-13: New Financial Grant Analyst FTE in the Finance Department for Grants Administered by the Housing Stability Division (\$46,643 from CDBG and \$14,548 from ARPA)

A-14: Consulting for Enterprise Billing Systems (\$250,000 from the IMS Fund Balance)

- Council Members and Ben Luedtke discussed:
 - Items that were approved at prior meetings
 - Item I-1 regarding building security would be discussed during Closed Session

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7. **Informational: State of Utah Fraud Risk Assessment for 2023** ~ 4:00 p.m.
5 min

The Council will receive a briefing from the Administration on the 2023 official fraud risk assessment. This annual report is required by state law to be presented to the legislative body.

Mary Beth Thompson presented the assessment and questionnaire packet.

8. **Tentative Break** ~ 4:05 p.m.
20 min.

9. **Ordinance: Library Budget Amendment No.1 for Fiscal Year 2023-24** ~ 4:25 p.m.
15 min.

The Council will receive a briefing about an ordinance that would amend the budget for the Library Fund for Fiscal Year 2023-24. Budget amendments happen several times each year to reflect adjustments to the City's budgets, including proposed project additions and modifications. The proposed amendment includes a 1% cost of living increase for all Library employees and a new full-time employee for the Safety Team, among other items.

Ben Luedtke gave a brief introduction.

Noah Baskett (Library Executive Director), and **Tyler Bahr** (Library Finance Director) presented the budget amendment, including:

- Importance of libraries in City's
- Reasoning for the budget amendment request
- 1% Cost of living adjustment (COLA) to all library employees and higher than budgeted medical insurance premiums (\$166,240 from Library Fund Balance)
- One new safety associate full-time employee (FTE) (\$63,430 from Library Fund Balance)
- \$395,310 Revenue above recommended FY2024 annual budget

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Council Members, Noah Baskett, **Dave Corrington** (Library Public Safety Manager) and Tyler Bahr discussed:

- The Council wanting more information on the increase in criminal activity/misbehavior at libraries and how it was defined
- Benefits of security staff not being contracted and instead being full time City employees
- Cost of living increase for library employees in the middle of the year when other City departments were not receiving it
 - Library funds were based on sales tax and numbers came in after the FY2023 budget was approved
- Measures used to determine the success of the Mobile Patrol
- Why the new safety associate FTE was for a full year not just through June 2024
 - Needed to ensure the funds were available prior to funding the position
 - If there was a plan to make sure there was a contingency for the FY2024 budget to ensure this type of thing did not happen again
- Council requested regular reporting on safety incidents and suggested working with the Police Department on common terms/metrics for reporting

10. Informational: Central Wasatch Commission Update ~ 4:40 p.m.
20 min.

The Council will receive an update from the Central Wasatch Commission (CWC) about engagement and other activity related to local mountain areas, such as Millcreek, Big Cottonwood and Little Cottonwood canyons.

Lindsey Nielsen (Executive Director Central Wasatch Commission) presented the update, highlighting:

- The Central Wasatch Commission (CWC) background and mission
- Member jurisdictions
- Member jurisdictions benefits
- CWC stakeholders
- Youth Council
- 2023 Short-term projects
- CWC led transit and transportation projects
- Environmental Dashboard webpage

Council Members and Lindsey Nielsen discussed:

- Council requested more information on grants to provide to Community Councils and be made shareable in Council newsletters

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11. Informational: State Legislative Briefing ~ 5:00 p.m.
30 min.

The Council will receive a briefing about issues affecting the City that may arise during the 2024 Utah State Legislative Session.

Angela Price (Legislative Affairs Director) and **Kate Bradshaw** (Director of Government Affairs – Holland & Hart LLP) reviewed:

- Salt Lake City and five policy priorities:
 - Homelessness
 - Housing
 - Energy
 - Water
 - Environment
- HB298 – Homeless Services Amendments
- HB207 – Utah Homelessness Council Amendments
- Changes to Code Blue
- HB306 – Residential Housing Amendments
- Energy bills
- Local control bills
- Active transportation and railroad bills
- Gratitude to the Recorder's Office team for the refined tracking system
- 1400 Bills having been requested so far this year at the session and 424 number bills having been released
- HB261 - Equal Opportunity Initiatives

Council Members, Angela Price, and Kate Brandshaw discussed:

- Response from other City's regarding HB261
 - Still reviewing impacts to training, hiring, how wide spread the impact was, and the local control
- Utah League of Towns and City's opinion of HB261
 - Bill was presented after the last meeting therefore a formal opinion was not known at this time
 - Local control was the main concern
- Council Members expressed willingness to assist in any way to amplify voices and the precedent this bill would set

Angela Price and Kate Bradshaw presented:

- HB453 – Airport Weapons Possession Amendments

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- HB13 – Infrastructure Financing Districts
- HB84 – School Safety Amendments
- HB56 – Highway Patrol Providing Security at the Airport
 - Will remain in Rules Committee
- HB223 – contained agreed upon Airport security measures and was still being worked on with the sponsor prior to moving forward
- HB84 – School Safety Amendments
- Bills Council Member wanted to be involved in:
 - Mano – HB306
- Upcoming events where the Council could interact with the Legislators:
 - Ice Skating – January 29, 2024 from 6:00 to 8:00pm
 - Legislative Snack Break – February 14, 2024
 - Local Officials Day on the Hill – January 17, 2024
 - Friday's at 3:00pm lobbyists were available for questions virtually for those not on the Legislative subcommittee, please no more than three Council Members at a time

12. Board Appointment: Business Advisory Board – Sheridan Mordue ~ 5:30 p.m.
5 min

The Council will interview Sheridan Mordue prior to considering appointment to the Business Advisory Board for a term ending December 27, 2027.

Interview held. Council Member Petro said Sheridan Mordue's name was on the Consent Agenda for formal consideration.

13. Board Appointment: Business Advisory Board – Barri Allaire ~ 5:35 p.m.
5 min

The Council will interview Barri Allaire prior to considering appointment to the Business Advisory Board for a term ending December 27, 2027.

Interview held. Council Member Petro said Barri Allaire's name was on the Consent Agenda for formal consideration.

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14. Board Appointment: Arts Council Board –Travis English ~ 5:40 p.m.
5 min

The Council will interview Travis English prior to considering appointment to the Arts Council Board for a term ending January 16, 2027.

Interview held. Council Member Petro said Travis English's name was on the Consent Agenda for formal consideration.

15. Board Appointment: Human Rights Commission – Lisia Santini ~ 5:45 p.m.
5 min

The Council will interview Lisia Santini prior to considering appointment to the Human Rights Commission Board for a term ending December 25, 2028.

Interview held. Council Member Petro said Lisia Santini's name was on the Consent Agenda for formal consideration.

16. Board Appointment: Human Rights Commission – Lucia Rodriguez ~ 5:50 p.m.
5 min

The Council will interview Lucia Rodriguez prior to considering appointment to the Human Rights Commission Board for a term ending December 25, 2028.

Interview held. Council Member Petro said Lucia Rodriguez's name was on the Consent Agenda for formal consideration.

Standing Items

17. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

No report

18. 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.

No report

19. 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;

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- 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.

The Closed Session started at 6:10 pm, ending at 6:30 pm relating to security personnel, devices or systems. Minutes and Recording not created for the topic of deployment of security personnel, devices or systems pursuant to UCA 52-4-206(6)(b)

Minutes:

Closed Session Started at 6:10 pm

Held in the Work Session Room, ,Room 326

Council Members in Attendance: Council Members Petro, Lopez-Chavez, Dugan, Wharton, Mano, Puy, and Young.

City Staff in Attendance: Megan Yulli, Katherine Lewis, Cindy Gust-Jenson, Jennifer Bruno, Whitney Gonzalez Fernandez, Lehua Weaver, Ben Luedtke, and Cindy Lou Trishman.

Closed Session ended at 6:56 pm

Motion:

Moved by Council Member Mano, seconded by Council Member Puy to enter into Closed Session for the purposes of discussion regarding deployment of security personnel, devices, or systems and advice of Counsel for attorney-client matter.

AYE: Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Sarah Young, Eva Lopez Chavez

ABSENT: Victoria Petro

Final Result: 6 – 0 Pass

Motion:

Moved by Council Member Wharton, seconded by Council Member Dugan to exit Closed Session and adjourn.


AYE: Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Sarah Young, Eva Lopez Chavez

Final Result: 7 – 0 Pass

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Meeting adjourned at 6:56 pm

Minutes Approved:


Victoria Petro (Feb 12, 2024 13:31 MST)

City Council Chair Victoria Petro



City Recorder



Please refer to Meeting Materials (available at <https://data.slc.gov> by selecting City Council Meeting Information) 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, January 16, 2024 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.











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Final Audit Report

2024-02-14

Created:	2024-02-07
By:	Michelle Barney (michelle.barney@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAg2L6WopWtUZamiKg9M7VXtvtghC1jqmh

"January 16, 2024 Work Session Minutes" History

-  Document created by Michelle Barney (michelle.barney@slcgov.com)
2024-02-07 - 3:58:59 PM GMT
-  Document emailed to victoria.petro@slcgov.com for signature
2024-02-07 - 4:00:30 PM GMT
-  Email viewed by victoria.petro@slcgov.com
2024-02-07 - 4:58:17 PM GMT
-  Email viewed by victoria.petro@slcgov.com
2024-02-08 - 11:40:56 PM GMT
-  Email viewed by victoria.petro@slcgov.com
2024-02-12 - 5:56:09 PM GMT
-  Signer victoria.petro@slcgov.com entered name at signing as Victoria Petro
2024-02-12 - 8:31:22 PM GMT
-  Document e-signed by Victoria Petro (victoria.petro@slcgov.com)
Signature Date: 2024-02-12 - 8:31:24 PM GMT - Time Source: server
-  Document emailed to Cindy Trishman (cindy.trishman@slcgov.com) for signature
2024-02-12 - 8:31:26 PM GMT
-  Document e-signed by Cindy Trishman (cindy.trishman@slcgov.com)
Signature Date: 2024-02-14 - 1:35:06 AM GMT - Time Source: server
-  Agreement completed.
2024-02-14 - 1:35:06 AM GMT

