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City of Taylorsville
CITY COUNCIL MEETING
Minutes

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Wednesday, November 13, 2013
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

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SPECIAL CITY COUNCIL MEETING

Attendance:

Mayor Jerry Rechtenbach

Council Members:

Council Chair Dama Barbour
Vice-Chairman Kristie Overson
Council Member Ernest Burgess
Council Member Brad Christopherson

City Staff:

John Inch Morgan, City Administrator
John Brems, City Attorney
Cheryl Peacock Cottle, City Recorder
Jessica Springer, Council Coordinator
Mark McGrath, Community Development Director
Scott Harrington, Chief Financial Officer
Donald Adams, Economic Development Director
Aimee Newton, Communications Director
Rhetta McIff, Neighborhood Services Coordinator
Tracy Wyant, UPD Precinct Chief

Excused: Council Member Larry Johnson

Citizens: Israel Grossman, Pam Roberts, Kathy Ricci, John Gidney, Daniel Armstrong, Ted Jensen, Daryl Gudmundson, Miriah Griffith, Jessica Burnham, Roger Borgenicht, Amy Henry, Curt Cochran, Garl Fink, Anna Barbieri

18:02:51 Chair Dama Barbour called the Special City Council Meeting to order at 6:02 p.m. and welcomed those in attendance. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present, except Council Member Johnson who was expected at a later time.

1 **1. Update from Wasatch Front Waste & Recycling District - Pam Roberts**

2
3 18:04:31 Pam Roberts, of the Wasatch Front Waste & Recycling District (WFWRD), presented a
4 report on the need for a fee increase for the provision of sanitation services. .

5
6 Ms. Roberts cited initial challenges faced in the District in regard to the billing process. She
7 noted that the billing process has now been ironed out and relayed that residents will be given the
8 option to make quarterly payments, monthly payments, or annual payments.

9
10 18:07:40 Ms. Roberts described background issues related to reimbursements for obtaining a
11 second can that led to a revenue loss of over \$800,000. She cited an increase in landfill fees that
12 have contributed to a budget shortfall.

13
14 18:14:36 Ms. Roberts reviewed the history of the WFWRD. She stated hope that more residents
15 will sign up for the green waste program which diverts extra garbage and reduces landfill costs.
16 She cited the increased landfill fees from \$26.00 per ton to \$31.00 per ton. She noted that this
17 has caused an increased cost of over \$600,000 to the WFWRD.

18
19 Ms. Roberts cited an itemized list of the areas of increase and explained factors involved. She
20 identified areas in the WFWRD budget that can be decreased and gave explanation for pros and
21 cons to said changes.

22
23 Ms. Roberts presented a variety of scenarios for the WFWRD budget. She cited future costs and
24 benefits for each scenario. She noted that the Board of Directors has selected Option #5, which
25 calls for a \$2.00 per home per month increase in 2014 and a \$2.00 per home per month increase
26 in 2015. She stated that this option will sustain the budget going forward, assuming that
27 expenditures remain constant through 2014. Ms. Roberts referenced fee comparisons with other
28 entities and observed that WFWRD is in the median range.

29
30 18:27:38 Ms. Roberts called for questions or comments from the Council.

31
32 18:27:56 Vice-Chair Kristie Overson complimented Ms. Roberts on providing such a detailed,
33 long-range report.

34
35 18:28:32 Council Member Ernest Burgess inquired about trucks. Ms. Roberts clarified that
36 collection trucks are purchased outright, are listed as a capital purchase, and are a controlled
37 asset. She explained that the area cleanup trucks are leased and that lease rate is increasing.

38
39 18:29:38 Ms. Roberts explained that a majority of the governing bodies in the District must
40 approve the monthly base rate fee increase. She commented that her preference is to have a

1 unanimous adoption of the resolution with all of the governing bodies in support of the District
2 going forward.

3
4 18:30:36 Mayor Rechtenbach asked for clarification regarding glass recycling. Ms. Roberts
5 stated that the first recycling site was approved in 2010 by the Board. She relayed that the
6 program is very successful. She mentioned that WFWRD will be requesting proposals from
7 companies that collect glass to see if some revenue can be recovered. She indicated that an
8 evaluation will also be done to check the cost effectiveness of hauling the glass and providing
9 containers.

10
11 18:31:45 Chair Barbour asked about the timing needed to approve the fees by resolution. City
12 Administrator John Inch Morgan stated that approval could be given as early as next week.
13 Chair Barbour thanked Ms. Roberts and noted that, as a member of the WFWRD Board, she has
14 observed the need for a fee increase.

15
16 18:32:52 Council Member Ernest Burgess asked when the \$2.00 increase will be implemented.
17 Ms. Roberts indicated that the first \$2.00 increase will be implemented on January 1, 2014, with
18 an increase of \$2.00 more on January 1, 2015.

19
20 18:33:20 Ms. Roberts gave explanation regarding illegal dumping. She noted that the main
21 mission of WFWRD is to improve health and safety of the community by providing an avenue to
22 properly dispose of waste.

23
24 18:34:35 Chair Barbour assured the Council that Taylorsville will not want to give up the Area
25 Cleanup Program, as it is the most popular community program.

26
27 18:34:56 Chair Barbour advised that the subject resolution should be placed on next week's
28 agenda.

29
30 **2. Public Hearing - To Receive Public Comment on the Community Development**
31 **Block Grant (CDBG) Funds - *Kathy Ricci***

32
33 18:35:36 CDBG Consultant Kathy Ricci relayed that she administers the CDBG and HOME
34 Programs for Taylorsville. She explained that the scheduled public hearing is the annual CDBG
35 Needs Hearing to present needs in Taylorsville. She reported that CDBG applications have been
36 distributed and will come back for consideration in December.

37
38 18:35:34 Chair Dama Barbour opened the public hearing and called for comments on the need
39 for CDBG funds.

40

1 18:36:31 Mariah Griffith, with the Family Support Center, advised that their center provides
2 child abuse prevention and treatment. She noted that one of the administrative and crisis clinics
3 is in Taylorville. Ms. Griffith cited efforts to strengthen families. She referenced 89 confirmed
4 child abuse victims reported in Taylorville. Ms. Griffith advised that there are 3,500 cases of
5 childhood abuse in Salt Lake County, which is largely due to inadequate parenting skills. She
6 noted that the money being requested this year will go toward building maintenance and some
7 electrical issues, i.e. light outages.

8
9 18:38:55 Jessica Burnham, representing The Road Home, thanked the Council for past support
10 of their agency. She gave statistics for homelessness and stated that during 2013 there were over
11 13,000 homeless individuals. She listed reasons for homelessness. Ms. Burnham relayed that the
12 mission of The Road Home is to help people step out of homelessness and back into the
13 community. She said that the agency also helps with obtaining identification documents and
14 providing shelter. Ms. Burnham advised that there is a 40% increase in homelessness since
15 2010.

16
17 18:42:05 Chair Barbour asked about tracking original locations for clients who are assisted. Ms.
18 Burnham affirmed that they do track locations and make assessments with every client who
19 comes into the shelter.

20
21 18:42:27 Amy Henry, the new Regional Director for YMCA, thanked the Council for past
22 support. She shared the previous year's highlights and cited an expanded program to include
23 tutoring at five schools. She relayed that the tutoring program is free and serves 200 youth. She
24 indicated that the program includes an hour of focused and targeted enrichment for students who
25 need it. Ms. Henry explained that the Community Family Center focuses on health and well-
26 being of students, social responsibility, and academic enrichment. She noted that over 40 of 193
27 students are in the Early Childhood Education Program. She referenced a kindergarten program
28 that is offered to another 20 students.

29
30 18:45:29 Roger Borgenicht, Director of Assist, explained that Assist is a non-profit community
31 design center who participates in keeping the structure of homes safe and sound for low income
32 homeowners. He advised that their agency helps with critical repairs, but does not participate in
33 remodeling projects. He relayed that Assist provides accessibility and safety assessment/design
34 and helps those with disabilities by installing extra railings, grab bars, etc. Mr. Borgenicht noted
35 that they serve 50 households per year within Taylorville, where the average income is \$1,400
36 per month. Mr. Borgenicht commented that they have implemented a new program providing
37 home design services for the aging. He observed that this program will allow aging residents to
38 stay safely in their homes. He said Assist provides services to a lot of manufactured and mobile
39 homes by helping with plumbing issues and roofing problems. He noted that local licensed and
40 insured contractors are always used.

41

1 18:49:11 Council Member Ernest Burgess thanked Mr. Borgenicht and his agency for helping
2 with the needs of a resident in his district.

3
4 18:49:56 There were no additional comments, and Chair Barbour declared the public hearing
5 closed.

6
7 18:50:04 Vice-Chair Kristie Overson noted that there will be more questions as applications are
8 received.

9
10 18:50:30 Mr. Morgan agreed to meet with Kathy Ricci to discuss the amount of funding that will
11 be available. He acknowledged that funds have decreased over the years and cited uncertainty in
12 Washington as a factor.

13
14 **3. Discussion of December Council Meeting Schedule**

15
16 18:51:19 Chair Dama Barbour called for discussion regarding the City Council Meeting schedule
17 during the month of December. The consensus was that the regular schedule should be kept and
18 all three meetings held in order to get work done. It was confirmed that the regular December
19 meeting dates will still be December 4, 11, and 18, 2013.

20
21 **4. Other Matters**

22
23 18:52:37 There were no other matters.

24
25 **5. Adjournment**

26
27 18:52:41 Council Member Brad Christopherson **MOVED** to adjourn the Special City Council
28 Meeting and convene the Joint City Council and Planning Commission Work Session. Council
29 Member Kristie Overson **SECONDED** the motion. Chair Barbour called for discussion. There
30 being none, she called for a vote. The vote was as follows: Overson-yes, Johnson-excused,
31 Christopherson-yes, Burgess-yes, and Barbour-yes. All City Council members voted in favor
32 and the motion passed unanimously. This meeting was adjourned at 7:52 p.m.

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3 **JOINT CITY COUNCIL AND PLANNING COMISSION WORK SESSION**
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5 **Attendance:**

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7 Mayor Jerry Rechtenbach
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9 **Council Members:**

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11 Chair Dama Barbour
12 Vice-Chairman Kristie Overson
13 Council Member Ernest Burgess
14 Council Member Brad Christopherson
15

9 **City Staff:**

10
11 John Inch Morgan, City Administrator
12 John Brems, City Attorney
13 Cheryl Peacock Cottle, City Recorder
14 Tracy Wyant, UPD Precinct Chief
15 Mark McGrath, Community Development Director
16 Scott Harrington, Chief Financial Officer
17 Donald Adams, Economic Development Director
18 Aimee Newton, Communications Director
19 Rhetta McIff, Neighborhood Services Coordinator
20 John Taylor, Community Services Division Director
21

22 **Excused:** Council Member Larry Johnson
23

24 **Planning Commission Members:** Anna Barbieri, Ted Jensen, Israel Grossman, Curt Cochran,
25 Garl Fink, Steven Faurschou, Dale Kehl
26

27 **Citizens:** Daryl Gudmundson, Daniel Armstrong,
28

29 Chair Dama Barbour called the Work Session to order at 7:00 p.m. and welcomed those in
30 attendance.
31

32 **1. Open Space Connector System Master Plan Discussion - Mark McGrath**
33

34 City Administrator John Inch Morgan welcomed those in attendance and described the planned
35 forum for the joint Work Session with the Planning Commission regarding city trails and the
36 Open Space Connector System Master Plan.
37

38 Community Development Director Mark McGrath gave a presentation regarding trails and
39 parkways throughout Taylorsville. He referenced master plans and illustrated planned
40 communities with trail systems in Boston, Massachusetts; the Daybreak area in South Jordan,
41 Utah; and the "Parley's Trail" system in the Sugarhouse area of Salt Lake City, Utah. Mr.

1 McGrath commented that the Parley's Trail system will connect with the Jordan River Parkway
2 and will give miles of trail access.

3
4 19:09:19 Mr. McGrath outlined the open space areas available in Taylorsville and the challenges
5 associated. He referenced the potential to connect Valley Regional Park, the City Center,
6 Taylorsville Park, and Vista Park. He cited a need for a safe way to cross 2700 West. He
7 recommended constructing two crosswalks, one at the north end of 2700 West and 4700 South
8 area and also one at the south end of 2700 West near City Center. He also presented the
9 possibility of building an "island" type design in the middle of 2700 West. He noted that this
10 would give a safe place for pedestrians to wait while traffic clears.

11
12 19:14:44 Mr. McGrath cited the potential to create open space and parking at the City Center
13 property. He noted challenges with the freeway. He discussed the need to put in a retaining wall
14 as a buffer between 5400 South. It was confirmed that UDOT is contributing \$50,000 and
15 \$700,000 is coming from the legislature for the open space project. Mr. McGrath discussed an
16 option to work with Ivory Homes to integrate the planned trail into their neighborhood design.

17
18 19:20:12 Open round-table discussion took place regarding the open space plan and ideas were
19 presented and commented upon.

20
21 20:02:07 Mr. McGrath illustrated the Freedom Trail in Boston, Massachusetts. He noted the
22 signage placed throughout the trail system to provide landmarks, maps and trail information.
23 Mr. McGrath commented that having landmark signs on the trails adds a positive feel to
24 pedestrians utilizing the trails.

25
26 20:11:49 Mr. McGrath cited the process needed to move forward. It was confirmed that the
27 money has been allocated and is now available. City Administrator John Inch Morgan stated the
28 probability of having an 18-month window to begin plans. He advised that the project would be
29 completed over a 5-year period. He cited initial engineering needs. Mr. McGrath referenced the
30 need to develop a long-term plan in case additional funding becomes available.

31
32 20:15:15 The value of a lobbyist was cited. It was noted that \$12 million has been obtained for
33 the City over the last five years through the efforts of the City's lobbyist.

34
35 20:19:13 Mr. McGrath thanked everyone for their input and participation.

36
37 **2. S.W.O.T. Analysis (Strengths/Weaknesses/Opportunities/Threats)**
38 **- John Inch Morgan**

39
40 20:19:34 City Administrator John Inch Morgan opened up discussion on a
41 Strengths/Weaknesses/Opportunities/Threats (S.W.O.T.) Analysis of the City. He described the

1 importance of the analysis in identifying strategies. He said that the City's strengths will be
2 focused on during this discussion. He referenced input already received from City staff and
3 elected officials. He gave examples for the S.W.O.T. areas and possible solutions.

4
5 20:24:42 Mark McGrath distributed worksheets to those in attendance for note taking. He asked
6 that the worksheets with ideas be returned once completed. He noted that this analysis will be
7 incorporated into the City's Strategic Plan process.

8
9 20:29:33 Examples of strengths were listed and discussed, i.e. excellent and educated employees;
10 volunteers; public safety; the City's strategic location; Sorensen Research Park; bus/rapid transit;
11 I-215 running through the City; easy access to TRAX/ Front Runner; road maintenance; prime
12 area on Redwood Road; ethnicity and diversity; easy parking for employment centers; Salt Lake
13 Community College; integrated trail; custom training for local businesses; food court opportunity
14 at the college; and daytime population attraction.

15
16 Mr. Morgan asked for ideas on how strengths identified can be taken advantage of to bring
17 awareness to the City. Comments were made on how to implement the strengths of Taylorsville
18 into the City's strategic plan.

19
20 Economic Development Director Don Adams cited the benefits of having the Salt Lake
21 Community College within the City's boundaries. He noted that this is a positive draw for
22 businesses looking to locate in Taylorsville. He also commented that there is an average of
23 22,000 students per day at the campus.

24
25 20:48:29 Mr. McGrath described the history of overcoming perceptions and advised that the
26 Olive Garden restaurant in West Valley City, although initially questioned at that location, is
27 now becoming the highest producing Olive Garden in the nation.

28
29 20:49:09 Weaknesses of the City were listed and discussed, as follows: property is built out;
30 redevelopment needed; shopping centers are outdated and tired; no visible results from tax
31 increases; and poor aesthetics.

32
33 20:51:39 Strategies to overcome weaknesses were discussed, i.e. bring a unique and different
34 atmosphere; be convenient; provide easy access; change traffic patterns on 5400 South; create
35 activity; provide entertainment; help businesses improve their store fronts; develop strategy to
36 dress up and maintain properties; have City take responsibility for rights-of-way; encourage
37 property owners to maintain properties; help businesses move out of their bad situation and into
38 a better environment with Taylorsville; be more active with the legislature; and sales tax
39 redistribution.

1 20:57:04 Council Member Christopherson cited the potential Performing Arts Center that may be
2 built by the County in Taylorsville. He suggested that this may generate new businesses to
3 locate in the City.
4

5 21:07:26 Mr. Morgan called for final comments and asked that ideas and comments be returned
6 to Administration following additional brainstorming.
7

8 21:08:25 Vice-Chair Overson observed that the way the City is spoken about can make a big
9 difference. She said it is important to communicate the positive aspects of the City and not be
10 perceived as "just Taylorsville." She cited the need to maintain a positive attitude.
11

12 21:10:14 Mr. Morgan noted that Taylorsville is the 10th or 11th largest city in the State. He cited
13 the value of this type of a joint Work Session and called for ideas in making future discussion
14 meetings more productive.
15

16 21:11:21 Mr. McGrath thanked the Planning Commissioners for their participation.
17

18 **3. Other Matters**

19
20 There were no other matters.
21

22 **4. Adjournment**

23
24 21:12:28 Council Member Brad Christopherson **MOVED** to adjourn the City Council Work
25 Session and convene a Closed Session to discuss the Purchase or Sale of Real Property. Council
26 Member Kristie Overson **SECONDED** the motion. Chair Barbour called for discussion. There
27 being none, she called for a vote. The vote was as follows: Overson-yes, Johnson-excused,
28 Christopherson-yes, Burgess-yes, and Barbour-yes. **All City Council members voted in favor**
29 **and the motion passed unanimously.** The meeting was adjourned at 9:15 p.m.
30

31 **CLOSED SESSION**

32 33 **1. Closed Strategy Session to Discuss the Purchase or Sale of Real Property**

34
35 Those in attendance at this Closed Session were: Mayor Jerry Rechtenbach, City Administrator
36 John Inch Morgan, Council Members Barbour, Burgess, Christopherson, and Overson. City
37 Attorney John Brems, Economic Development Director Donald Adams, Economic Development
38 Specialist Wayne Harper, Community Services Division Director John Taylor, and City
39 Recorder Cheryl Peacock Cottle. Council Member Johnson was excused
40

41 Minutes for the Closed Session were taken and are now on file as a Protected Record.

1 **2. Adjournment**

2
3 Council Member Kristie Overson **MOVED** to adjourn the Closed Session at 10:01 p.m. Council
4 Member Brad Christopherson **SECONDED** the motion. Chairman Dama Barbour called for
5 discussion on the motion. There being none, she called for a roll-call vote. The vote was as
6 follows: Overson-yes, Johnson-excused, Christopherson-yes, Burgess-yes, and Barbour-yes. **All**
7 **members of the City Council present voted and the motion carried by a unanimous vote.**

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11 _____
12 Cheryl Peacock Cottle, City Recorder

13 Minutes approved:

14
15 *Minutes Prepared by: Cheryl Peacock Cottle, City Recorder, and Kristy Heineman, Deputy City Recorder*
16