

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, May 7, 2024

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, May 7, 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:

Jennifer Bruno – Deputy Director

Present Administrative leadership:

Mayor Erin Mendenhall, Rachel Otto – Chief of Staff, Jill Love – Chief Administrative Officer

Present City Staff:

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Stephanie Elliott – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Ben Luedtke – Senior Public Policy Analyst, Andrew Johnston – Director of Homelessness Policy and Outreach, Allison Rowland – Public Policy Analyst, Tammy Hunsaker – Deputy Director of Community Services, Laura Briefer – Public Utilities Director, Tony Milner – Housing & Neighborhood Development Director, Michelle Hoon – Housing Stability Policy & Program Manager, Sam Owen – Public Policy Analyst, Weston Clark – Senior Advisor Mayors Office, Brian Butler – Director Airport Finance & Accounting, Bill Wyatt – Executive Director of Airports, Mark Kittrell – Deputy City Attorney

The meeting was called to order at 1:02 pm

Work Session Items

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

Weston Clark and **Michelle Hoon** gave the following updates:

- Community Engagement Updates:
 - Public Lands
 - Glendale Regional Park
 - Liberty Park Playground
 - Cottonwood Park and Peace Labyrinth
 - Arts Council
 - Site selected for iconic work of art on the Westside of the City- the winner was chosen later that week
- Sustainability
 - Salt Lake Cities first landscaping equipment program open through May 12, 2024
 - Public Utilities
 - Street lighting master plan implementation open to community feedback
 - Pothole Palooza
 - 6,759 potholes repaired
 - 61 resident requests from online submissions
 - slvgov.com/mystreet
 - May 2024 events at parks throughout the City
- Homelessness Update
 - Resource Centers were at 86% capacity
 - Encampment Impact Mitigation / Rapid intervention update
 - Resource Fair was held at Library Square
 - Kayak Court events
 - Micoshelter Community – The State Office of Homeless Services (OHS) working with Swtichpoint on moving to selected site location at 700 West 500 South by the end of July 2024.

2. Fiscal Year 2024-25 Proposed Budget: Salt Lake City Public Library System ~ 1:15 p.m. 45 min.

The Council will be briefed about the Library Board's recommended Operations and Capital Budget for Fiscal Year 2024-25.

For more information visit tinyurl.com/SLCFY25.

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, May 7, 2024

Council Member Mano joined the meeting during this item.

Ben Luedtke introduced the item.

Noah Baskett (Library Executive Director), **Tyler Bahr** (Library Finance Director), and **Adam Weinacker** (Library Board President) presented the following:

- Multi-year, long-term financial strategy
- Alignment with City Council and Mayor’s goals
- Proposed property tax increase of \$5.3 million
 - \$2.2 million for immediate needs and \$3.1 million for 5-year funding strategy
- The library had approximately 1m million visitors in the past 12 months
- Operation requests
 - Staff compensation – \$5.5 wage increase
 - Medical premiums – requesting 10% increase
 - Tuition assistance
 - 10 back filled/new positions
 - 15 reclassification, optimizing capacity in existing positions
 - Increase in electronic materials to reduce wait times on high demand items
- Capital request
 - Safety and security infrastructure; IT hardware, emergency exit door alarm upgrades
 - Additional mobile patrol and social services positions
 - Finish and maintain existing projects and infrastructures
 - Smoke evacuation system, crash bar, and power box cover replacement in public areas
 - Library Facility Plan (LFP)
 - New development director
- Other priorities for funding needs
 - Increase in legal expenses, anticipating additional work for unionization consideration (\$200k)
 - Ballpark exterior updates
 - Marmalade exterior tiles
 - Emergency exit crash bars
 - Fire system repairs
 - Crescent wall updates
 - Full-sized toilets in children's restrooms
 - Creative lab door replacement

Council Member Lopez Chavez stated the public benefit and connection gained from the Library and the need to maintain funding for City libraries.

3. Fiscal Year 2024-25 Proposed Budget: Department of Airports ~ 2:00 p.m.
45 min.

The Council will be briefed about the Mayor’s recommended budget relating to the Department of Airports for Fiscal Year 2024-25.

For more information visit tinyurl.com/SLCFY25.

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, May 7, 2024

Sam Owen, Bill Wyatt, and Brian Butler presented the following information:

- Leadership structure and department overview
- Fiscal Year 2025 (FY 25) Budget drivers
 - Forecasting revenues and expenses on information known today with reasonable assumptions for the future
 - Assumption and actual results reviewed in a timely manner, then appropriate actions taken
 - Controlling costs and looking for ways to continue to strengthen non-aeronautical revenue growth
 - Funding major capital improvement projects with funding provided under the Bi-Partisan Infrastructure Law (BIL) Grants
 - Securing interim credit facility to bridge gap for long term funding expected in FY26 to continue financing new Airport
- Financial health of the Airport from FY24
- Passenger traffic forecasted, budgeted, and actual number of passengers
- Bi-Partisan Infrastructure Law Grants
- Increase in terminal rent refunds for passenger incentives
- Parking garage fee increase to incentives (drop offs and public transit)
- Central tunnel opening Fall of 2024
- Labor and operating expense highlights
 - \$3.2 million for 25 new Airport employees
 - \$2.8 million for six new police officers
 - \$2.5 million for Cost of Living Adjustment (COLA) for all Airport employees
 - \$3.1 million for janitorial increased scope and supplies
 - \$1.8 million in one-time costs to upgrade and purchase radios
 - \$1.6 for updates on VXS records installed in 2020 – the records have a 5-year life span
 - \$1 million in chemicals and salt for the winter
 - \$920 thousand increase to City Data Processing Services
- Capital Improvement Program (CIP) and other grants would be main source of funding
- Capital projects for FY25
 - Airfield projects – \$134,548,400
 - auxiliary Airports – \$1,760,00
 - Landslide – \$6,968,000
 - Other projects – \$5,201,000
- The New SLC phases and timing
 - 68 current gates open

Council Member Dugan asked for clarification on the scheduled operations of TRAX and public transportation for employees and patrons coming to and from the Airport throughout the night. Brian Butler stated their team would verify the schedule and return that information to the Council.

Council Member Puy acknowledged the hard work done by staff to prepare the budget and requested information regarding the lead in the gas provided to the planes, with the goal of providing lead-free gas to the client.

Fiscal Year 2024-25 Budget: Metropolitan Water District ~ 2:45 p.m.

4. Fiscal Year 2024-25 Budget: Metropolitan Water District ~ 2:45 p.m.
30 min.

The Council will receive a briefing about the proposed budget for the Metropolitan Water District for Fiscal Year 2024-25. The Council does not formally decide on this budget but appoints a majority of the District's Board and receives public input on the budget.

Sam Owen introduced the item.

Annalee Munsey (Metro Water General Manager) and **Tom Godfrey** (Metro Water Board Chair) presented the following information:

- Service areas of Metropolitan Water District of Salt Lake & Sandy Water Service Area (MWDSLs)
 - Salt Lake City
 - Sandy City
 - Surplus customers
 - Jordan Valley Water Conservancy District
 - Irrigation users
 - Others
- Little Cottonwood Water Treatment Plant
 - Source water from the Salt Lake Aqueduct and Little Cottonwood Creek
- Point of the Mountain Water Treatment Plant
 - Source water from the Provo River Aqueduct and the Jordan Aqueduct
- Cottonwood Connection Pipeline construction to connect Big Cottonwood Water Treatment Plant with Little Cottonwood Water Treatment Plant
- Water Storage
 - Point of the mountain finished water reservoir
- Jordan Aqueduct System
 - Metro water owned 2/7 of the aqueduct
 - SLC shared in the capital and Operations & Management (O&M) costs
- Sources of funds
 - \$8,487,256 proposed tax increase for capital projects
 - \$740,599 increase from water sales
 - \$13,282,673 assessment increase
 - \$24,299,083 Bond funding
- Water sales and rates
 - 3% increase to member cities
 - 3% increase to non-member entities
 - Fixed water rate support conjunctive water use
- Property Tax
 - \$3.96 increase per month to property owner
 - Re-establishing the certified rate to 0.00035
 - District's last property tax increase occurred in 2008
 - Rate has decreased while property values have increased
 - SLC current year tax rate of 0.000200
 - FY25 tentative budget proposes to re-establish rate to generate \$8.5 million

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, May 7, 2024

Council Member Young asked what the consequences would be of not funding the development and maintenance of the Metro Water District. Annalee Munsey responded that the updates were needed to prepare for future disasters that could render the treatment plants inoperable, like other cities around the Country.

5. Informational: Great Salt Lake State Park Request for Water Service ~ 3:15 p.m.
20 min.

The Council will receive a briefing about the request made by the Utah Department of Natural Resources (UDNR), Division of State Parks to the Department of Public Utilities to provide water to the Great Salt Lake State Park. The park is situated outside of Salt Lake City's municipal boundaries and water service area.

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, May 7, 2024

Sam Owen introduced the item.

Laura Breifer and **Mark Kittrell** presented the following information:

- Salt Lake City Department of Public Utilities (SLCDPU) provided more than 365,000 people within a 141-square-mile water service area
- Designated Water Service Area was established by SLC Code 17.16.005
- Utah Department of Natural Resources (UDNR) and Division of State Parks tasked with managing and protecting the State’s natural resources
- Longstanding collaborative relationship between SLCDPU and UDNR
- Division of State Parks manages the Great Salt Lake State Park and Marina
- Great Salt Lake (GSL) marina water supply request from SLCDPU
 - GSL State Park is located outside of the SLCDPU-designated water service area
- Feasibility and policy issues
 - Construction and operation of an 8-10 mile water line
 - Additional water treatment was needed
 - Water storage needed to meet fire flow needs
 - Water demands and SLC water supply
 - State constitution – Article XI, Section 6
 - SLC Code 17.16.005 designated water service area
 - Responsibilities pursuant to State and Federal Safe Water Drinking Acts
- Potential responses to requests
 - Accommodate requests via contractual agreement, with possible conditions
 - Deny request – SLC did not have any obligations to serve water outside the service area

Council Member Puy asked for clarification on how water dispersed outside SLC was monitored during a drought. Laura Breifer stated that there would be contingencies and limits to determine how much water, if any is given out during a drought.

Council Member Young requested a follow-up on the likelihood of exchanging a water right or water share and the next steps in the proposal/plan.

6. Tentative Break ~ 3:35 p.m.
20 min.

7. Capital City Revitalization Zone Follow-up ~ 3:55 p.m.
40 min.

The Council will receive a follow-up briefing about Senate Bill 272, including next steps toward creating a Capital City Revitalization Zone, which could potentially facilitate redevelopment around the Delta Center.

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, May 7, 2024

Council Member Petro made a statement regarding City growth, hope for future development and community investments.

Mayor Erin Mendenhall introduced the item and expressed excitement for the great opportunity for growth in SLC to have the National Hockey League teams come to Utah.

Mayor Jenny Wilson (Salt Lake County Mayor) read a statement regarding Salt Lake City, the future of Abravanel Hall, and Salt Lake County's desire to invest in its development (see meeting materials for the full statement).

Mike Maughan (Smith Entertainment Group) presented the following information:

- Economic impact of Delta Center, Utah Jazz, and National Hockey League (NHL)
 - Utah Jazz and Delta Center had a \$326 million annual total economic impact on SLC
 - Utah NHL Hockey estimated to bring \$288 million annual economic impact to SLC
 - All-Star Weekend had a \$294 million annual total economic impact on SLC
- Abravanel Hall located within the sports entertainment district
- Site plan had not been finalized and was still in the draft stages
- Gateway Shopping Center created a wall of retail separating the Gateway and the Delta Center
- Commitment from Smith Entertainment to work with all parties on the re-imagination of downtown SLC
- Goal to bring concerts, housing, conventions, community involvement, local vendors and artists to downtown SLC

Council Member Petro informed the public that the current Work Session items did not allow for public comment, the public hearing for this item would be held on May 21, 2024, and encouraged the community to return to comment.

Mayor Wilson, Mayor Mendenhall, Mike Maughan, and the Council discussed the following:

- Olympic infrastructure investments
- Rebuilding or renovation of Abravanel Hall
- Honoring community, culture, and religious groups
- The walkability of the district and how to connect downtown
- Transparency from investors and developers on plans for the sports district
- Potential funds generated from tax increase – at least \$1.2 billion dollars over a 30-year period
 - Most funds generated will be going back into the district with the \$90 million limit on income for the developers
- Japantown opportunities and benefits from the district
 - Mayor Mendenhall stated that representation from the current City Council would be the most significant benefit and asset for the community
- SB272 – need for transportation plan

8. Ordinance: Budget Amendment No.5 for Fiscal Year 2023-24 ~ 4:35 p.m.

Follow-up

30 min.

The Council will receive a follow-up briefing about Budget Amendment No.5 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 an infrastructure loan pilot program to upgrade utilities while 2100 South is being reconstructed between 700 East and 1300 East, a State appropriation for Avenues City Cemetery road reconstruction and irrigation system upgrades, and additional funding for one-time police officer new hire bonuses among other items.

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

Ben Luedtke introduced the budget items.

Council Members discussed policies for redconstructing significant streets and the requirement to look across departments and combine needed updates on common areas.

- **Straw Poll #1: Support for item A-3: 2100 South utilities upgrades between 700 East and 1100 East, as detailed in the staff report. All Council Members present were in favor.**

Council Members discussed the Jordan River's cleanup and the area's jurisdiction.

- **Andrew Johnston** stated that the City needed to front the money to start quick intervention work on fencing and the bridge work, but this did not preclude the City from requesting reimbursement
- **Straw Poll #2: Support for item A-8: North Temple Jordan River Bridge Riverbank Deterrnet Rock Replacement and Fencing and ask for the opportunity to pressure reimbursement if appropriate. All Council Members present were in favor.**

Council Members discussed a holding account, the approval of projects, and the approval of releasing funds to those projects.

- **Straw Poll #3: Support for Item A-10: Fund Balance Allocation to Capitol Investment Projects CIP (\$15 million one-time from the General Fund balance to a holding account for upcoming projects). All Council Members present were in favor.**

Council Members discussed the budget-neutral item D-5 and the facilitation of affordable rental assistance.

- **Straw Poll #4: Support for item D-5: City Housing Authority Payment In Lieu of Taxes or PILOT Check. All Council Members present were in favor.**

Council Members discussed item I-1 and used the funds to pay back the State and City and support ongoing costs, allowing the City to respond to unexpected costs or

Resolution: Authorizing Assistance for Fairmont Heights ~ 5:05 p.m.

situations.

- **Straw Poll #5: Support for item I-1: Moving \$394,000 from the holding account to the Micro-shelter Community Site Preparation Costs and Electricity through June. All Council Members present were in favor.**

9. Senior Housing Development at 2257 South 1100 East

20 min.

The Council will receive a briefing about the Administration's plans for the proposed Fairmont Heights Project at 2257 South 1100 East. The project would provide approximately 110 units of new affordable senior housing on a 0.81-acre property. The Administration intends to use \$5.6 million in "dormant" funds from the Community Development Block Grant (CDBG) program and seeks authorization from the Council to negotiate final terms with the Housing Authority of Salt Lake City.

Allison Rowland introduced the item.

Tammy Hunsaker and **Tony Milner** presented the following information:

- Property located at 2257 South and 1100 East
- 0.81 acres total
- Estimated \$7 million acquisition price
- Estimating 110 units
- 80% affordable units at 80% Area Median Income (AMI) and below
- 50% affordable units at 50% AMI and below
- Senior housing
- Phased development
- Budget approved at \$5,600,000 Community Development Block Grant (CDBG) Funding
- Terms of assistance
 - Informal public benefits analysis (PBA)
 - The resolution would either
 - Facilitate a loan to the developer to acquire property
 - City acquires property and issues below-market ground lease
- Environmental review
- Tax credit deadline – 9% low-income housing tax credit

Council Members discussed the terms, developers, and options for property acquisitions.

Straw Poll: Support authorizing assistance for senior housing, authorizing either option with the preference for the acquisition of a ground lease. All Council Members present were in favor.

10. Fiscal Year 2024-25 Budget: Open Legislative Intent Responses from 2024 ~ 5:25 p.m.
30 min.

In preparation for the coming budget discussions, the Council will receive a briefing about the Administration's responses to the Fiscal Year 2024 adopted legislative intents, as well as responses from the prior fiscal year's open legislative intents.

Allison Rowland introduced the item.

The Council asked about FY21 - decriminalization review of the City Code.

Katie Lewis spoke about the collaboration between the prosecution team and the status of the review.

Council Members had no adjustments and agreed with the legislative intents.

11. Ordinance: Amendments to the Salt Lake City Consolidated Written Briefing

Fee Schedule for Fiscal Year 2023-24

The Council will receive a written briefing about an ordinance that would amend the Salt Lake City Consolidated Fee Schedule to reduce Athletic Facility Reservation and Twilight Golf Green Fees in advance of the FY25 budget.

Written briefing only. No discussion was held.

12. Ordinance: Library Budget Amendment No.3 for Fiscal Year 2023-24 Written Briefing

The Council will receive a written 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 required annual true-ups of property tax increments that go to the Utah Inland Port Authority, Convention Center Hotel, and the Redevelopment Agency of Salt Lake City.

Written briefing only. No discussion was held.

Standing Items

13. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

Council Member Petro thanked fellow Council Members and City Staff for working together while handling difficult situations within the City to benefit the community.

14. 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:

- Legislative Action; and
- Scheduling Items.

Jennifer Bruno discussed the following legislative actions with the Council before formal consideration:

- Consider allowing outdoor events in the General Commercial Zone
- Amending City Ordinance for the amount of time a reconstructed historic building was protected
 - Increasing from 25-years to 50-years of protection

15. 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.

Motion:

Moved by Council Member Wharton, seconded by Council Member Young to enter into Closed Session for the purposes of strategy sessions to discuss collective bargaining and attorney-client matters.

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

Final Result: 7 – 0 Pass

Motion:

Moved by Council Member Lopez Chavez, seconded by Council Member Dugan to exit Closed Session.

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

Final Result: 7 – 0 Pass

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, May 7, 2024

Closed Session Started at 6:00 pm

Held via Zoom and in the Work Session Room (location)

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

City Staff in Attendance: Mayor Mendenhall, Rachel Otto, Jill Love, Katherine Lewis, Jonathan Pappasidderis, Jaysen Oldroyd, Jennifer Bruno, Lehua Weaver, Ben Luedtke, Lindsey Nikola, Megan Yulli, Deb Alexander, David Salazar, Mary Beth Thompson, Greg Cleary, Lisa Hunt, Chief Karl Lieb, Mike Fox, Matthew Brown, Steven Schuback, and Cindy Lou Trishman

Closed Session ended at 6:45 pm

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, May 7, 2024

Meeting adjourned at 6:45 pm

Minutes Approved: June 4, 2024

City Council Chair Darin Mano

City Recorder

Please refer to Meeting Materials (available at <https://data.sl.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, May 7, 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.