

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

**Thursday, March 19, 2015
5:30 p.m.
City Hall – Mt. Olympus Room
4580 South 2300 East
Holladay, Utah 84117**

ATTENDANCE

Mayor Rob Dahle
Council Members
Lynn Pace
Sabrina Petersen
Pat Pignanelli
Jim Palmer
Steve Gunn

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Todd Godfrey, City Attorney *-excused*
Paul Allred, Community Development Dir.
Clarence Kemp, City Engineer
Brad Christopherson, Legal Counsel

1. Call to Order

Mayor Dahle called the meeting to order at 5:40 p.m. and welcomed those in attendance. He introduced Bryan Scott and Carol Hendrycks from the Valley Journals. Carol will be our new reporter. Mr. Scott explained what was happening with the journals with regards to staffing and the option the Holladay journal could be combining with MillCreek.

2. Update on City Hall Park

Funds are still coming in for the playground.

Council Member Petersen reported that a company was chosen for the playground. There were four proposals and the RFP committee thoroughly reviewed each one and came to a unified decision. The next step is meeting with the Foundation on March 25 to present the proposal and get their approval. After that the playground committee will meet with the firm to discuss design and equipment.

3. Discussion on Refinancing the 2066 Tax Increment Bonds

Manager Fitts reported on the refinance and stressed that we are not extending the time on the bond. It will cost \$45,000 to refinance. We are taking the debt reserve fund and applying \$300,000 of that to principal. We are going from 4.9% to 2.5% interest rate which is a savings of about \$92,000 a year.

4. Discussion on Solar Panels

The Council reviewed the memo from staff and their proposal for a flat fee based upon the number of inspections required for residential and commercial solar systems. Council Member Pace suggested looking at permit structure in general.

5. Discussion on City Survey

Mayor Dahle commented that this was one of the Council's goals for the year. He is waiting to hear from Dan Jones on a proposal. He is hoping to get a generic sample survey that the Council can then review and make it our own.

6. Discussion on Seasonal Food Trailers

The Council discussed the difference between mobile and seasonal food trailers. Mobile food trailers cannot be located in the right-of-way and need permission from the property owner.

Both need a license and permit from the City. Manager Fitts does not want the city to be in direct competition with area businesses and he is concerned about location of the seasonal trailers that will be on city property. Council Member Pace stated another option may be to do an RFP for a concessionaire. He also suggested looking at one-day permits.

Mr. Godfrey will work with Manager Fitts on drafting a Resolution that includes: locate where appropriate, termination clause and working on competing with brick and mortar business owners. A draft will be available for the April 9th meeting.

7. Discussion on Fencing Criteria Along Segment B of Highland Dr

Mayor Dahle expressed his concern along with Council Member Petersen about solid fencing along Highland Dr and creating a “tunnel.” The Council commented that there are guidelines in the ordinance and there was no support in pursuing at this point.

8. Legislative Wrap-Up

Council Member Pace went over some of the major bills that passed this session and the impacts they would have on the City. Some of the major ones are HB 362 – dealing with gas tax and local option tax and SB 199 the township bill.

9. Other Business

Ryan and Lonni Lowder – owners of Copper Kitchen spoke to the Council regarding their request for dining on the plaza. They want to add a deck out front for about 50 people. The deck would have no supports into the pavers and could easily be removed in one day. There would be an alcohol fence and they are looking at using it year round. They are requesting 24 ft instead of 20ft. The City Manager and Council said “no” to the 24ft and asked them to come back with a modified drawing that goes from planter to planter and to talk with the bike shop owner next door if he is ok with it going all the way to the planter on the north. Mr. Godfrey will work on a license agreement.

David Tempest spoke to the Council regarding the closure of Hillsden Dr up to Holladay Blvd. He feels it is dangerous and there are some clearview issues. This item has come to the city before and a study was done. The Council asked staff to find the study, to send Officer Brewer out to look at the overgrown trees and will place this item back on the agenda for further discussion.

Manager Fitts reported on the following items:

- Signs will be put up on the plaza prohibiting skateboarders. We have had some issues.
- 30,000 sq ft of sod has been laid in the park
- A bike rack has been ordered
- The painting of the curb in front of Relics will take place once the weather gets better and the temperatures stay above 50 degrees for three days.

Council Member Petersen would like to revisit the zoning along Locust Lane. She initiated a rezone request to study Locust Lane and limit it to residential use along the east side of Locust.

10. Calendar

Ms. Carlson reviewed the calendar for April. The meetings will be April 9 and 16th.

- Salt Lake City Marathon – April 18
- City Clean-up – April 25
- History Night – May 27
- Scholarship dinner - June 2nd.

11. Closed Session Pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition and Disposition (if needed)

12. Adjourn

Council Member Pace moved to adjourn. Council Member Petersen seconded the motion. The Council voted in the affirmative and the meeting adjourned at 8:15 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council Work Meeting held Thursday, March 19, 2015.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: April 9, 2015