



WHITE CITY COUNCIL MEETING

OCTOBER 3, 2024, 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
Phillip Cardenaz
Greg Shelton
Tyler Huish

Staff Present:

Paul Ashton, Legal Counsel
Rori Andreason, Administrator
Morgan Julian, Long Range Planner II
Tabitha Mecham, Office Manager

Others Present:

Dave Sanderson, Financial Manager
Kenneth Aldridge, Unified Fire Authority Battalion Chief
Chief McConaghie, Sandy City Fire

6:00 PM – Workshop

1. Discussion/Clarification of Agenda Items

Mayor Flint called the workshop meeting to order at 6:00 PM and confirmed that all Council Members were present. No other items were discussed.

2. Salt Lake Valley Law Enforcement Service Area (SLVLESA) Presentation

SLVLESA District Administrator Rachel Anderson and Treasurer Richard Moon presented information regarding a possible tax increase in the amount of 12.87% and explained that statutes applicable to law enforcement required that SLVLESA obtain approval from all member entities to implement a tax increase. Ms. Anderson said property values and new growth were higher than anticipated in the last year, which resulted in a lower than anticipated tax rate, and meant SLVLESA did not meet the tax rate cap objective in the last year. She explained that a tax increase would hopefully allow SLVLESA to continue to self-fund and avoid relying on member entities. Ms. Anderson said the proposed tax increase would equal an additional \$5.45 per month for the average household.

WHITE CITY COUNCIL MEMBERS

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

Mr. Moon said the average cost of law enforcement in the Salt Lake Valley had increased 45% in the last five years. He stated SLVLESA would not have enough funds in 2025 to make ends meet without the proposed tax increase and said member entities would need to make up the difference if that happened.

3. Discuss UFA Proposed Budget Increase

Rachel Anderson, District Administrator for Unified Fire Authority (UFA), explained that White City had an agreement to remit 85% of property tax revenue to Sandy City for fire services in White City. Ms. Anderson said the UFA Board proposed to increase the property tax rate for the coming year, and said she did not anticipate an increase would be proposed for the following year. Ms. Anderson reported seismic upgrades were made to five existing fire stations, and four new fire stations were built in the last year to meet needs in the service area.

Tony Hill, UFA Chief Financial Officer, said the proposed tax rate increase would have an impact of \$7.77 per month on an average household. Mr. Hill explained that without the proposed increase, UFSA would not be able to meet minimum reserve requirements. He asked the Council to encourage residents to attend a public hearing on December 10, 2024 at UFA Headquarters. Council Member Huish said he appreciated participating on the UFA Board

4. Discussion regarding Justice Court

Mayor Flint reported Salt Lake County recently announced that justice courts would be discontinued in the County. White City and other cities affected would need to contract with neighboring cities for justice court services. Mayor Flint suggested the City Administrator begin researching the process for White City to have a justice court. Paul Ashton, Legal Counsel, recommended the Council continue the discussion until County Council Member Laurie Stringham could be present.

Council Member Price, seconded by Council Member Shelton, moved to continue the discussion until such time that a representative of the County could be present. The motion passed by unanimous vote.

5. Informational Presentation on the Salt Lake County Public Safety Bond

Kelly Colopy, Salt Lake County Health & Human Services Director, said in August of 2024, the Salt Lake County Council approved placing a public safety bond on the November ballot, acknowledging the need for additional jail beds and additional services for people rotating through the criminal justice system. She described proposed improvements and services, and said she believed the plan was cost effective and fiscally conservative and responsible. Ms. Colopy and Brad Townley, Advisor to Salt Lake County Mayor Wilson, answered questions from the Council about County-owned properties.

6. Committee Update regarding Accessory Dwelling Units (ADUs)

Council Member Huish demonstrated a map prepared following the September 5, 2024 Council meeting to show lot sizes and help in preparing ADU standards. He commented there were 120 residential lots less than 8,000 square feet in size that should maybe be R1-7 instead of R1-8. Council Member Huish said the subcommittee planned to distribute a survey to obtain resident feedback. He reported the subcommittee had discussed lot sizes, possible limits on ADU square footage, parking concerns, the possibility of setting a maximum number of ADUs that could be in the community, and ways to protect the character of the neighborhood. Council Member Price said the subcommittee would meet the next week to further discuss the survey.

7. Update on Safe Streets for All Demonstration Grant

Morgan Julian, Long Range Planner, reported White City received a \$400,000 Safe Streets for All Demonstration Grant. She said the grant funds, awarded jointly to White City and Copperton, were intended to be used for traffic calming measures, and mentioned intersections that would be examined. Ms. Julian said she liked the idea of involving area schools in the process.

8. Discuss Future Agenda Items

Council Member Huish requested an update from the Community Council. Mayor Flint said staff were working on a year-end report.

9. Close Workshop Meeting

BUSINESS MEETING

1. Welcome and Determine Quorum

Mayor Flint called the meeting to order at 7:10 pm and noted that a quorum was present.

2. Recognition of Chief Randy Thomas, Unified Police Department (UPD)

Mayor Flint thanked Randy Thomas for his service as UPD Chief since 2018 and wished him well in his retirement. The Council expressed appreciation to Chief Thomas and took the opportunity for a photograph.

3. Financial Report

Rori Andreason, Administrator, presented a financial report for the period ending August 2024.

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

4. Unified Fire Authority Report

UFA Battalion Chief Ken Aldridge provided an update on recruitment and reported that a group had been deployed to help in Georgia but had been rerouted to help in Tennessee. Chief Aldridge said UFA Captain Matt Hamilton, who passed away in April Of 2023, was added to the Fire Fighter Memorial Wall in Colorado Springs in a recent event. Chief Aldridge thanked Chief Thomas for his service.

The Council was introduced to Brian Buckhout, who was hired to help with emergency management. Mayor Flint suggested every community would need training for the new Comprehensive Emergency Management Plan, and every community needed its own emergency management plan.

4.1 Sandy Fire Quarterly Report

Sandy Fire Chief Ryan McConaghie reported call volume for the third quarter of 2024. Chief McConaghie said one of the Sandy Fire Department Type 6 (initial attack wildland engine) trucks and crew were currently in Idaho helping with firefighting efforts. He reported a Type 3 wildland truck was recently added to the fleet, and a new Type 1 engine and two ambulances would arrive in November.

5. Unified Police Department Report

Detective Josh Smith presented a UPD report, and encouraged residents to educate loved ones that firearms, whether loaded, facsimiles, or toys, needed to be treated the same to keep the community safe. Mayor Flint suggested an educational postcard could be sent to residents. Mayor Flint acknowledged new Police Chief April Morse.

6. Public Comments

Nicole Thompson stated that she did not have an issue with UFA and acknowledged the value of their services but objected to paying UFA for services that were not provided to White City. She suggested allocating 100% of property taxes to Sandy Fire instead of the current 85%, effectively removing UFA from the equation. Thompson stated that she opposed ADUs, believing they would negatively impact the appearance and character of the community. She suggested the decision on ADUs should be left to individual property owners rather than government involvement.

Ms. Thompson expressed the view that White City did not need a civic center and opposed the idea of placing one in Big Bear Park. She also opposed the use of e-bikes in Big Bear Park, comparing them to scooters that she frequently found abandoned near her home. Regarding traffic calming measures, Thompson stated that the only effective measure she had observed was the presence of a police officer near the street during school dismissal times, expressing skepticism about the effectiveness of other measures.

Rori Andreason, City Administrator, reported receiving emails from Liz Rennie, Claire Huebinger, and Allan Perry, all expressing opposition to the construction of a civic center in Bear Park. The emails are attached to the minutes for reference.

7. Action Items

7.1 Consider Approval of May 16 and June 6, 2024 Minutes

Council Member Huish, seconded by Council Member Shelton, moved to approve both sets of minutes as written. The motion passed by unanimous vote.

7.2 Consider Resolution No. 2024-10-01 Ratifying the Selection of April Morse as the Unified Police Department's White City Precinct Chief

Council Member Cardenaz, seconded by Council Member Shelton, moved to approve Resolution No. 2024-10-01 ratifying the selection of April Morse as the UPD White City Precinct Chief. The motion passed by unanimous vote.

Chief Morse introduced herself and shared some of her professional experience and background.

7.3 Consider Ordinance No. 2024-O-05 Amending Subdivision Provision and Procedures

Mr. Ashton explained proposed amendments to Title 18 of City Code relating to subdivisions and zoning to comply with changes made by the State Legislature. He said the changes were not significant because White City was built out. The Planning Commission received the proposed amendments and forwarded a positive recommendation.

Council Member Price moved to approve Ordinance No. 2024-O-05 amending Subdivision Provision and Procedures.

Council Member Shelton made a counter motion to defer approval to provide time for him to review the amendments. The counter motion died for lack of second.

Council Member Huish seconded the motion made by Council Member Price. The motion passed by unanimous vote.

7.4 Authorize Procedure with Procurement of Architectural Services for a White City Civic Center

Mr. Ashton said there had been much talk about getting a civic center. He recommended initiating a feasibility study to look at whether the community needed a civic center, and if needed, where it could be placed and what it should constitute. Mr.

Ashton suggested the Council authorize staff to pursue putting out an RFP for a feasibility study and possibly take the next steps. Mayor Flint emphasized the discussions had been around having something minimal, unintrusive, and affordable. Mayor Flint said White City needed a permanent address other than her home address. Mr. Ashton added that the City's permanent address could not be a post office box.

Council Member Huish said he had read through the public comments and tended to agree with not adding buildings in the park. He said he did not believe the Council should move forward with any type of civic building until a Master Plan for the park was in place.

Council Member Huish moved to postpone the matter until a Master Plan was in place for Big Bear Park. The motion died for lack of second.

Council Member Shelton, seconded by Council Member Price, moved to authorize procedure with procurement of architectural services for a White City Civic Center. AYE: Mayor Flint, Council Member Shelton, Council Member Price, Council Member Cardenaz. **NO:** Council Member Huish. **The motion passed with a vote of 4-1.**

7.5 Discussion and Possible Action Regarding e-bikes in Bear Park

Council Member Price described an incident at Big Bear Park during Southeast Township Days involving 10–12-year-olds riding e-bikes at high speeds on park sidewalks. She noted that the riders almost collided with the mayor and responded disrespectfully when confronted. Later in the day, she observed the same youth riding at full speed on sidewalks and damaging the park by riding up and down the hill on the south side.

Council Member Price outlined the classifications of e-bikes and relevant restrictions under State Code. She stated that Class 3 e-bikes, due to their higher speed capabilities, are only permitted on roads and bike lanes within roads. Additionally, individuals under 16 years of age may not operate Class 3 e-bikes. For Class 1 and Class 2 e-bikes, individuals under 14 years of age may not operate them on public property, highways, paths, or sidewalks unless directly supervised by a parent or guardian. Individuals under 8 years of age are prohibited from operating any class of e-bike.

Council Member Price said different municipalities had put their own restrictions in place, including prohibiting e-bike use in city parks, and suggested the White City Council consider rules specifically for Bear Park. Mayor Flint said she knew from experience that the e-bikes could not be heard approaching. Council Member Cardenaz said it would be interesting to see numbers of incidents from the police. Mayor Flint said she appreciated Council Member Price looking into the issue.

Council Member Shelton, seconded by Council Member Price, moved to direct staff to work with UPD to come up with a recommendation. The motion passed by unanimous vote.

8. Administrator Report

No report was given.

9. Council Reports

9.1 Greater Salt Lake Municipal Services District/Council of Governments

Mayor Flint said the Utah State Auditor's Office had released a best-practices handbook for the Legislature and elected officials. She said she would email Councilmembers a link to the book. Mayor Flint said the MSD had signed a cost-sharing agreement for a UPDES (Utah Department of Environmental Quality) media campaign and had adopted a Comprehensive Emergency Management Plan. She reported progress of construction on a new MSD facility and provided an update on street and trail lights in the community. She reported engineering had been transitioned to the MSD.

9.2 Unified Fire Authority/Unified Fire Service Area

Council Member Huish said his topics were discussed earlier in the meeting.

9.3 Mosquito Abatement/Salt Lake County Animal Control

Council Member Price reported seasonal Mosquito Abatement employees were done for the season. She reported three human cases of West Nile Virus in the State in 2024, but none in Salt Lake County. Council Member Price provided an update regarding Salt Lake County Animal Control.

9.4 Unified Police Department/SLVLESA

Council Member Cardenaz spoke of the appointment of Chief Morse.

9.5 Wasatch Front Waste & Recycling District

Council Member Shelton reported appointment of a new Wasatch Front Waste & Recycling District Finance Manager.

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

Council Member Shelton, seconded by Council Member Cardenaz, moved to go into closed session to discuss pending or imminent litigation. The motion passed by unanimous vote.

In attendance at the closed session were Mayor Flint; Council Members Price, Cardenaz, Shelton, and Huish, Rori Andreason, Paul Ashton, and Tabitha Mecham.

The meeting returned to regular open session. No action was taken during the closed portion of the meeting other than the approval of the motion to close the closed portion of the meeting and return to the regular open session.

11. Adjourn

Council Member Huish, seconded by Council Member Cardenaz, motioned to adjourn the meeting. The motion passed by unanimous vote.

Mayor Flint declared the meeting adjourned at 8:47 PM.

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

City Recorder