

**MINUTES OF THE CITY OF HOLLADAY
CITY COUNCIL MEETING**

**Thursday, June 4, 2026
6:00 p.m.
City Council Chambers
3330 South 1300 East
Millcreek, Utah**

ATTENDANCE:

Paul Fotheringham, Mayor
Emily Gray
Drew Quinn
Matt Durham
Natalie Bradley
Dave Sundwall

City Staff:

Gina Chamness, City Manager
Stephanie Carlson, City Recorder
Christian Larsen, Finance Director
Todd Godfrey, City Attorney
Carrie Marsh, City Planner

I. Welcome – Mayor Fotheringham.

Mayor Paul Fotheringham called the City Council Meeting to order at approximately 6:00 p.m.

II. Public Comments.

Kent Davis lives in Cottonwood Heights with his wife and two children. He is the Republican nominee for Salt Lake County District Attorney. Mr. Davis spent the last two decades leading teams in difficult environments. He was deployed twice to Iraq, served as an Infantry Officer, and came home to continue on in public service. His first job after law school was clerking for a Federal Judge. He went from there to the United States Department of Justice and then served as a Deputy District Attorney in Salt Lake County. Mr. Davis is the corporate counsel for Woodbury Corporation. He also serves on two Utah Supreme Court Advisory Committees. Over the last few weeks, he has been visiting City Councils across the County. He shared information about the District Attorney's Office and stated that the City of Holladay should not have to wait until a press conference to know what the Office is doing about break-ins, stolen vehicles, and drug-related issues. Mr. Davis acknowledged that the City of Holladay is served by the Unified Police Department ("UPD"). He is willing to sit down with the Precinct Chief and City Council. He asked the City of Holladay to communicate what is needed from the next District Attorney, because he is taking this process seriously.

Trudy Jorgensen-Price shared updates about the library. She thanked the community for attending the Summer Reading Kickoff Party. There were approximately 350 attendees. In addition, there are over 800 people who have signed up for Summer Reading. Something that is happening all month long at the library is duck spotting. There are small, costumed rubber ducks that are well hidden. This scavenger hunt is for all ages. She encouraged residents to look for the ducks and join the draw. Ms. Jorgensen-Price reported that there is a Tree Party that will take place tomorrow, as it is the first anniversary of the planting of the moon tree. It is possible to fill out items for the time capsule or make a pocket galaxy. The Tree Party event will run at the library from 10:00 a.m. to 3:00 p.m.

There will be a Summer Wellness Series this season, with one held each month. It is geared toward mental health and creativity.

III. *Public Hearing on Proposed Rezone at 6037, 6048, and 6051 Highland Drive and 1995 East 6060 South.*

Mayor Fotheringham reported that the above item pertains to a proposed rezone.

Kasey Kershaw - applicant, reported that the City of Holladay has been open and collaborative during this process. He owns the front three parcels and will be closing on the back parcel before June 19, 2026. The land is a combination of the R-1-10 Zone and R-2-10 Zone, and the request is to rezone the properties to the R-M Zone. He explained that the R-M Zone allows for similar heights as R-1 and R-2. There would be no height change from the current zones, but R-M allows for greater density.

Mr. Kershaw stated the intention is to benefit the community in a similar manner through this rezone. Mr. Kershaw reported that the R-M Zone would allow up to 20 units. There is an opportunity to create a higher quality townhome project in Holladay. There could be a slightly lower density as well as private yards. There is a desire to have a more traditional design that would fit well in the area.

Mr. Kershaw reported that there was a discussion with Public Services Director, Jared Bunch, about an appropriate location for an access road for the project. Mr. Bunch mentioned that the only reason the small one-lane road is there is because it provides access to the three existing homes. The project that Mr. Kershaw is proposing would relocate the access to 6060 South, and the access on Highland Drive would be vacated. This development will provide an opportunity to restructure the intersection.

One of the original founders of the City of Holladay was John Holladay, but another was Robert Covington. As a result, the townhomes are proposed to be named “Covington Park Townhomes,” as an homage to one of the original founders of the City. He believes it is possible to do something special in the area. Mr. Kershaw suggested that there be a small park added so there is a better entrance created. He spoke to the arborists who will be associated with the project, and it is possible to save and maintain almost all of the trees on the perimeter of the site. In terms of the price, the townhomes will be between \$800,000 and \$900,000, which is affordable in the context of the Holladay housing market.

Mr. Kershaw explained that to the east of this project, there are two townhomes. This will add value to other properties, because the trees on the east boundary will be cleaned up and there will also be a new fence added. He reiterated that the front three properties have closed and the fourth property will be closed on soon. He offered to answer Council Member questions about the project and rezone.

Council Member Emily Gray noted that there are a lot of neighbors with concerns about the impact this development will have on traffic. It sounds like there is a willingness to work with the Planning Commission to address those issues, which was confirmed. Mr. Kershaw acknowledged that traffic is always a concern. What is proposed will actually slow down traffic. Even if the park does not move forward, the amount of traffic that the 18-unit townhome project will add to Highland Drive is minimal. There is enough bandwidth to handle the additional traffic associated with the development.

City Planner, Carrie Marsh, reported that a rezone to the R-M Zone would allow up to 20 units, depending on site constraints. As far as height is concerned, it is the same between the R-2 Zone and the R-M Zone, which is 35 feet. Staff recommends approval of the rezone request. Due to the small difference in the number of allowed units, the Staff recommendation is that all four of the applicant parcels be rezoned to the R-M Zone. After speaking to the City Engineer, there could be some potential required improvements on 6060 South to manage the change in the Highland Drive bypass. The City Engineer has also suggested a potential traffic study related to the intersection impacts. The Planning Commission forwarded a positive recommendation, with five votes in favor and two votes in opposition.

Ms. Marsh reported that safety issues associated with traffic are a concern to some residents. However, it is possible to reconfigure the traffic to address some of the concerns that have been brought forward.

Council Member Gray stated that this is in her district and she has spent a lot of time reviewing the letters that residents have submitted. She wants to understand their concerns and ensure that those concerns are addressed. In general, there were a lot of comments about the traffic on Highland Drive and the ability to leave the Diamond Hills development. It sounds like what is envisioned could have a calming effect on traffic. Ms. Marsh explained that there would be calming because of a more predictable place for vehicles to be located. Currently, there are some issues with visibility. There is also a double point of conflict, where traffic is entered at the bypass point and again when entering Highland Drive. The proposal would reduce points of conflict to a single one. Having fewer intersections where vehicles have to navigate entering into traffic is an improvement.

Council Member Gray noted that another concern mentioned in a lot of the public comments had to do with the capacity to service the traffic on Highland Drive. What is proposed is a fairly small development, but there are concerns about other surrounding developments and impacts to the overall area. Ms. Marsh shared information about the capacity of Highland Drive. There is an awareness of the existing traffic levels, but that road was built with capacity to manage a lot of consistent traffic for the regional development of the Cottonwood Mall. Highland Drive was built with two lanes and a high enough speed to handle that capacity. The traffic capacity is considered whenever there is a development proposed. Ms. Marsh reported that there are strategies to address roadways that have reached capacity, such as dedicated turn lanes and reduced speeds. The City Engineer is aware of the existing traffic in the area and the capacity of the roadway, which has not reached the maximum.

Council Member Gray noted that the height standards and setback standards are the same between the different zones, but there were some concerns expressed about lighting. She asked how the Lighting Ordinance will impact the proposed development. Ms. Marsh reported that the new Ordinance has standards for the R-1 and R-2 Zones as well as all of the other zones. There are regulations for pole lights, landscaping lights, and architectural lights. Architectural lights are required to be shielded and there are specific color temperatures required. The lighting standards have improved lighting within new developments so there is less impact on neighboring properties.

Council Member Gray reported that residents had concerns about the adequacy of police and fire protection. Ms. Marsh explained that there is a review during the rezone process, but there is another review conducted before development plans are shared with the Planning Commission.

For fire, there will need to be a fire turnaround on some properties. If there are a lot of units on a single street, there might need to be an additional means of egress. The Fire Official will review the plans and work with the applicant on the fire requirements that the developer is required to meet. Ms. Marsh shared information about the impact fees that are paid when there is new development.

Council Member Quinn asked about the Commissioners who voted against the proposed rezone. Ms. Marsh believed the two Commissioners who did not forward a recommendation of approval were conflicted about the rezone of the east parcel. Mayor Fotheringham thanked City Staff for the thorough Staff Report and for answering questions. He noted that there were a number of public comments received ahead of the meeting via email, which the City Council has reviewed.

Mayor Fotheringham opened the public hearing at approximately 6:40 pm.

Dan Lawler lives in the Highland Pointe Planned Unit Development (“PUD”). He expressed support for the proposal. Mr. Lawler is a retired realtor and home lender. While he understands some of his neighbors are upset about this change for a number of reasons, he believes what is proposed will improve the area, as the traffic can be slowed down. Mr. Lawler noted that while the proposal will add some traffic to the area, it will be fairly minimal.

Bill Flandro. He likes the idea of closing off the one-way area, because it is currently difficult to exit. He shared comments about the new apartment building, which will have 84 units, and expressed concerns about traffic in the neighborhood. He likes what has been proposed by the applicant because it will address the issues with tree limbs.

Angie Meredith. Expressed support for this project. Not all neighbors are on the same page, and the main concern seems to be related to traffic. She is thrilled that this corner will be cleaned up. Her home was purchased in 2018, and the conditions seem to have gotten worse since that time as far as traffic and the tree homes. She has written to the City on several occasions about the tree limbs down on the street. Traffic is a concern, but it is also difficult to walk on the sidewalk when the tree limbs have fallen. She is more concerned about the traffic associated with the 84-unit apartments than what has been proposed by the applicant. Ms. Meredith reiterated her support for the proposal, because what is envisioned will beautify the area.

Paul Knot. His family is able to see the traffic challenges in the area due to the location of their house. He believes the applicant will accomplish what he has set out to do. It is possible to beautify and improve the area. There have been concerns expressed about traffic, crime, and the look of the development, but he feels those have been addressed. His concern is that the development will move forward, but the City of Holladay will not allocate funds to address the issues. He noted that some of the changes will involve a City investment.

Dianne Hazen. She expressed support for the proposal. The applicant is proposing to add something beneficial to District 5. She believes it is time to make some meaningful changes to District 5 and reiterated her support for the rezone.

Mayor Fotheringham closed the public hearing 6:52 pm.

IV. *Public Hearing on Proposed Budget Amendments for Fiscal Year 2025-2026.*

Finance Director, Christian Larsen, shared information about the proposed Budget Amendments for Fiscal Year 2025-2026. He explained that this is the final Budget Amendment for the current fiscal year. In the General Fund section, there is an increase in sales tax revenue of \$220,000, which is the result of a small spike that was seen in the overall sales tax revenue number. Additionally, there is a budgeted increase in the appropriation of Fund Balance of \$1,184,502. He reviewed the Expenditures section, which includes relocation costs, rent of the temporary City Hall, City Hall construction site utilities, and a portable trailer.

The remaining Expenditures items in the General Fund section were reviewed. There are a few changes shown in the Arts Fund. Mr. Larsen explained that in previous years, there was more specific budgeting done around events. Each event had its own overall budget, and then there were additional categories shown. This made the budget more difficult to read. In Fiscal Year 2025-2026, there was a consolidation of that information, even though the individual events are still tracked.

In the Grants Funds, there is a small adjustment related to the trellis columns and skate park project, which went slightly over budget. Mr. Larsen explained that there has been a slight increase shown in the budget to address that. In the Capital Projects Fund, there is a transfer from the General Fund shown as well as interest earnings. In the Stormwater Fund, there is a reallocation. Mayor Fotheringham thanked Mr. Larsen for reviewing the proposed Budget Amendments for Fiscal Year 2025-2026.

Mayor Fotheringham opened the public hearing at 7:04 pm. There were no comments. The hearing was closed.

V. Public Hearing on Proposed Fiscal Year 2026-2027 Budgets.

Mr. Larsen shared information about the proposed Fiscal Year 2026-2027 Budgets. He outlined changes from the previously presented Tentative Budget. The General Property Taxes line item does not show a change, but the City is still waiting for a final Certified Tax Rate. Once that is received, there will be a better idea of what the City will receive in new growth. As for the sales tax, there is a \$67,937 increase shown. He feels comfortable with this increase, based on the historical trends.

There is a small adjustment to the UPD contract, which is decreasing by \$7,485. He clarified that this addresses a small rounding adjustment. Mr. Larsen reported that there are also several insurance-related items listed. The total increase to the computer software budget is \$1,051, which accounts for a small rate increase. Within the General Fund, there is an increase to the Transfer to Arts Fund for Programs line. In the Arts Fund, there is that transfer shown. There is also an increase in professional services and training.

Mayor Fotheringham opened the public hearing at 7:10 pm. There were no comments. The hearing was closed.

VI. Public Hearing on Proposed Changes to the City's Compensation Schedule for the City's Elected, Appointed, and Statutory Officers, Including Executive Municipal Officers and all Other Municipal Officers for the 2026-2027 Fiscal Year.

City Manager, Gina Chamness, reported there are a number of positions that are appointed, including the City Manager, Assistant City Manager, Finance Director, Community and Economic Development Director, Public Services Director, City Prosecutor, and City Recorder. She noted

that the City of Holladay Compensation Pay Plan – Fiscal Year 2027 document reflects an adjustment of 2.7% for the cost-of-living adjustment (“COLA”) as well as some targeted market adjustments.

Mayor Fotheringham opened the public hearing at 7:16p m. There were no comments. The hearing was closed.

VII. *Public Hearing on Proposed Amendments to the Consolidated Fee Schedule.*

Ms. Chamness reported that the Consolidated Fee Schedule has been moved from a Word document into a matrix. She hopes this will make it easier for members of the public to see the fees. In a number of cases, there are no proposed changes, but the current fees are listed. She highlighted the Business License Fees section. Based on direction received from the City Council, those fees will remain in place until January 1, 2027. The new Business License fees are listed underneath and will become effective on that date.

Ms. Chamness noted that the Stormwater Fee also reflects City Council direction and shows an increase beginning on January 1, 2027. It moves the equivalent residential unit (“ERU”) from \$6.50 to \$7.50. One correction to the document is that for Class 2, the ERU would be multiplied by 2.5. That correction will be made ahead of the City Council vote scheduled for the next meeting.

Mayor Fotheringham reported that the other item that was previously discussed was the concept of a renewal fee. For most businesses, that will reduce their annual fee, because the renewal will be less. There are a number of increases shown for specific business types that have disproportionate costs for public safety, but standard businesses will likely see some savings upon renewal of their Business License. Ms. Chamness confirmed this and explained that this discussion is reflected in the document.

Mayor Fotheringham opened the public hearing at **7:16 pm**. There were no further comments. The public hearing was closed.

VIII. *Holladay Staff Service Awards.*

Ms. Chamness presented the staff service awards. The first award was presented to Crystal Nichols, who has been with the City for the last five years. Everyone was immediately struck by her enthusiasm and positivity. She has a willingness to pitch in, and that is how the Special Events Coordinator position was added to her role.

The second award was presented to Public Services Director, Jared Bunch, who has been with the City for almost five years, but also spent several years working with the City of Holladay on a contract basis. What Ms. Chamness appreciates about Mr. Bunch is that he takes action and follows through. He is patient, diligent, and willing to engage with residents. The third award was presented to Community and Economic Development Director, Jonathan Teerlink, who has been with the City for 20 years. He has created a team dedicated to the quality of life in the City of Holladay. He works hard to serve the community.

Mr. Teerlink took a moment to honor Ms. Chamness, who has served in her role for the last decade. She has made thousands of decisions with integrity, has served countless hours, and has solved conflicts with transparency. She has made a commitment to maintain a high level of service. Over

the last decade, she has been a pillar of reliability in the City and has guided Staff through some challenging transitions.

Mayor Fotheringham stated that the City of Holladay has a remarkable Staff. He thanked the recipients of the Holladay Staff Service Awards for their dedication to the City and congratulated them on achieving these important employment milestones.

IX. Reports.

a. UPD Quarterly Report – Chief Hoyal.

UPD Police Chief, Justin Hoyal, presented the UPD City of Holladay Precinct – First Quarter Report information for January to March 2026. The statistics in the first quarter are fairly consistent with what has been seen over the last few years. He shared a comparison between the call types in 2025 and 2026 in the same quarter. There was a decrease of approximately 28 cases overall. The traffic information shows that with the exception of February, there are normally approximately 40 traffic cases each month, with the month of February trending slightly lower. He shared a graph that looked at the City of Holladay response times for Priority 1, Priority 2, and Priority 3 calls. The reason the times were slightly higher in March for Priority 1 calls had to do with the call type. There were some missing person cases, but in those cases, time had passed before the call was made. Everything else is trending about the same and is consistent with neighboring communities as far as response times.

Chief Hoyal reported that there is information included in the First Quarter Report specific to each District in the community. It is possible to see the call types that were handled in each area. He highlighted some recent cases of note. There was a hit and run case where a pedestrian was pushing a baby stroller with children inside when a vehicle struck them while crossing the street. The person who was hit was able to push the stroller out of the way, so the children were not injured. The officer assigned to that case identified the subject and pursued charges against them for the hit and run.

Another case of note took place on March 2, 2026, which was a traffic accident with significant injuries. One vehicle collided with two others in an intersection. One of the individuals that was seriously injured was unrestrained and ejected from the vehicle. The UPD Crash, Analysis, and Reconstruction (“CAR”) Unit was called out to investigate and that investigation is still ongoing. Chief Hoyal stressed the importance of using safety restraints in vehicles. He next shared information about the LDS Hospital. There are two officers assigned to that hospital full-time. As a result of this partnership, there is a cost savings to the City of Holladay because of the shared services. He explained that as more people join, the shared service costs come down, which is what is ideal about the UPD model.

b. UFA Quarterly Report – Captain Brown.

UFA Captain, Dan Brown, shared the UFA Quarterly Report – City of Holladay Quarter One information with the Council. He provided information about the new reporting system and explained that this is the reason for the lower percentage under emergent calls. That number is likely closer to 30% or 35%. For EMS, falls are the most common reason for a call. Captain Brown reminded the City Council that he has been looking for some mitigation work for the fuels crew. The fuels crew is a wildland crew of 10 and a supervisor. The crew handles a number of different issues. There was a walk done of Knudsen Park recently, and in the southwest corner, there are some dead trees and growth. The fuels crew will work from the southwest corner to I-215 for approximately one week.

Captain Brown reported that the National Weather Service shares red flag warning days, which is when there are weather conditions where fires might start easily or spread rapidly. On red flag warning days, there will be an extra brush truck staffed on the north side and the south side. Those will be completely dedicated to wildfire responses. He shared additional information about the trucks.

Mayor Fotheringham likes that UPD is being proactive. He asked if there are behavioral changes UPD would like to see on red flag days. It is possible to focus on additional communication. Captain Brown offered to find out more information and then report back to the City Council. He explained that there were only five red flag warning days last year, but it is important to be proactive.

X. City Manager Report – Gina Chamness.

Ms. Chamness did not have any updates to share with the City Council.

XI. Council Report and District Issues.

Council Member Bradley shared information about the Arts Council. Tomorrow, the Page to Stage performance will take place at 11:30 a.m. Tickets for the production of Fiddler on the Roof are on sale. Those performances are scheduled to take place from June 25, 2026, through June 30, 2026.

Council Member Quinn reported that two weeks ago, the City Council voted to be included in the Community Clean Energy Program. Of the original 19 communities, only three of them decided not to move forward. She is pleased with the number that decided to participate in the program.

Mayor Fotheringham shared information about UPD retirements and some minor restructuring. A number of UPD communities could experience changes in their precincts due to staffing shifts caused by retirements. The extent of those changes will be known later in the month. If there is anything relevant to the Holladay Precinct, an email will be sent to Council Members outlining the changes.

a. Calendar

Council Meetings – June 11, July 16, 2026

The calendar items were reviewed and discussed.

XII. Recess to Work Meeting.

Council Member Gray moved to RECESS the City Council Meeting and RECONVENE in a Work Meeting. Council Member Quinn seconded the motion. The motion passed with the unanimous consent of the Council. The Council convened in a work meeting at 7:44 pm

a. Review of Block E Schematic – Gina Chamness.

Ms. Chamness reported that the Redevelopment Agency (“RDA”) Board approved an Affordable Housing Agreement. There is a commitment to develop 100 affordable housing units within 10 years after the increment is first collected, which creates a tight timeline. The agreement specified that by June 30, 2026, the RDA and developer would meet and review the development concept for the affordable housing units on Block E. Once there is an agreement in concept, some exhibits in the agreement can be modified. This week, there will be an overview of what is proposed. Assuming the City Council and RDA are comfortable with the proposal, it could be reviewed at the next meeting.

Mac Woodbury highlighted the main changes to the agreement that was approved in the fall. There is a modification to the unit mix proposed. The agreement was created based on the existing Grandeur Apartments project, which has a unit mix that favors slightly smaller units. Those units were approximately 730 to 750 square feet per unit, but the new target is approximately 830 to 850 square feet per unit. He wants to make sure there is support for the updated unit mix. If there is Council Member support for what is proposed, then the floor plans and unit mix will be formally submitted. Mr. Woodbury shared information about the future timeline and the Affordable Housing Agreement.

The street that comes up from Block E is an important retail street. The parking structure in Block E will be overbuilt to accommodate for retail parking. The main difference between Block E and Block D is that there will be more parking underneath the apartments. There will be a floor that is exclusive to residential, but there will be two floors of parking that are also open to the retail shoppers. Creating the right environment for the parking is important. Mr. Woodbury stressed the desire to have natural light, airflow, and clear directionality. The plan is not to have any condominiums on Block E. There will only be apartments. He shared additional information about the planned parking in the area.

The main modifications can be seen in the rent tables. In a review of the market, it was found there is a demand for two-bedroom living. Smaller two-bedroom units will address gaps in the market. Mr. Woodbury explained that the proposed modification is the addition of a two bedroom, one bathroom unit concept designed to address a very different customer. There is a rough outline of what will fit. Assuming there is City Council approval, three exhibits will be submitted for a modification to the agreement. After that, the design development process will move forward.

Mayor Fotheringham does not believe the proposal reflects a significant change. What is proposed will not impact the ability to meet all of the requirements. It seems that having more of the two-bedroom units will create a better mixture overall. Mayor Fotheringham stated that he is more concerned with the timeline than what has been proposed. He has no desire to pull back the funds and wants them to be used for the intended purpose. Ms. Chamness reported that the first milestone is being hit, and it sounds like the next one is on track. All deliverables have been on track so far.

b. Discussion on Public Hearings – Rezone, Budget Amendments.

The City Council further discussed the public hearings. Mayor Fotheringham reported that there were mixed comments submitted about the proposed rezone, but the comments in person were positive. A lot of the residents' concerns had to do with traffic patterns, but it seems this project will address some of the existing issues. Council Member Gray agreed and believed that the envisioned project will help resolve many concerns that neighbors have expressed. Mayor Fotheringham asked about the placement of barricades in the area to shift the traffic pattern once the residences are no longer occupied. Mr. Teerlink believed that would be possible. There was discussion about traffic patterns. Mayor Fotheringham clarified that a park has not been approved, but a rezone is being considered. He appreciated that the rezone would create a transition in density between higher and lower density.

Mayor Fotheringham asked if there is public education or additional enforcement that can be done to address the issues with e-bikes. There were further Council Member discussions about the public hearing items. Council Member Bradley asked if there was feedback received from the businesses on the Consolidated Fee Schedule. Ms. Chamness noted that given the delay in

implementation until January 1, 2027, a decision was made to delay the communication efforts to local businesses. It will start after July 1, 2026, and then there will be a better idea of the business community feedback.

c. Discussion on Proposed Changes to the Employee Manual – Gina Chamness.

Ms. Chamness shared information about proposed changes to the Employee Manual. There are three changes proposed. The first is some cleanup that will address a discrepancy between the financial system, time reporting system, and what is in the Employee Manual. There is some clarification being made to the categories for leave accumulation. The second item clarifies the Juneteenth date, and the third item has to do with retirement health savings accounts for employees with large sick leave banks. She explained that the fees charged for those accounts were astronomical. After doing some research, it was determined that it would cost too much in fees, so the proposal is now to convert the sick leave to a 401K/457(b) payment rather than shifting it to a retirement health savings account. Ms. Chamness reported that there will be a maximum sick leave accumulation of 180 hours.

d. Sidewalk Management Policy – Gina Chamness.

Ms. Chamness reported that the changes in the Tentative Budget included some that are related to the insurance rates, including the general liability policy. Guidance has been received from their insurer that it would be beneficial for the governing body to adopt a Sidewalk Management Policy. Over time, there have been several claims that have involved hazards on the sidewalks.

City Attorney, Todd Godfrey, reported that there is less leeway for cities and the maintenance programs for sidewalks and a little more corresponding liability coming out of the courts. That has put insurers on alert. This is the natural reaction to what has been seen from the courts in recent years. Ms. Chamness explained that there will need to be an inventory done. Once that is complete, the repair work in the highest priority areas can be handled. There will then be a yearly rotation.

e. Discussion on Tentative Budget.

• UPD

Chief Hoyal shared the Tentative Budget Presentation for UPD - Fiscal Year 2026-2027. The UPD Board adopted the Tentative Budget on May 21, 2026. There was direction received for 3.5% with a goal of less than 3%. The budget includes an overall increase of 1.39%, which includes the following:

- 2.5% COLA for all employees;
- 12% increase in health insurance premiums;
- Civilian market study wage increases;
- 1 FTE – Lieutenant - Watch Commander;
- 1 FTE – Officer – Crash, Analysis, Reconstruction Investigator;
- Reorganization in Administration, Human Resources, and Professional Standards Division;
- Additional Revenues – Granite School District (\$15,000 increase per SRO with \$2,500 per year increase for four years).

In the City of Holladay specifically, the overall cost increase is 2.31%. This includes the cost sharing of a new full-time employee, which is a Sergeant, to supervise the traffic officers. This is split 66/33, with Millcreek covering 66% and the City of Holladay covering 33% of that cost.

There are also some minimal day-to-day operational budget increases. In addition, there are new revenues from the school district.

The UPD organizational chart was shared with the Council. Holladay precinct staffing information was reviewed. The City of Holladay total is 30.58. The uneven number has to do with the breakdown of percentages. Chief Hoyal reviewed the overall budget for the organization and highlighted precinct-specific costs. He pointed out the shared services formula.

Chief Jason Mazuran further reviewed the organizational chart. He explained that the intention is to create the most effective and efficient budget possible. There is a desire to save money without taking away from the available services. The budget process started in February, and since that time, he has worked closely with all of the Chiefs, including Chief Hoyal. There are a lot of people who work hard on the budget each year. Mayor Fotheringham discussed the economies of scale that are available because of the UPD model, which includes Records Management, Human Resources, Tech Services, and more. The economies of scale provide value and the City of Holladay receives excellent service.

- ***UFA***

Captain Brown presented the UFA Budget - Fiscal Year 2026-2027 for the City of Holladay. He outlined the member fee, year-over-year increase, and the percentage increase. The year-over-year increase is listed as \$67,426, and the percentage increase is 2.11%. This is the lowest rate increase among all UFA municipalities for Fiscal Year 2026-2027. It includes an applied Fund Balance credit of \$100,670 from an under-expenditure in the previous fiscal year. Captain Brown shared a breakdown of the other municipalities, including the number of stations with first due, the proportional number of stations, and the cost increases. A map of the first-due coverage was reviewed.

Information about the budget drivers for the fiscal year was shared. Captain Brown reported that there is a 3.6% COLA across the board as well as some minor targeted market adjustments. In addition, there is a fire training facility that is being pursued, a Capital Fund transfer, and health insurance increase. There are also some decreases shown, including a Utah Retirement Systems (“URS”) decrease, stress test cuts, and increased ambulance revenue. Captain Brown reviewed the 9-Year Financing chart, which ensures that the purchases remain steady. Mayor Fotheringham expressed support for the replacement plan, as it has created more stability within the budget. Captain Brown reported that in 2007, there were 16 fire engines purchased at one time, and those engines started to break down around the same time. That is the reason the replacement plan was created.

The ambulance transport revenue details were shared. Captain Brown reported that Medicare and Medicaid are the most common users. The prices for the ambulance service are set by the State. The amount of ambulance billing that is actually recovered is much lower. He next reviewed an allocation breakdown for the City of Holladay, which includes the operations, Capital Fund transfer, logistics, administration, fire prevention, EMS, fire training, technology, HR, Special Enforcement, Information Outreach, Finance, and Wildland. The benefits of the UFA model were reviewed.

- ***Tree Committee***

Mr. Teerlink reviewed what is included in the budget for the Tree Committee in the next fiscal year. There was a plan created to ensure that each year, the City of Holladay is recertified as a

Tree City. There are four primary objectives in order to receive recertification, including budgetary items, Tree Ordinance, observance of Arbor Day, and the operation of a Tree Board for outreach and education. There has been a Tree Committee in place for 17 years. Chair of the Tree Committee, Megan McGillivray, introduced herself to the Council.

Ms. McGillivray reported that she is attending the Work Session on behalf of the Tree Committee. The Tree Committee encourages the maintenance and preservation of the urban canopy that the City of Holladay is known for. In addition, different programs are administered. Some are required as part of the Tree City recertification, but others are opportunities to connect with the community. There is a desire to provide educational resources so the City of Holladay residents can make informed decisions. She noted that the Tree Committee also participates in service projects. She shared an image of the Arbor Day celebration at Wasatch Charter School, where there were three trees planted in the area.

In Fiscal Year 2025-2026, there were three Tree Talks hosted and there were three tree plantings. Ms. McGillivray discussed the voucher program. There is an ongoing fund that can be used to plant new trees or replace trees. The voucher program makes it possible to offset some of the costs. There was an average of three to four applicants per year, so the program was underutilized, but an effort has been made this year to publicize the program. There have been 27 applications in the last 90 days. She shared information about the Arbor Day celebration and stated that it was a positive experience.

In Fiscal Year 2026-2027, there will be a Tree Giveaway hosted in mid-May. The \$25,000 budget will result in approximately 300 trees that can be given away to residents. There is a desire to increase the available funding through private donations from local businesses. Due to the drought conditions, it is likely that trees will be lost, so this is an opportunity to provide additional trees. Ms. McGillivray reiterated that the Tree Voucher Program is becoming more popular. The voucher value was increased from \$100 per person to \$125 per person. There has been a 30% increase in attendance at the Tree Talks and there has also been a request to share the content online for those unable to attend in person. There will be an Arbor Day celebration in the next fiscal year, and there is also a desire to focus more on digital communication through increased social media presence and online forms.

- *Non-Departmental*
- *Unresolved Issues/Budget Changes*

Mr. Larsen shared additional information about the budget, including UPD, UFA, LBA, Non-Departmental, Tree Committee, unresolved issues, new growth, and final balancing changes. For UPD, the Fiscal Year 2025-2026 budget was \$8,239,000, and there was \$100,000 in Precinct Fund Balanced used. The Fiscal Year 2026-2027 budget is \$8.3 million. He noted that there is a reallocation of a portion of the UPD budget that goes toward the Justice Court. He shared the UPD budget amounts from previous years. The average over the last seven years is a 7.92% increase. For UFA, there is a 2.11% increase, and the total budget amount is \$3,267,000. Information about the LBA and the debt service was shared. The current budget for the City Hall refurbishment and renovation is \$7,893,000. It is anticipated there will be a budget amendment for the LBA early on in Fiscal Year 2026-2027 as the project moves forward. There will also be Spring Lane discussions.

Several increases were reviewed. Mr. Larsen highlighted the Transfer to the Arts Fund for programming and the Fourth of July Celebration. He explained that the latter has to do with a shift from a fireworks show to a drone show. The move to a drone show is more expensive but is preferable when it comes to fire safety. Every other year, there is a Tree Giveaway done, so there is an increase shown. Council Member Matt Durham mentioned the growth seen in the Tree Voucher Program. Mr. Larsen believed the budget factors in the increased number of vouchers but offered to discuss this with Mr. Teerlink and report back to the Council. Additional items were discussed, including the rent of the temporary City Hall building and miscellaneous charges of \$15,000 or less.

Mayor Fotheringham explained that the reason for the shift to a drone show rather than fireworks had to do with unknown factors. There is an opportunity to do something different in the community and receive feedback from residents, but the primary driver was safety, as there are concerns about the conditions. The decision to have a drone show this year was made by the City Manager and Mayor.

XIII. *Closed Session for the Purposes Described in U.C.A. 52-4-204-and 205.*

There was no Closed Session.

XIV. *Adjourn.*

Council Member Gray moved to ADJOURN. Council Member Quinn seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at approximately 9:00 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, June 4, 2026.

Stephanie N. Carlson, MMC
Holladay City Recorder

Paul Fotheringham, Mayor

Minutes approved: **July 16, 2026**