

DRAFT

**City of Taylorsville**  
**Special City Council Meeting**  
*Minutes*

**Wednesday, January 13, 2016**  
**Council Chambers**  
**2600 West Taylorsville Blvd.**  
**Taylorsville, Utah 84129**

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**5:00 p.m. JOINT SESSION WITH CITIZEN COMMITTEE CHAIRS**

**Attendance**

**Council Members:**

Chairman Ernest Burgess  
Council Member Daniel Armstrong  
Council Member Dama Barbour  
Council Member Kristie Overson

**City Staff:**

Kristy Heineman, Council Coordinator  
Tiffany Janzen, Public Information Officer  
Cheryl Peacock Cottle, City Recorder

**Committee Chairs:**

Connie Taney – Historic Preservation Committee  
Jeffrey Sean Summerhays – Green Committee  
Keith Sorensen – LARP Committee  
Howard Wilson – Arts Council  
Tony Henderson – Public Safety Committee  
John Gidney – Budget Committee

**Excused:** Council Member Brad Christopherson

**1. Welcome, Introduction and Preliminary Matters – *Chairman Burgess***

**5:08:19 PM** Chairman Ernest Burgess called the Joint Session with Citizen Committee Chairs to order at 5:08 p.m. and welcomed those in attendance. All Council Members were present, except Council Member Brad Christopherson who was excused. Committee Chairs were introduced.

1  
2 **2. Public Information Officer Presentation – *Tiffany Janzen***  
3

4 [5:10:48 PM](#) Taylorville Public Information Officer Tiffany Janzen thanked committee chairs for  
5 all their hard work and communication. She asked that anyone who is not receiving the monthly  
6 group email regarding deadlines for the monthly newsletter, please let her know. She also invited  
7 any specific recommendations for additional information to be included on the City website, etc.  
8

9 Council Member Kristie Overson inquired whether everyone is currently receiving the email  
10 regarding newsletter deadlines.  
11

12 **3. Citizen Committee Chairs Calendaring Discussion – *Kristy Heineman***  
13

14 [5:11:05 PM](#) Green Committee Chair Jeffrey Sean Summerhays described the purpose of the  
15 Green Committee to develop tools and provide information in order to enhance financial and  
16 environmental sustainability. He described the Annual Earth Day Collection Event that is being  
17 planned for the last part of April.  
18

19 Mr. Summerhays cited a water conservation presentation/training planned for May. He stated  
20 that the Green Committee is planning to have a stronger presence at the Taylorville Dayzz City  
21 Booth. He said that the date for a planned bicycling event in the fall is yet to be determined.  
22

23 [5:15:09 PM](#) Mr. Summerhays indicated that the City Council has been very helpful. He  
24 confirmed that the Wasatch Front Waste and Recycling District's pickup day will not be changed  
25 in Taylorville and waste will still be picked up on Thursdays.  
26

27 [5:15:49 PM](#) Council Member Barbour asked that each committee chair discuss areas of concern  
28 or relay any needs from the City Council.  
29

30 [5:16:24 PM](#) Public Safety Committee Chair Tony Henderson discussed the broad mission of the  
31 Public Safety Committee to improve safety in the community. He cited coordination with the  
32 fire and police departments. He said that the committee works on safety and emergency issues,  
33 i.e. improving signs at crosswalks, street lighting, porch lighting, and studying for AED's. He  
34 listed traditional groups that are facilitated by the committee, including CERT (Community  
35 Emergency Response Team) and Neighborhood Watch. He noted that booklets on drugs were  
36 published and educational events are being sponsored.  
37

38 [5:17:24 PM](#) Mr. Henderson indicated that the Public Safety Committee will support three events  
39 during 2016, as follows:  
40  
41

- 1 • Taylorsville Dayzz – Information will be provided on public safety and crime prevention.
- 2 • Taylorsville Night Out Against Crime – Scheduled for August 11, 2016
- 3 • Emergency Preparation Fair – Scheduled for September 8, 2016 at the Senior Center

4  
5 5:18:19 PM Mr. Henderson described possible projects the committee is considering, i.e.  
6 Radon Awareness Program (in conjunction with Holladay City), Education on Social Media  
7 Dangers, Idling Cars Awareness Program, and Nextdoor.com (starting a neighborhood watch).

8  
9 Chair Burgess asked for more information on Radon. Mr. Henderson described the process  
10 implemented in homes to detect Radon.

11  
12 Arts Council Chair Howard Wilson asked whether other committees have had success  
13 advertising for new committee members in the Taylorsville Journal. He also inquired as to what  
14 other committees are doing for storage. Ideas were shared on alternatives for storing equipment.  
15 Mr. Wilson indicated that he will be doing a presentation on storage needs and bringing quotes to  
16 the City Council soon for an 8' X 20' space.

17  
18 5:23:02 PM Chair Howard Wilson described recent activities and upcoming events for the  
19 Taylorsville Arts Council, as follows:

- 20
- 21 • *Nonsense Production* – December, 2015 (Taylorsville Senior Center)
- 22 • *Messiah Sing-Along* – December, 2015 (City Council Chambers)
- 23 • *Christmas Symphony Concert* - December, 2015 (Bennion Jr. High)
- 24 • *Valentine Symphony Concert* – February 26, 2016 (Bennion Jr. High)
- 25 • *Taylorsville Art Show* – March 17 - 19, 2016 (Taylorsville Senior Center)
- 26 • *Snoopy the Musical Production* – March 17-19, 2016 (Taylorsville Senior Center)
- 27 • *Symphony Concert* – April 29, 2016, 2016 (Bennion Jr. High)
- 28 • *Taylorsville Dayzz* – June, 2016 (Valley Regional Park)
- 29 • *Seven Brides for Seven Brothers Production* – July, 2016 (SLCC Amphitheater)

30  
31 Mr. Wilson stated that the Arts Council pays for all its events and monthly practices by the  
32 symphony are also paid for by the Arts Council.

33  
34 Council Member Dama Barbour asked if fundraisers are ever held. Mr. Wilson stated that the  
35 Arts Council receives a ZAP grant annually. He also cited revenue the Arts Council receives  
36 from daytime talent presented on the small and large stages during Taylorsville Dayzz. He  
37 referenced support lent to the Taylorsville Dayzz event by the Arts Council and noted that  
38 revenue is also received from the vendor booths.

39

1 5:33:42 PM Mr. Wilson relayed that plans are in the works to possibly implement a cooperative  
2 use agreement for the amphitheater at Salt Lake Community College. ZAP funds were discussed  
3 and Council Member Dan Armstrong cited the County's ZAP tax bond that will be on the ballot  
4 this year. He suggested compiling a list for the county of parks and areas that need upgrading.  
5 He said that Salt Lake County Mayor McAdams will be discussing the ZAP Bond at the  
6 Association of Municipal Governments Meeting in April.

7  
8 Mr. Wilson relayed that the City has provided him with a key to the Senior Center for  
9 performance rehearsals, etc.

10  
11 5:41:33 PM Historic Preservation Committee Chair Connie Taney thanked the City for cleanup  
12 efforts that were made recently at the museum. She outlined goals for the Taylorsville Heritage  
13 Preservation Committee, as follows:

14  
15 **January:** Goal to celebrate the diversity of Taylorsville in photos and stories. An article in the  
16 January Taylorsville Journal regarding the Welsh Settlement was referenced. Ms. Taney noted  
17 that this year is the 20<sup>th</sup> Anniversary of Taylorsville as a City.

18  
19 **February:** Goal to celebrate special anniversaries. "Sweethearts from days gone by" will be  
20 featured in photo albums. Ms. Taney called for names of residents that can be featured. Antique  
21 valentines will be on display at the museum.

22  
23 **March:** Goal to partner with the community gardens to beautify the museum grounds. A small  
24 nursery located in the back of the dairy store was described. Focus will be on getting photos and  
25 information on existing older homes in the City. These photos will be placed in the museum.

26  
27 **April:** Goal to spotlight former Easter Cantatas in programs and photos. Ms. Taney noted that  
28 Helen Smith has conducted the Messiah and the Easter Cantatas for 37 years and prior to that  
29 Nellie Bennion was the chorister for a long period of time. The photos of these women will be  
30 featured in the museum.

31  
32 **May:** Goal to feature paintings, portraits, and handiwork of mothers from days gone by. Ms.  
33 Taney described a traveling tote kit known as "Grandma's kitchen." Mothers of the year photos  
34 will be displayed. Invitation was issued to loan items for display throughout May. It was noted  
35 that over 1500 elementary school students tour the museum throughout the month of May.

36  
37 **June:** Goal to feature influential fathers in the community. Clothes, work implements, etc. will  
38 be on display. Ms. Taney invited submissions from families who would like to display items  
39 from their fathers from times gone by.

40

1 **July:** Goal to take a stroll down memory lane when the museum will feature photos from past  
2 July 4<sup>th</sup> celebrations.

3  
4 **August:** Goal to make available the former public school classes by featuring photo albums and  
5 memorabilia from Plymouth Elementary dating from 1907 to the present.

6  
7 **September:** Goal to spotlight any service organizations in Taylorsville (i.e. Lions Club, FFA,  
8 Scouts, Exchange Club, SUP, DUP). Keith Sorensen noted that his father and grandfather were  
9 two of the founding members of the Exchange Club. Yearbooks from previous years at Granite  
10 High School will be displayed.

11  
12 **October:** Goal to reminisce about the City's former 'scary farm' with photos, antique masks and  
13 historic Halloween costumes from the past.

14  
15 **November:** Goal to showcase table linens and place settings from past Taylorsville  
16 Thanksgiving dinners. Ms. Taney called for volunteers to contribute these items. She invited  
17 everyone to come and visit the turkey at the museum farm. Council Member Barbour suggested  
18 that the Mayor be asked to pardon the turkey during this month.

19  
20 **December:** Goal to feature past photos of the "Saturday with Santa" event. Ms. Taney noted  
21 that Mayor Johnson has enjoyed participating as Santa during recent years.

22  
23 Ms. Taney stated that the Historic Preservation Committee makes every effort to keep  
24 Taylorsville-Bennion memories alive.

25  
26 5:50:59 PM Budget Committee Member John Gidney reported on behalf of Chair Lynn Handy  
27 of the Budget Committee. He described the roles and activities of the Budget Committee to offer  
28 financial advice as needed. He noted that budget discussions will begin soon. He relayed that  
29 the committee meets monthly and reviews financial statements for the previous month. Mr.  
30 Gidney relayed that the Budget Committee is also involved in the City's audit process.

31  
32 5:53:09 PM LARP Committee Chair Keith Sorensen discussed activities of the LARP (Leisure  
33 Arts Recreation Parks) Committee. He relayed that consideration is being given to changing the  
34 name of the committee. He stated that the committee would like to be more involved with parks  
35 and has introduced the concept of park stewardship to the Council for approval and direction.  
36 Council Member Dama Barbour observed that this is a positive idea and should be brought  
37 before the Council in a regular City Council Meeting.

38  
39 5:55:11 PM Mr. Sorensen relayed that the "Remember Me Garden" at the Senior Center is  
40 coming along and the water fountain has been installed. He explained that this will be a

1 memorial garden to give recognition to individuals who have made special contributions to the  
2 City.

3  
4 5:55:47 PM Mr. Sorensen cited the Arbor Day Tree Planting activity. He indicated that a park  
5 has not been designated at this time, but the Freedom Shrine at Riverside Park is being  
6 considered.

7  
8 5:56:24 PM Mr. Sorensen relayed that the yard beautification recognition awards, along with the  
9 Halloween and Christmas decoration awards will be continued. He stated that the current budget  
10 for this program is \$500, but may be depleted in taking care of these awards. Council Member  
11 Dama Barbour observed that the Beautification Awards Program is a positive way to incentivize  
12 the entire City and is money well spent. Council Member Dan Armstrong recommended that a  
13 budget request be brought before the City Council.

14  
15 5:58:27 PM Mr. Sorensen cited a proposal that the Historic Preservation Committee, the LARP  
16 Committee and any other committees who want to be involved, such as the Green Committee,  
17 consider holding a fall harvest festival. He stated that this event could be a like a farmer's  
18 market (with streets that can be closed off) and should be centrally located with plenty of  
19 parking. He asked for any recommendations on this event. He stated that the committees will be  
20 meeting in a few weeks to discuss the idea further. Council Member Dan Armstrong suggested  
21 possibly using the Westridge Park on 4000 West. Council Member Dama Barbour  
22 recommended the park on Redwood Road and 4700 South. It was noted that this is near the  
23 Senior Center and may encourage good attendance.

24  
25 6:00:59 PM Connie Taney brought up the idea of a Victory Garden. Mr. Sorensen confirmed  
26 that this has been discussed.

27  
28 6:01:35 PM Ernest Burgess thanked all those in attendance for coming.

29  
30 Council Coordinator Kristy Heineman thanked committee chairs for their commitments to  
31 committees and their willingness to serve. She also thanked committees for submitting agendas  
32 and minutes from their respective committee meetings. She noted there is still room for  
33 improvement in that area. Ms. Heineman encouraged committee chairs to continue submitting  
34 regular agendas and/or brief minutes to her for the City file. She indicated that this is also a  
35 valuable tool to be able to relay committee information to the City Council.

36  
37 6:03:38 PM Howard Wilson thanked Ms. Heineman and Ms. Janzen for all they do to support  
38 City committees.

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40  
41

1 **4. Other Matters**

2  
3 6:04:07 PM Connie Taney cited a need for some new historic electric street lamps in front of the  
4 museum. She referenced a need to convert from the existing gas lamps to electric lights. She  
5 called for ideas on someone who could provide this service. It was suggested that Ms. Taney  
6 speak to John Taylor about this need. Mr. Wilson relayed that there are a couple of local  
7 companies who make street lights. Council Member Armstrong described efforts the City is  
8 making to add more lighting at school crosswalks. Discussion ensued about methods to better  
9 light up neighborhoods and leave lights on in homes as a way to enhance safety.

10  
11 6:08:39 PM Ms. Heineman distributed copies of committee member contact information and  
12 asked that any needed changes be emailed to her so she can make any updates.

13  
14 6:09:06 PM Council Member Dan Armstrong relayed that he will be working with religious  
15 organizations to implement more Neighborhood Watch Programs. He agreed to include Mr.  
16 Henderson in coordination of this effort.

17  
18 **5. Adjournment**

19  
20 This portion of the Special City Council Meeting was adjourned at 6:08 p.m.

21  
22  
23 **6:00 p.m. STUDY SESSION**

24  
25 Attendance

26  
27 Mayor Larry Johnson

28  
29 **Council Members:**

30  
31  
32 Chairman Ernest Burgess  
33 Council Member Dan Armstrong  
34 Council Member Dama Barbour  
35 Council Member Kristie Overson

30  
31 **City Staff:**

32 John Taylor, City Administrator  
33 Cheryl Peacock Cottle, City Recorder  
34 Scott Harrington, Chief Financial Officer  
35 Kris Heineman, Council Coordinator  
36 Tracy Cowdell, City Attorney  
37 Tiffany Janzen, Public Information Officer  
38 Mark McGrath, Community Development Director  
39 Wayne Harper, Economic Development Director

40 **Excused:** Council Member Brad Christopherson  
41

1 **Others:** John Gidney, Jim Dunnigan, Keith Sorensen, Officer Grayson VanLeeuwen, Janice  
2 Auger Rasmussen, Howard Wilson

3  
4 6:18:20 PM Chairman Ernest Burgess called the Study Session to order at 6:18 p.m. and  
5 welcomed those in attendance. All Council Members were present, except Council Member  
6 Brad Christopherson who was excused. Those others in attendance introduced themselves.

7  
8 **1. City Center Property Discussion – John Taylor**

9  
10 6:18:46 PM City Administrator John Taylor cited plans produced by the City regarding the open  
11 space in front of the City Center. He referenced comments received from the LARP Committee  
12 and other concerned residents. He stated that the purpose of this meeting is to discuss concerns  
13 about plans for the property.

14  
15 6:19:55 PM Community Development Director Mark McGrath rendered a Power Point  
16 presentation on the history of the City Center Small Area Master Plan (SAMP).

17  
18 6:20:07 PM Mr. McGrath shared language from Taylorsville's original 1997 General Plan  
19 regarding the City Center. He illustrated an aerial photo from 1998. It was noted that the 19.8-  
20 acre City Center property was purchased for \$4.2 million. He illustrated the original proposed  
21 plan, as prepared by Landmark Design.

22  
23 6:22:25 PM Mr. McGrath illustrated the Conceptual Development Scheme/Site Plan designed  
24 by Gould Evans Architects, as approved by the Taylorsville Planning Commission back in 2003.  
25 He showed a conceptual image also provided by the architects at that time. He indicated that the  
26 SAMP plan was then adopted in 2004 to guide future development.

27  
28 6:24:06 PM Mr. McGrath listed general development principles included in the Taylorsville City  
29 Center SAMP in 2005, as follows:

- 30  
31
- 32 • Create "Community Gathering Place"
  - 33 • Excellence and Sustainability
  - 34 • Strong Architectural Emphasis
  - 35 • Strong Site Design Emphasis
  - 36 • Carefully Blended Mix of Land Uses
  - 37 • Strong Pedestrian Orientation
  - 38 • Integration with the Surrounding Community
  - 39 • Transportation Diversity
  - 40 • District as Opposed to Shopping Center
  - Concept of Gestalt

1 [6:24:46 PM](#) Mr. McGrath quoted a statement in the SAMP that indicates “the whole of this  
2 development should be better than the sum of its parts.” He illustrated photos of other similar  
3 developments that the SAMP was intended to model.

4  
5 [6:25:37 PM](#) Mr. McGrath relayed that in 2006, Cottonwood Partners became interested in  
6 developing the property and made a significant amendment to the City Center SAMP to make  
7 buildings face inward toward the parking lots. He indicated that prior to the recession,  
8 Cottonwood Partners determined that the project was not economically feasible and walked away  
9 from the development. He observed that following that time, nothing was done with the SAMP  
10 until 2014 when it was amended.

11  
12 [6:26:49 PM](#) Mr. McGrath explained that during his tenure, Mayor Russ Wall attended an urban  
13 design seminar where he was encouraged by top designers to turn the City Center into a park.  
14 Mr. McGrath indicated that Mayor Wall subsequently determined that the property should be  
15 turned into open space.

16  
17 [6:27:58 PM](#) Mr. McGrath noted that retail developers consider the City Center property as a B-  
18 or C+ location because of its lack of proximity to a freeway. He observed that the property has  
19 retail potential, but expecting the type of architecture and site design to appropriately represent  
20 City Hall will probably not happen with a retail use.

21  
22 [6:28:36 PM](#) Mr. McGrath illustrated the SAMP for the City Center, as amended by the City  
23 Council in May of 2014. He referenced the plan for commercial bookends, with open space in  
24 the middle. He noted that in the meantime, Parcel A has been sold and developed as the St.  
25 Mark’s facility, with probably a multi-level office building on the other side.

26  
27 [6:29:28 PM](#) Mr. McGrath stated that after the SAMP was amended in 2014, discussion was held  
28 regarding the type of open space desired at City Center. He described the following different  
29 types of open space discussed:

- 30  
31
  1. Traditional Town Square
  - 32 2. Passive Recreational Space
  - 33 3. Active Recreational Space

34

35 [6:30:13 PM](#) Mr. McGrath indicated that the City Council focused more on “passive recreational  
36 space.” He cited the desire for a development promoting dignity and respect. He indicated that  
37 CRSA Architects recently put together a couple of designs/concepts for the City. He illustrated  
38 the preferred design selected, which included some open space with a sloping area included for a  
39 stage, restrooms, the Community Garden, and/or “Movies in the Park.” He noted that the eastern  
40 area was planted in grass as a placeholder until a development proposal came along in which the  
41 City was interested.

1 [6:32:00 PM](#) Mr. McGrath called for any questions on the history of the City Center property.

2  
3 [6:32:44 PM](#) Mr. Taylor noted that everyone in attendance is vested heavily in the history and  
4 development of the City Center from day one. He said that the input rendered has been very  
5 good and is appreciated. He acknowledged that the City has had difficulty finding a developer to  
6 act on the property, although there have been many discussions and pending proposals for  
7 different types of facilities. Mr. Taylor relayed that there is currently a party interested in  
8 professional office space expansion, with a minimal retail use. He said more details on the  
9 proposal will be known in a few weeks and will be brought before the City Council.

10  
11 [6:34:19 PM](#) Former Taylorsville Mayor Janice Auger Rasmussen said that she experienced the  
12 early history of the City Center Property development, but was less familiar with recent  
13 developments. She noted that Taylorsville paid \$4.2 million for the City Center Property, which  
14 was five times more than what was paid for the Millrace Park property. She observed that the  
15 City Center property was purchased with intent for commercial use and it is important to get  
16 some of that on the tax base. She said she has nothing against open space, but open space comes  
17 at a cost. Ms. Rasmussen noted that the Millrace property did not have commercial value, but  
18 there was potential for tax revenue associated with the City Center property. She relayed that  
19 she talks to a lot of residents and the perception of most people is that too much open space is a  
20 waste of good property. She stated that there is now a perception out there that the St. Mark's  
21 Emergency Center is the beginning of a commercial development. She indicated that she would  
22 like to see a little more commercial space and a little less open space.

23  
24 [6:39:11 PM](#) Keith Sorensen, reported on the opinion of the LARP Committee, and said their  
25 comments are similar to Ms. Rasmussen's regarding the original intent to purchase the property  
26 for commercial use. He said that some people have noted that there are areas in the City that do  
27 not have open space and suggest that money should be used to develop in places where there is  
28 not a park so close at hand. Mr. Sorensen stated that another concern is that, if the property is  
29 made a gathering place, there is not enough parking. He observed that this is a fatal flaw in the  
30 current design.

31  
32 [6:41:21 PM](#) Howard Wilson commented as a professional advocate in both directions. He  
33 inquired about the recoup amount from the St. Mark's development. Mr. Harper indicated it was  
34 about \$1.2 million. Mr. Wilson said he is impressed with the design other than parking. He said  
35 he loves open space and would like to see an active community maintained. He cited the large  
36 park already located across the street. He stated that he is in favor of developing the corners and  
37 leaving the center area in front of City Hall as open space.

38  
39 [6:43:35 PM](#) Jim Dunnigan referenced his involvement, as a former Taylorsville City Council  
40 Member, with the purchase of the City Center property. He cited the intent at the time to keep  
41 about seven acres for City Hall and the fire station and then sell the rest to recoup the investment.

1 He noted that this was one of the biggest plots of centrally situated land available at the time. He  
2 said he loves the 90-acre regional park located near the City Center property. He cited the  
3 perception of citizens that Taylorsville will be successful when the City Center property is  
4 developed. He observed that the barometer of the City's success is through development of the  
5 City Center property. Mr. Dunnigan recommended leaving a nice drive-in area in front with  
6 some trees, etc. but developing the rest as commercial. He stated that this area does not need  
7 another big open space.

8  
9 6:47:25 PM Mr. Taylor commented on behalf of the City and the intent of the current  
10 Administration and City Council to develop a presence for City Hall and to finish the project.  
11 He said discussions were not necessarily around having more park space but, rather, to develop  
12 the corners and show that this is City Hall for Taylorsville. He cited the question of how much  
13 open space should be left for the entrance.

14  
15 6:48:44 PM There was some agreement that the entrance to City Hall should be strong. Ms.  
16 Rasmussen observed that the entrance should be strong, but a fourth of the property should not  
17 be used for the entrance.

18  
19 6:49:31 PM Council Member Kristie Overson questioned the potential need to expand City Hall  
20 itself in the future. She said it is hard to predict, but asked whether the City is planning for those  
21 kinds of needs and options.

22  
23 6:50:08 PM Council Member Dan Armstrong cited the way the development is happening piece  
24 meal. He acknowledged that it would be easier if everything that will eventually go in was now  
25 known. He suggested that whatever is developed in front will determine what is happening and  
26 could create an albatross for the east side of the property.

27  
28 6:51:41 PM Ms. Rasmussen asked about the potential offer on the property and if more space  
29 than what is available in the one corner parcel is desired. Mr. Taylor referenced the corner that is  
30 of interest and said that the City would like to look at an overall plan, rather than doing the  
31 project by piece meal.

32  
33 6:52:31 PM Wayne Harper shared background on the property. He relayed that in the time he  
34 has been here, the City has had requests for apartments, an assisted living facility, gas stations, a  
35 retirement community, and for a Boy Scout Service Center. He confirmed that all have been  
36 discussed over a period of time, but no offers were given. It was noted that the City never  
37 stopped those potential projects.

38  
39 6:53:10 PM Council Member Dama Barbour said that between Mr. Harper and herself, they have  
40 talked to every restaurant possibility over several years. Mr. Harper noted that the Planet Fitness  
41 proposal was before his time at the City and there have been no written offers during his time.

1 [6:53:37 PM](#) Mr. Harper said that the Economic Development Committee discussed options for  
2 the City Center yesterday and members shared their vision for the property. He shared the  
3 committee's input that the corners of the development and next to the freeway should be  
4 commercial and the middle property should be open space.  
5

6 [6:54:39 PM](#) Mr. Harper reported that he marketed a concept similar to what was done in South  
7 Jordan about 2 ½ years ago and developers were not interested. He disclosed that there is a party  
8 who has proposed potentially coming forward in approximately two weeks with an offer for  
9 about another 2 ½ acres.  
10

11 [6:55:24 PM](#) Council Member Dama Barbour shared Alan Rindlisbacher's adamant opinion that  
12 City Hall not be tucked behind everything else. She said he feels that the City will appear more  
13 successful if the City Hall building shows up.  
14

15 [6:55:59 PM](#) Mayor Johnson suggested cutting Areas A and C (currently 2 ½ acres of open space)  
16 in half, in order to sell more property while still providing a nice entry area. He suggested  
17 keeping an acre on either side.  
18

19 [6:57:08 PM](#) Mr. Taylor cited public perception and the push to do something on the City Center  
20 property.  
21

22 [6:58:10 PM](#) Council Member Kristie Overson referenced the potential of limiting the property in  
23 front of City Hall to just a grand, green, opened entry that cannot be used for anything.  
24

25 [6:58:53 PM](#) Discussion ensued regarding the use of property directly in front of City Hall.  
26

27 [6:59:13 PM](#) Mr. Taylor said a decision must be made regarding whether the City wants to  
28 generate some usable open space in front of City Hall or whether it should just look nice in front  
29 and have commercial use on the rest of the property. He observed that while the City currently  
30 contracts for all of its services, that may not always be the case and there could be a need to  
31 expand City Hall on the property. Mayor Johnson stated that Parcel D could be retained for  
32 potential expansion purposes.  
33

34 [7:00:58 PM](#) Mr. Wilson noted that most resident do not use the entrance on 5400 South, but  
35 rather access City Hall from 2700 West. Mr. Taylor relayed that the Emergency Center is  
36 pushing heavily for signage to generate more use on 5400 South.  
37

38 [7:02:12 PM](#) Mr. Dunnigan suggested that the City needs to build on the current momentum  
39 created by the Emergency Center. He said that he would be fine with building up to the property  
40 line or maybe keeping a bit more, but thinks the boundary should be a little tighter. He observed  
41 that there is a lot of open space available right across the street, with options for families to

1 gather, etc. He said he does not think that most citizenry care about a nice entrance out in front  
2 on the boulevard. Mr. Dunnigan suggested that if there is someone wanting to build on Parcel C,  
3 that is great and next time someone can build on Parcel B. He said there is still a master plan in  
4 place, but projects can fit in as they come.  
5

6 7:04:00 PM Ms. Rasmussen observed that most people that are coming to City Hall only come  
7 because they have to and they will find it.  
8

9 7:04:48 PM Mr. Dunnigan relayed that the City Center was originally set back on the property  
10 so that the more prime, higher-valued property on 5400 South could be saved for commercial  
11 use. He said that it was originally agreed that the City would be the backdoor as servants of the  
12 citizens and does not need to be prominent. He indicated that tax revenue should be wanted.  
13

14 7:05:31 PM Mr. Taylor summarized the discussion and said the explanation given about why  
15 City Hall was not originally built to include a grand entrance carries a lot of weight.  
16

17 7:06:08 PM Mayor Johnson said that some view of the building should be left, but entry space  
18 could be reduced.  
19

20 7:06:36 PM Mr. Sorensen asked that strong consideration be given to enhancing the entrance at  
21 the very front, reserving room for business signage in the front, leaving the boulevard pretty  
22 much intact, and introducing more growth on either side. He said he believes there will be a lot  
23 more health care facilities as a result of St. Mark's.  
24

25 7:07:26 PM Ms. Rasmussen agreed that an attractive, inviting entrance can be kept in front, but  
26 not be made such a large area. She suggested that, when making decisions for the City, it should  
27 be remembered that many residents would love to have something beautiful or inviting on their  
28 property but cannot afford it. She said some people may be concerned if it appears the City cares  
29 more about aesthetics than practicality. She recommended finding a compromise.  
30

31 7:08:44 PM Mr. Taylor said that something needs to happen on the property and doing nothing  
32 on the property is a problem. Ms. Rasmussen said that if the SAMP were amended to show an  
33 attractive and inviting entrance, it could be implemented soon but would still leave an  
34 opportunity for something that generates tax base. She observed that the development does not  
35 have to be retail, but could be professional office space that would generate tax revenue.  
36

37 7:09:38 PM Council Member Dan Armstrong said he could envision some eateries going in on  
38 the northwest side. Additional discussion was held regarding businesses going in that will affect  
39 future development. Consensus of the Council was that something must be done along 5400  
40 South, even if the potential project does not come through, as the property cannot be left as dirt.  
41

1 7:10:07 PM Scott Harrington observed that the property has been for sale for commercial use for  
2 10 to 15 years, but has not moved.

3  
4 7:12:13 PM Mr. Dunnigan said he liked Mr. Sorensen's suggestion of developing the half circle  
5 entrance and sprucing it up to attract people. Mr. Dunnigan added that he would love to do the  
6 whole development at once, but the City has tried that the last ten years and it is not happening.  
7 He stated that if there is something viable to go in by Parcel A, the City should put it in and then  
8 build upon it.

9  
10 7:12:44 PM Mr. Harper confirmed that there is a group that would like to do a professional office  
11 building, with some retail, and they have questioned whether the City is interested in selling a  
12 piece of property. He said that they will likely come back the end of the month with a proposal.

13  
14 7:13:25 PM Council Member Ernest Burgess observed that the City will have to wait to learn  
15 more about the potential proposal. He cited desire to ensure that the development is built right.

16  
17 7:14:12 PM Mr. Taylor thanked all in attendance for expressing their opinions and giving input.  
18 He gave assurance that everyone has been heard. Mayor Johnson said that this meeting has been  
19 held because opinions are respected.

20  
21 7:15:30 PM Council Member Kristie Overson cited the importance of understanding the history  
22 of the City Center property and walking down memory lane with the original founding City  
23 Council Members: Mr. Dunnigan, Mr. Sorensen, and Ms. Rasmussen.

24  
25 Mr. Dunnigan, Mr. Sorensen, Ms. Rasmussen, Mr. Wilson, Mr. McGrath, Mr. Harper, Mayor  
26 Johnson, and Ms. Heineman left the meeting at 7:17 p.m.

27  
28 **2. Other Matters**

29  
30 There were no other matters for discussion.

31  
32 **3. EMERGENCY Closed Session (Conference Room 202) – For the Purposes(s)  
33 Described in U.C.A. 52-4-205**

34  
35 7:21:03 PM Council Member Dan Armstrong **MOVED** to convene a Closed Session to discuss  
36 the character and professional competence of an individual at 7:21 p.m. Council Member Ernest  
37 Burgess **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the  
38 motion. There being none, he called for a roll-call vote. The vote was as follows: Armstrong-  
39 yes, Overson-yes, Christopherson-excused, Burgess-yes, and Barbour-yes. **All members of the  
40 City Council present voted and the motion carried by a unanimous vote.**

41

1 The meeting was closed at 7:21 p.m. for the purpose listed below:  
2

3 **Professional Competency of an Individual**  
4

5 Those in attendance at the Closed Session were: Council Members Barbour, Burgess,  
6 Armstrong, and Overson; City Attorney Tracy Cowdell; City Administrator John Taylor; Chief  
7 Financial Officer Scott Harrington; and City Recorder Cheryl Peacock Cottle.  
8

9 **A meeting of the City Council held on Wednesday, January 13, 2016 was closed to discuss**  
10 **the character and professional competence of an individual, wherein no other matters were**  
11 **discussed.**  
12

13 **4. Adjournment**  
14

15 Council Member Dan Armstrong **MOVED** to adjourn the Closed Session and the Special City  
16 Council Meeting. Council Member Dama Barbour **SECONDED** the motion. Chair Burgess  
17 called for discussion on the motion. There being none, he called for a vote. The vote was as  
18 follows: Overson-yes, Christopherson-excused, Burgess-yes, Barbour-yes, and Armstrong-yes.  
19 **All City Council members present voted in favor and the motion passed unanimously.** The  
20 meeting was adjourned at 7:43 p.m.  
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22  
23  
24  
25

26 \_\_\_\_\_  
Cheryl Peacock Cottle, City Recorder  
27

28 Minutes approved:  
29

30 *Minutes Prepared by: Cheryl Peacock Cottle, City Recorder*  
31  
32  
33  
34