



WHITE CITY COUNCIL MEETING

January 2, 2025, 6:00 PM

WHITE CITY WATER IMPROVEMENT DISTRICT
999 E GALENA DRIVE, WHITE CITY, UTAH 84094

WHITE CITY COUNCIL MEETING MINUTES

Council Members Present:

Paulina Flint, Mayor
Linda Price
Greg Shelton
Tyler Huish

Council Members Excused:

Phillip Cardenaz

Staff Present:

Paul Ashton, Legal Counsel
Rori Andreason, Administrator
Nicole Smedley, Recorder
Dan Torres, Economic Development Manager
Daniel Hoffman, Senior Accountant
Chad Anderson, Engineer

Others Present:

Chief Aldridge, Unified Fire Authority
Chief McConaghie, Sandy City Fire
April Morse, UPD Precinct Chief
Josh Smith, UPD Detective

6:00 PM – Workshop

1. Discussion/Clarification of Agenda Items

Council Member Price, seconded by Council Member Shelton, motioned to move public comment to after the Workshop Agenda Item 3. The motion passed unanimously.

2. Update and Discussion on Detached Accessory Dwelling Units

Council Member Price reported that the availability date for the accessory dwelling unit (ADU) survey had been extended to January 15, 2025. She stated that 268 online surveys had been received to date and noted that a report would be presented in February.

3. Update and Discussion on Community Civic Center

WHITE CITY COUNCIL MEMBERS

MAYOR PAULINA FLINT, COUNCIL MEMBER LINDA PRICE,
COUNCIL MEMBER PHILLIP CARDENAZ, COUNCIL MEMBER GREG SHELTON,
COUNCIL MEMBER TYLER HUIH

Paul Ashton, Legal Counsel and White City Water Improvement District General Manager, said the Civic Center Committee had met and put out an RFP to architectural firms to investigate needs for a new civic center. Mr. Ashton said there was not a great rush, but it was important to keep moving forward because use of the Water Improvement District building was subject to a lease agreement that would expire June of 2025, unless renewed.

Mr. Ashton explained that the lease agreement addressed the Water Improvement District's concern about avoiding public confusion regarding its relationship with the city. He emphasized that the City and the Water Improvement District were separate, independent entities. The Water Improvement District provided water service to residents of White City, Sandy City, and unincorporated areas of the county. The lease agreement included a provision allowing termination if evidence of public confusion arose. Mr. Ashton noted that recent Facebook posts suggested some public misunderstanding.

Mr. Ashton explained that the needs and requirements of a city differ from those of a township. He stated that with White City's transition from a township to a city, he stressed the importance of evaluating these needs and requirements. He clarified that no architectural firm had been selected yet and assured the public that they would be kept informed throughout the process.

4. Public Comment

Liz Rennie, 9585 South Poppy Lane, thanked the Council for their work. Ms. Rennie said a petition had been signed by 900 people not wanting a civic building at Big Bear Park. She said there were other options and read the petition letter aloud.

Jeanne Rowell, 9851 Sego Lily Drive, said she grew up playing in Big Bear Park. Ms. Rowell said she found the idea of a civic center in Big Bear Park concerning and noted that transparency was important. She said she believed there was space at Big Bear Park for a civic center and open space and suggested if the civic center could be used appropriately such as for education and classes, additional income could be generated. Ms. Rowell said she was not opposed, and said it was her opinion that much of the space at Big Bear Park was often underutilized.

Chris McDonald (via Zoom), 861 East Onyx Lane, asked if a study had been completed, and was told the process had just been started. Mr. McDonald said he was not necessarily opposed to a civic center but wanted more information about what would be involved. He said he would not want to see the entire park turned into a parking lot.

Claire Dawson, 9573 South Poppy Lane, said her backyard looked out on the park. Ms. Dawson said she felt strongly that Big Bear Park should continue to be utilized as recreational space, and said she started the online petition. Ms. Dawson read aloud comments from other residents on the online forum. She expressed a desire for more communication from the Council and asked about the current agreement between the city and the Water Improvement District.

At the Mayor's request, Mr. Ashton spoke of the current agreement. He referred to an 8-year litigation process with Sandy City regarding water rights. He stated that when the White City Metro Township was created, a meeting place was needed. He reiterated that the White City Water Improvement District did not want to be confused with White City, and said White City paid \$100 per meeting to use the Water Improvement District building. He noted that the space could not be used by the city for administrative tasks. Mr. Ashton emphasized that the Water District wanted to help White City, but did not want the Water District building to be mistaken for a White City building.

Claire Dawson said she was not aware of any location options other than Big Bear Park under consideration, and said she felt strongly as a resident about finding an alternative location. Ms. Dawson asked if Mayor Flint would be willing to reconsider.

Mayor Flint said it was not her decision to make. Mayor Flint commented that White City was unique, and did not assess fees like other cities. She said White City was part of the Greater Salt Lake Municipal Services District (MSD) to receive certain municipal services. She spoke of funding, and allies that had assisted the community with needs, and emphasized that the bidding process had to include options that fit within parameters of the law. Mayor Flint said no one was there with a goal to do harm to the park, and said public notice and public hearings would be part of the process.

Sam Taylor, 9711 Jade Drive, expressed the opinion that the park should remain a park. He said he was not opposed to a city office, but had concerns about the proposed size, the footprint, and the overall cost. Mr. Taylor said he wanted to know more about project funding for both construction and maintenance in perpetuity. He suggested building a city facility on the same property as the existing Water Improvement District building and sharing a parking lot.

Nichole Thompson, 912 Larkspur Drive, stated she was opposed to a civic center. She said it felt to her like the Council had gone behind the residents' backs and suggested using the existing Unified Police Department (UPD) location for a permanent City address.

Jean Denning, 9710 South Amber Lane, said she had visited Big Bear Park her whole life, sometimes four times per day recently with grandchildren. She said the park was busy and very well utilized. Ms. Denning said her father built the bear in the park, and said she would like the bear in her yard because of the family connection if the park were demolished.

Mayor Flint commented that whatever happened would bring amenity and enhancement to the park.

Doug Denning, 9710 South Amber Lane, asked if revenue would be generated by putting a civic center at the park. Mayor Flint talked about matching grants, grant opportunities, project planning, and benefits of sharing services through MSD. Mr. Denning said he wanted to make sure the city had money in the bank for any planned project.

Council Member Huish commented that the Council already voted to rezone the park as open space, but the County website did not yet reflect the change.

5. Discuss the Comprehensive Emergency Management Plan

Brian Buckhout, Emergency Management Municipal Planner for MSD, said the Comprehensive Emergency Management Plan (CEMP) recently adopted by MSD incorporated all aspects of emergency management, including mitigation and recovery functions. Mr. Buckhout said the CEMP was a base plan that allowed for addition of hazard annexes with jurisdictional information as needed. He encouraged White City adoption of the CEMP.

6. Discuss Future Agenda Items

Council Member Huish said he would like to see an assessment of civic center needs next month, and a new RFP for a civic center with a priority to first consider locations other than Big Bear Park, and a priority to plan for minimum size to meet needs.

BUSINESS MEETING

1. Welcome and Determine Quorum

Mayor Flint stated a quorum was present allowing the meeting to proceed. Council Member Cardenaz was excused.

2. Financial Report

Dave Sanderson, Financial Manager, presented a financial report dated November 30, 2024. Mr. Sanderson said budget information for the next year would be included in the Council packet in February. He noted that the next fiscal year would begin July 1, 2025, and continue through June 30, 2026. Mr. Sanderson answered questions from the Council. Mayor Flint said an insurance payment she had expected to see was not included in the report and asked him to investigate the insurance accounting.

Council Member Shelton, seconded by Council Member Huish, moved to accept the financial report. The motion passed by unanimous vote.

3. Unified Fire Authority Report

Unified Fire Authority (UFA) Battalion Chief Ken Aldridge gave a Recruit Camp update, reported a CPR class was available for registration on the website, and said UFA was working on budget proposals.

3.1 Sandy Fire Quarterly Report

Sandy Fire Chief Ryan McConaghie reported the number of fire and medical incidents in December 2024, and reported two new engines were in operation and two

new ambulances were anticipated. He said five new recruits would start in January 2025. Chief McConaghie said a new fire station was projected to be completed in October 2025.

4. Unified Police Department Report

Detective Josh Smith reported the Police Department responded to 28 calls that resulted in reports in December 2024. Detective Smith said they were working with the School Resource Officer at Diamond High School to address students leaving campus.

Mr. Ashton referred to a public comment made earlier in the meeting regarding potential City use of the UPD building and asked about utilization of the UPD building. Deputy Chief April Morse said the UPD facility was utilized. She reported the Department had been on a mandatory overtime that ended December 31, 2024, and reported that K-9 Dog Odin had passed patrol certification and would soon complete street certification. Responding to a question from Mayor Flint regarding donation of items left in lost-and-found at schools, Deputy Chief Morse said the Midvale Family Shelter was always in need of gently used clothing.

5. Public Comments

Public comments were received following Workshop Agenda Item 3.

6. Action Items

6.1 Presentation of Audited FY24 Financial Statements

Daniel Hoffman, Senior Accountant with MSD, presented audited financial statements for MSD for the six-month period ending June 30, 2024, highlighting growth and responsible money management. He pointed out the data was for six months rather than 12 months as the MSD operated on a calendar budget year rather than a fiscal budget year. He said he could prepare an unaudited 12-month report for the Council for comparative purposes if desired.

Mayor Flint turned over a White City rebate check from Dominion Energy in the amount of \$4,883.41 to Mr. Hoffman. The check was sent to her home address. Mr. Hoffman presented audited financial statements for White City for the six-month period ending June 30, 2024, and reported a 13.5% increase in net position.

6.2 Resolution No. 2025-01-01 adopting the Greater Salt Lake Municipal Services District Comprehensive Emergency Management Plan (CEMP)

Council Member Huish, seconded by Council Member Shelton, motioned to adopt Resolution No. 2025-01-01 adopting the Greater Salt Lake Municipal Services District CEMP. The motion passed by unanimous vote.

6.3 Resolution No. 2025-01-02 approving and authorizing execution of the Fourth Amendment to the Master Interlocal Agreement among the MSD, Salt Lake County, Town of Copperton, Emigration Canyon, City of Kearns, Magna City, and White City for Municipal, Administrative, and Operational Services

Paul Ashton explained the need for a fourth amendment to the Master Interlocal Agreement between MSD, Salt Lake County, and member municipalities.

Council Member Price, seconded by Council Member Shelton, motioned to approve Resolution No. 2025-01-02 approving the Fourth Amendment to the Master Interlocal Agreement among the MSD, Salt Lake County, Town of Copperton, Emigration Canyon, City of Kearns, Magna City, and White City for municipal, administrative, and operational services. The motion passed by unanimous vote.

6.4 Ordinance No. 2025-O-01 amending Title 12 of the White City Municipal Code regarding Code Enforcement and Community Preservation

Mr. Ashton explained proposed amendments to Title 12 regarding Code Enforcement and Community Preservation, and said he believed the amendments would provide a more user-friendly approach.

Council Member Huish, seconded by Council Member Shelton, motioned to approve Ordinance No. 2025-O-01 amending Title 12 of the White City Municipal Code regarding Code Enforcement and Community Preservation. The motion passed by unanimous vote.

7. Discussion Items

7.1 Discussion regarding Amendments to Title 8 of the White City Municipal Code regarding Animals

Mr. Ashton asked the Council to review proposed amendments to Title 8 and provide comments and feedback via email for compilation and discussion at a future meeting.

8. Council Reports

8.1 Greater Salt Lake Municipal Services District/Council of Governments

Mayor Flint reported the MSD would move into a new building in February 2025.

8.2 Unified Fire Authority/Unified Fire Service Area

Council Member Huish reported on a UFSA open house regarding a proposed tax increase. He stated that the increase ultimately passed and would be approximately \$90 per year for an average household.

8.3 Mosquito Abatement/Salt Lake County Animal Control

Council Member Price provided an update regarding Mosquito Abatement, and reported Salt Lake County Animal Control would hold a free mobile clinic for pet spaying/neutering at Big Bear Park.

8.4 Unified Police Department/SLVLESA

Mr. Ashton reported a tax increase for Unified Police Department was approved following a public hearing.

8.5 Wasatch Front Waste & Recycling District

Council Member Shelton said he was nominated to serve as Chair of the Wasatch Front Waste & Recycling District Board.

9. Closed Sessions if Needed as Allowed Under Utah Code Ann. §52-4-205

No closed session was needed.

10. Adjourn

Council Member Shelton, seconded by Council Member Price, motioned to adjourn. The motion passed unanimously.

Mayor Flint declared the meeting to be adjourned at 8:05 pm.

Approved by the City Council the 6th day of February 2025:

City Recorder