

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, April 24, 2014
Mt. Olympus Room
4580 South 2300 East
Holladay UT 84117**

BRIEFING SESSION - 5:30 p.m.

ATTENDANCE

Rob Dahle, Mayor
Lynn Pace
Patricia Pignanelli
J. James Palmer, Jr.
Steve Gunn
Sabrina Petersen

City Staff,
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Craig Hall, City Attorney

Mayor Dahle called the Briefing Session to order at 5:37 p.m. The City Council reviewed and discussed the agenda. The Council discussed the lease documents, interest rates, etc. with Alan Westenskow of Zion's Bank.

The Council discussed the city clean-up scheduled for this Sat. There have been a number of groups cancelling due to the weather reports. The Council weighed the options and decided to cancel the clean-up scheduled for April 26. Ms. Carlson and Ms. Bohling will get the information out to the public and groups. The Comcast Cares day will still take place.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, April 24, 2014
Mt. Olympus Room
4580 South 2300 East
Holladay UT 84117**

Council Meeting - 6:00 p.m.

ATTENDANCE

Mayor Rob Dahle
Lynn Pace
Patricia Pignanelli
J. James Palmer, Jr.
Steven Gunn
Sabrina Petersen

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Craig Hall, City Attorney

I. *Welcome.*

Mayor Dahle conducted and called the meeting to order at 6:07 p.m.

II. *Pledge of Allegiance.*

The Pledge of Allegiance was led by Paul Allred.

III. *Public Comments*

There were none.

IV. *Consideration of Resolution 2014-12 Authorizing the Mayor to Execute all of the Necessary Documents with Zions Bank Regarding the Issuance of a Federally Taxable Lease/Purchase Agreement in the Amount of Not More than \$890,000 for a Payment Period of 20 years at an Interest Rate not to Exceed 3.5% for years 1-10. Proceeds to be used for the Purchase of .84 acres on the SW Corner of 6200 S and Holladay Blvd (Cotton Bottom)*

Council Member Palmer moved to approve Resolution 2014-12. Council Member Pignanelli seconded the motion.

Council Member Palmer asked for clarification regarding the interest rate table.

Zions Bank Representative, Mr. Westenskow, detailed the Lease Agreement and stated that it is a real property lease agreement. He explained that the City appropriates money and will be the owner outright after 20 years. There is a payment due every six months with a rate of 4.25% for years 1 through 10, a rate of 3.2% for years 11 through 15, and a variable rate for the remainder. The first payment will be made in October 2014 and is structured to total approximately \$30,526 every six months for a total of \$61,000 per year. The interest portion decreases every six months due to the principal being paid down. He confirmed that there is no pre-payment penalty to pay the loan off early and clarified how interest is calculated.

City Attorney, Craig Hall, reviewed the terms of the lease and answered questions raised by the Council. City Manager, Randy Fitts, confirmed that there is a high likelihood of paying off the lease agreement within five years.

Council Member Palmer moved to modify the motion to approve Resolution 2014-12 with the amendment that the interest rate is fixed for years 1 through 5 as reflected in the interest rate table dated April 25, 2014, from Zions Bank. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Gunn, Palmer and Mayor Dahle in favor. Resolution 2014-12 was approved by a unanimous vote.

V. *Consideration of Resolution 2014-13 Approving the Purchase of Approximately .84 acres of Real Property, Improvements and Business Located at 6256 S Holladay Blvd (Cotton Bottom Inn) in the amount of \$875,000 and Authorizing the Mayor and City Manager to Execute all of the Necessary Documents to Complete the Transaction.*

Council Member Petersen moved to approve Resolution 2014-13. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Gunn, Palmer and Mayor Dahle voted in favor. Resolution 2014-13 was approved with a unanimous vote.

Council Member Palmer was excused at 7:05pm

VI. *City Manager Report*

Manager Fitts commented that the UFA has asked for any fireworks regulations that the city may impose this season be done before June in order to get information out. The Council went over some options. Manager Fitts will meet with Chief Slack to go over the boundaries.

The City has added an additional 56 angled parking stalls along Holladay Blvd behind City Hall. The public works building is being insulated and sheet rocked.

The Council reminded and asked that Manager Fitts change the signage in front of the Fire Station, quickly.

VII. *Council Reports.*

VIII. *Other Business.*

IX. *Adjourn City Council Meeting and Convene to a Work Meeting.*

Council Member Petersen moved to adjourn the City Council Meeting and reconvene in a Work Meeting in the Mt. Olympus Room. Council Member Pignanelli seconded the motion. The Council voted in the affirmative. The Council Meeting adjourned at 7:19 p.m.

WORK MEETING – April 24, 2014

ATTENDANCE

Mayor Rob Dahle
Lynn Pace
Patricia Pignanelli
J. James Palmer - *excused*
Sabrina Petersen
Steven Gunn

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Craig Hall, City Attorney

Mayor Dahle convened the Council in a Work Meeting at 7:31 p.m. in the Mt. Olympus Room.

a. Discussion of proposed PUD Ordinance

Council Member Pace went over his proposed changes to the PUD ordinance. Staff will make changes and get a final copy ready for adoption on May 1.

b. Discussion Regarding Potential Initiation of Rezone Petitions at Various Locations

The Council went over the map showing where the P zones are in the City and what areas need to be rezoned to P. Churches, City Hall and schools are quasi-public and should be zoned P. The Council asked staff to add the property to the north of city hall, the three properties by Olympus High, where the north parking lot is now and the community gardens to the list. The planning staff will begin the process of rezoning the areas.

c. Update on City Park Phasing

Manager Fitts showed the Council two examples of grass, the bio grass was the one most liked. He also talked about the design out front with the planter boxes. The bid came in at over \$50,000 which is not feasible. He suggested: doing concrete boxes or just doing flat landscaping with some curbing and different levels of landscaping. The Council liked the idea of just leaving it flat. They also decided against having berming along Holladay Blvd and to leave it flat and plant trees.

The signage for city hall should be done within the next month and demolition of the old fire station will be in early June.

d. Budget Discussion for 2014-15

Manager Fitts is working on the budget in preparation for his presentation on May 1. Contract costs are the hardest to budget. There will be no tax increase. He is proposing a three percent raise for employees. Also he has put no money in the budget for the annexation.

e. Update on Proposed General Plan Revisions

Paul Allred reported that the City has tentatively been awarded a \$45,000 grant from Wasatch Front Regional Council for the general plan revision. Once that money is officially awarded the process of choosing a firm can begin. The City will ask for an RFQ from firms. Council Member Pace would like to move forward as quickly as possible, knowing that this will be an 18 month project.

f. Calendar

The May calendar was discussed. The tour of the Granite Technical Institute was scheduled for May 9. May meetings will be held on the 1st, 15th, and 22. There will be no meeting on May 8 due to lack of a quorum. On May 29 there will be a Legislative breakfast at 7:30am.

9. Other Business.

Mr. Hall brought forth an issue with Appendix A, land use table, regarding permitted uses in the Holladay Village zone. There is a typo in the Appendix that when it was adopted it included a subscript footnote inadvertently carried over into the wrong column. It is a mistake and he and planning staff feels it was the intent of the Council that multi-family residential be a permitted use in the HV zone. The Council needs to take official action to fix it by amending the ordinance. He proposes a Resolution stating that intent.

Mr. Hall also commented that he has been getting inquiries from telecommunication companies asking the City to grant them telecommunication franchises. It allows them to use the streets for a franchise fee. He is working on a draft ordinance and application for Council consideration.

Council Member Pace requested that the City Council do something to honor Mark Manning who is leaving Olympus High School. The Council suggested doing something at the foundation dinner.

Council Member Pignanelli has had a request to declare May National Stroke month. She asked the Council what the procedure was for this type of request. Ms. Carlson replied that in the past we have just done a proclamation from the Mayor.

X. *Closed Session Pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition and Disposition.*

Council Member Pace moved to go into Closed Session to discuss personnel issues, property acquisition, and disposition. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Gunn, Palmer and Mayor Dahle voted in favor. The Council convened in a closed session at 10:02 p.m.

Those in attendance at the Closed Session were: Council Members Pace, Petersen, Palmer, Gunn, Pignanelli and Mayor Dahle. Others present included Randy Fitts, Craig Hall, Stephanie Carlson, and Paul Allred.

Minutes of the Closed Session were taken and are now on file as a Protected Record.

Council Member Gunn moved to adjourn the Closed Session and reconvene the Work Meeting. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Gunn, Palmer and Mayor Dahle voted in favor. The motion to go out of closed session at 10:35 p.m. passed with a unanimous vote.

XI. *Adjourn Work Meeting.*

There being no further business, Council Member Pace moved to adjourn with Council Member Petersen seconding the motion. The Council voted in the affirmative. The meeting adjourned at 10:36 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, April 24, 2014.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: June 12, 2014