



South Salt Lake City Council Work Meeting

Public notice is hereby given that the **South Salt Lake City Council** will hold a Work Meeting on **Wednesday, June 8, 2022** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:00 p.m.**, or as soon thereafter as possible. The meeting can be viewed on Ustream. The link can be found on the City Council page on the City's website sslc.com/city-government/council-meetings.

CITY COUNCIL

MEMBERS:

LEANNE HUFF
COREY THOMAS
SHARLA BYNUM
PORTIA MILA
SHANE SIWIK
NATALIE PINKNEY
CLARISSA WILLIAMS

Conducting: Natalie Pinkney

MATTERS FOR DISCUSSION:

1. 2022/2023 Budget Discussion

City Council

Adjourn

Posted June 3, 2022

Those needing auxiliary communicative aids or other services for this meeting should contact Craig Burton at 801-483-6027, giving at least 24 hours' notice.

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CITY OF SOUTH SALT LAKE
CITY COUNCIL WORK MEETING

COUNCIL MEETING

Wednesday June 8, 2022
6:00 p.m.

CITY OFFICES

220 East Morris Avenue #200
South Salt Lake, Utah 84115

PRESIDING
CONDUCTING

Council Chair Sharla Bynum
Council Vice-Chair Natalie Pinkney

COUNCIL MEMBERS PRESENT:

LeAnne Huff and Natalie Pinkney

COUNCIL MEMBERS PARTICIPATING VIA ZOOM:

Sharla Bynum, Portia Mila, Shane Siwik and Clarissa Williams

COUNCIL MEMBERS EXCUSED:

Corey Thomas

STAFF PRESENT:

Mayor Cherie Wood
Josh Collins, City Attorney
Charee Peck, Chief of Staff
Jack Carruth, Police Chief
Danielle Croyle, Public Information Officer
Roger Hoffmann, Deputy Fire Chief
Randy Sant, Economic Development Consultant
Alex White, Community Development Director
Eliza Ungricht, City Planner
Aaron Wiet, Recreation Director
Julie Taylor, Communications & Outreach Manager
Corby Talbot, Stormwater Division Manager
Jason Taylor, Water Division Manager
Dave Alexander, Streets Division Manager
Lisa Forrester, Court Administrator
Crystal Makin, Finance Director
Kelli Meranda, Promise South Salt Lake Director
Jody Engar, Building Permit Tech
Craig Burton, City Recorder
Ariel Andrus, Deputy City Recorder

Matters for Discussion

1. **2022/2023 Budget Discussion.** Finance Director, Crystal Makin, reviewed a question and answer presentation with the Council. A copy is attached to these minutes and incorporated by this reference.

The majority of the Council was in favor of providing iPads to the Planning Commission members and funding was added to the budget.

Community Development Director, Alex White, reviewed and answered questions submitted by Council Member Pinkney regarding affordable housing. She explained that Salt Lake County is the housing authority for our region. Cities can create housing authorities but they have to compete with the County to obtain the same funding from HUD, so they have not pursued it. She feels the way to do it would be to hire a housing focused employee that could help coordinate with the County’s housing authority and connect the residents to the County and advocate for them on existing services.

When a project requests tax increment, the RDA is allowed to collect ten percent and apply it towards housing. It can collect twenty percent in CRA areas. They can also require developers that request funds to assign a portion of their units toward affordable housing. They have not done this in the past but could in the future.

They have not partnered directly with other city planning firms in the past, but it is something they could do.

There was discussion on expanding the use of the PID Funds but it was explained that those funds are tied to the sewer infrastructure only.

There was also discussion about requiring developers in the downtown area to have a certain percentage of their project be affordable housing.

Ms. White shared a presentation with the Council regarding land use, development history in the City, the Moderate Income Housing Plan, and current housing programs. A copy is attached to these minutes and incorporated by this reference.

Water Division Manager, Jason Taylor, gave an update on the City’s water system. A substantial portion was installed in the 1950’s and 1960’s and is at the end of its service life. The three active wells were built in the mid to late 1990’s. All three were replacement wells, meaning they were drilled on the same site of a previous well. Staff is experiencing a decrease in output and water quality in two of those wells. This has caused the city to have to purchase more water from Jordan Valley and Salt Lake City.

Mr. Taylor said they plan to drill a new well. Staff has started the bonding process with the Division of Water Resources. To cover the bond obligation, they are proposing a \$1.00 rate increase on each tier of the water rates.

Ms. Makin said they have submitted the application for the water bond and it is included in the tentative budget. They hope to begin the project by September 1, 2022. She reviewed a water billing presentation with the Council and how the tiered water billing would work. A copy is attached to these minutes and incorporated by this reference.

The meeting adjourned at 6:59 p.m.



~~Sharla Bynum, Council Chair~~

Natalie Pinkney, Council Vice-Chair



Craig D. Burton, City Recorder



Fiscal Year 2022–2023 Proposed Budget – Q & A pt. 2

June 8, 2022



CITY OF SOUTH SALT LAKE, UTAH

Proposed Budget – Fiscal Year 2022-2023

Prepared by:
South Salt Lake Administration
220 East Morris Avenue
South Salt Lake, UT 84115

QUESTIONS – Councilwoman Williams

Q: With technology becoming the forefront in all we do, what plans do we have to implement technology? Are there plans to make applying for a business permit/license available online?

A: IT is currently reviewing proposals with the goal of addressing the needs of Business Licensing/Permitting. Additionally, they are currently researching online portals to support the permitting process. For general IT needs, the IT department is constantly reviewing new technologies and its feasibility of use within the City.

QUESTIONS – Councilwoman Thomas

Q: The planning commission needs more funding and tools to make their job easier. How can we address this in the budget?

A: We have analyzed stipend rates paid to other cities in the valley. We recommend increasing the planning commission members stipend to \$50 per meeting. We also recommend budgeting for Ipads or laptops for the commission members. The cost of an Ipad is approximately \$2,000 and the cost for a laptop is approximately \$1,600, if IT doesn't have any in inventory that can be assigned.

PUBLIC SAFETY SERVICE SPECIAL REVENUE FUND

What is it and why do we need it?

- It is a way to separately track activities related directly to public safety.
- It's required by law.
- It's a way to create more transparency for the general public.
- It helps with gathering and tracking financial information that is needed for grant applications, creating multiple efficiencies for administrative activities.

PUBLIC SAFETY SERVICE SPECIAL REVENUE FUND

What it does not do.

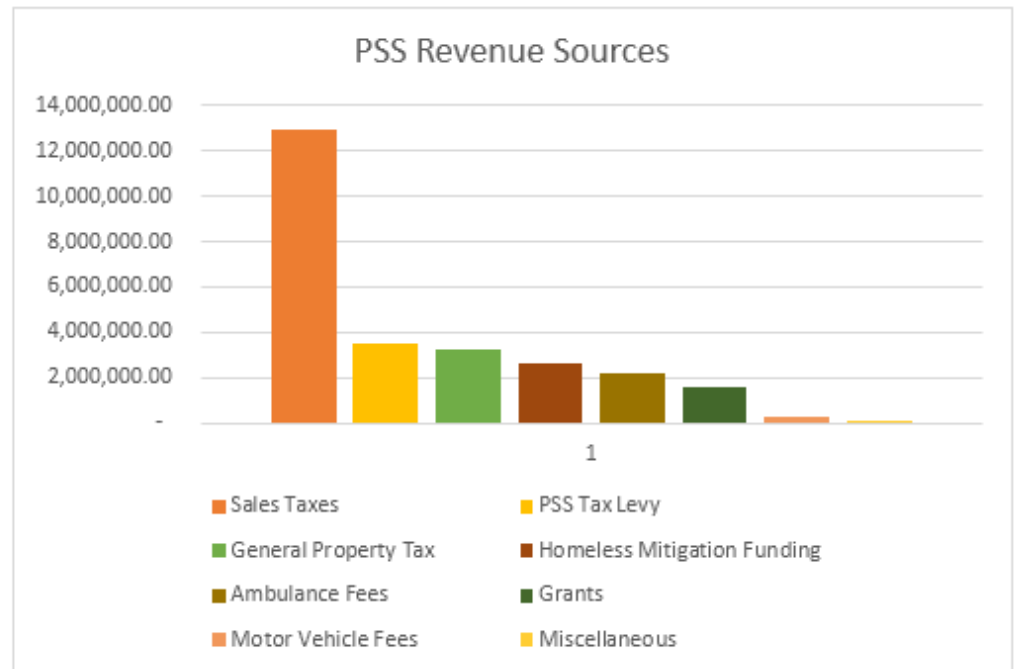
- Reduction of police accountability.
- Incentivizes policing policy aimed at generating revenues.

Why do we need 6 new police officers and 3 new fire fighters?

- Enables the agencies to maintain current service levels
- Enables the agencies to enhance services provided in certain areas such as patrol, community engagement, and prevention services

PUBLIC SAFETY SERVICE SPECIAL REVENUE FUND

Sales Taxes	12,927,293.00
PSS Tax Levy	3,531,363.00
General Property Tax	3,282,800.00
Homeless Mitigation Funding	2,624,644.00
Ambulance Fees	2,226,000.00
Grants	1,608,000.00
Motor Vehicle Fees	250,000.00
Miscellaneous	37,500.00
	<u>26,487,600.00</u>





HOUSING UPDATE – ALEX WHITE

WATER UPDATE – JASON TAYLOR

- History of the System
- Challenges
- Plan
- Timeline



■ QUESTIONS?



**SOUTH SALT LAKE
CITY ON THE
MOVE**

LAND USE TRAINING

BASIC LAND USE RULES:

BINDING - ONCE ORDINANCES, ZONING MAPS, ETC. ARE ADOPTED BY THE CITY COUNCIL, WE ARE REQUIRED TO FOLLOW THE RULES OF THE LAW.

LEGISLATIVE PETITIONS VS ADMINSTRATIVE PETITIONS

LAND USE AUTHORITY - CITY COUNCIL

GENERAL PLAN ADOPTION
ORDINANCE AMENDMENTS
ZONING MAP AMENDMENTS
RIGHT OF WAY VACATIONS

LAND USE AUTHORITY - PLANNING COMMISSION

CONDITIONAL USE PERMITS
SUBDIVISION PLATS

VESTED RIGHTS - APPLICANTS ARE VESTED UNDER A SPECIFIC CODE WHEN THEY SUBMIT A COMPLETE APPLICATION. IF THE APPLICATION COMPLIES WITH THE LAW WHEN FILED, IT MUST BE APPROVED.

DUE PROCESS - THOSE WHO SERVE AS A LAND USE AUTHORITY MUST AFFORD DUE PROCESS TO THE APPLICANT. THIS INCLUDES THE RIGHT TO BE NOTIFIED OF MEETINGS, THE RIGHT TO BE HEARD, THE RIGHT TO RESPOND TO EVIDENCE, AND THE RIGHT TO AN UNBIASED DECISION MAKER.

DEVELOPMENT HISTORY OF SSL

PRIOR COUNCIL ACTIONS/POLICY:

2010-2015

STUDYING THE VIABILITY OF CREATING A DOWNTOWN DISTRICT - THE DOWNTOWN MASTER PLAN

2016

ADOPTION OF THE DOWNTOWN DISTRICT ZONING
ADOPTION OF THE MODERATE-INCOME HOUSING PLAN

2017

PERMITS ISSUED FOR FIRST DOWNTOWN PROJECT - WINCO

2018

BRANDING & BROKER OUTREACH - OPPORTUNITY SSL EVENTS
BIANNUAL MODERATE-INCOME HOUSING PLAN UPDATE

2019

FIRST MULTIFAMILY PROJECT - HIGRADE APARTMENTS

2020

SOUTH SALT LAKE DESIGNATED AS AN OPPORTUNITY ZONE BY FEDERAL GOV.
14 NEW DOWNTOWN PROJECTS PROPOSED
SEWER INFRASTRUCTURE CAPACITY ISSUES IDENTIFIED - *ALL PROJECTS PUT ON HOLD*
ANNUAL MODERATE-INCOME HOUSING PLAN UPDATE

2021

PROCESSING OF 14 NEW DOWNTOWN PROJECT APPLICATIONS - *ALL PROJECTS PUT ON HOLD*
SEWER INFRASTRUCTURE CAPACITY PLAN
ADOPTION OF THE 2040 SSL GENERAL PLAN (INCLUDES MIHP UPDATE)

2022

CREATION OF THE PUBLIC INFRASTRUCTURE DISTRICT (PID) - *STILL IN PROCESS*
PROCESSING OF 14 NEW DOWNTOWN PROJECT APPLICATIONS - *STILL IN PROCESS*
MODERATE INCOME HOUSING PLAN UPDATE DUE DECEMBER
POLICY PLANNING DISCUSSIONS FOR FUTURE...





SOUTH SALT LAKE CITY ON THE MOVE

MODERATE INCOME HOUSING PLAN

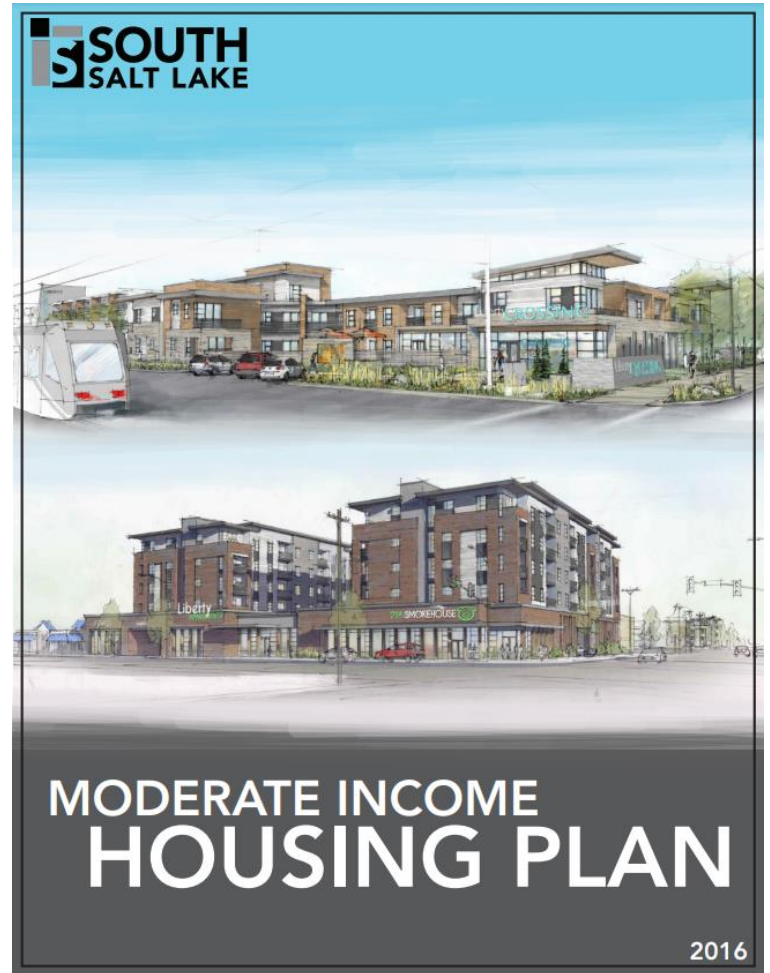
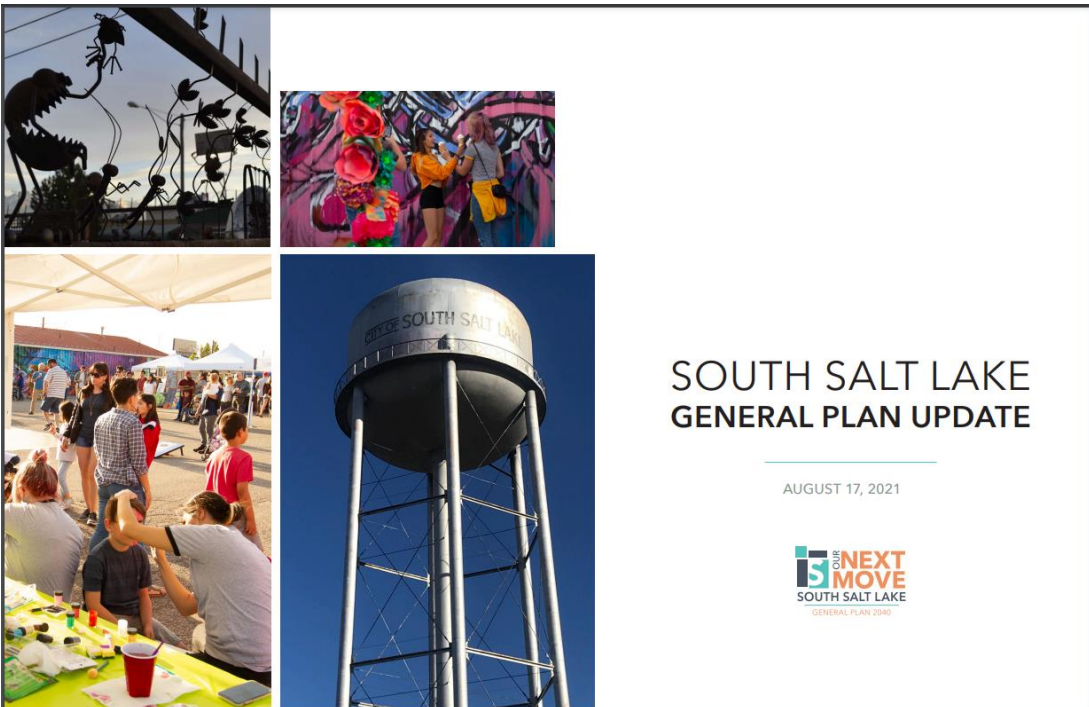
UTAH CODE 10-9a-408(2)(c)(i)

REPORT MUNICIPALITIES HOUSING GAPS AND PROGRESS FOR THE 80%, 50% AND 30% HOUSEHOLD.

2021 REPORT: 420 DEED RESTRICTED HOUSING UNITS

FUNDED BY LOW INCOME HOUSING TAX CREDITS (LIHTC) & OLENE WALKER HOUSING LOAN FUND (OWHLF)

WE ARE COMPLIANT ON THE 50% AND 30% HOUSEHOLDS FOR AVAILABLE UNITS. WE REPORTED A SMALL GAP ON THE 80% UNITS.





SOUTH SALT LAKE CITY ON THE MOVE

CURRENT HOUSING PROGRAMS

SSL PROVIDES GUIDANCE AND RESOURCES IN THESE MAIN AREAS:

EXISTING HOUSING - UPDATING AND MODIFYING EXISTING HOMES TO ENSURE ALL EXISTING HOUSING IS IN COMPLIANCE WITH STATE AND LOCAL CODES.

NEW HOUSING - EXPANDING OUR HOUSING TO CREATE MORE OPTIONS AND OPPORTUNITIES FOR NEW RESIDENTS

HOMELESS RESOURCES - SUPPORTING THOSE EXPERIENCING HOMELESSNESS, PARTNERING WITH HOMELESS RESOURCE CENTERS AND TRANSITIONAL HOUSING, AND OTHER ASSISTANCE INCLUDING MENTAL HEALTH RESOURCES.

HOUSING ASSISTANCE - CONNECTING PEOPLE TO PARTNERS THAT CAN HELP THEM FIND AND STAY IN AFFORDABLE HOUSING.

City	County	State	Federal	Private / Nonprofit
Home Repair / Rehabilitation Assistance	South Salt Lake	SLCounty Housing & Walker Development	Olene Walker Housing Loan Fund	HUD Title I Community Development Corporation of Utah
		SLCounty Green Healthy Homes		Assist Utah, Inc
				NeighborWorks Salt Lake
				Utah Community Action Program

Rental Assistance / Affordable Housing	South Salt Lake	SLCounty Housing & Community Connection Program	Section 8 Housing	Utah Community Action Program
Homeless Resources	South Salt Lake	SLCounty Homeless Community Services Connection Program	Utah Office of Homeless Services	HUD Public Housing Services
				Utah Community Action Program
				PATH

Home Ownership	SLCounty Homeowner Rental Assistance	Olene & Walker Housing Loan Fund	HUD Housing Resources	NeighborWorks Salt Lake
				Community Development Corporation of Utah
				FHA Loans
Economic Development Assistance / Employment	South Salt Lake	SLCounty Economic Development Connection Program	Earned Income Tax Credit	Utah Microenterprise Loan Fund
				Utah Refugee Center
				International Rescue Committee



Fiscal Year 2022–2023 Proposed Budget – Q & A

May 25, 2022

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CITY OF SOUTH SALT LAKE, UTAH Proposed Budget – Fiscal Year 2022-2023

Prepared by:
South Salt Lake Administration
220 East Morris Avenue
South Salt Lake, UT 84115

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QUESTIONS – Councilwoman Thomas

Q: Should we allocate more funding to Animal Services to ensure funds are available for food, medical treatment, etc.?

A: We anticipate the proposed budget will adequately address the needs of Animal Services for the next year. In addition, with the recent donation drive, we were able to establish a reserve of money's that will be used for future emergency medical needs for injured animals that come into our care.

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QUESTIONS – Council Chairwoman Bynum

Q: What are the three tiers of the water increases?

A: Basic Rate = 0 to 5,000 gallons of use
 Tier 1 = 5,001 to 30,000 gallons of use
 Tier 2 = Over 30,000 gallons of use

The basic rate is dependent on the size of the water meter installed. Rates range from \$13.00 to \$269.00. Most residential customers are charged a basic rate of \$21.00. The proposed budget would increase that rate to \$22.00.

Tier 1 Rate is \$2.25 per 1,000 gallons. This will increase to \$3.25 per 1,000 gallons over 5,000 gallons used.

Tier 2 Rate is \$2.75 per 1,000 gallons. This will increase to \$3.75 per 1,000 gallons over 5,000 gallons used.

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WATER RATE INCREASE -- Example

CONSERVATIVE WATER USER

Use = 4,500 gallons

	Old	New
Total Bill	\$ 21.00	\$ 22.00

MODERATE WATER USER

Use = 9,000 gallons

	Old	New
Basic Charge	\$ 21.00	\$ 22.00
Tier 1 (4,000 gallons)	\$ 9.00	\$ 13.00
Total Bill	\$ 30.00	\$ 35.00

HEAVY USER

Use = 40,000 gallons

	Old	New
Basic Charge	\$ 21.00	\$ 22.00
Tier 1 (25,000 gallons)	\$ 56.25	\$ 81.25
Tier 2 (10,000 gallons)	\$ 27.50	\$ 37.50
Total Bill	\$ 104.75	\$ 140.75

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QUESTIONS – Councilwoman Pinkney

Q: Has the City considered allocating additional funds to the Civilian Review Board? As the departments under public safety grow, so does the needs and responsibility of the Board.

A: The budget includes a request for additional funds for membership in NACOLE, which provides training for CRB members. Consideration for increasing any additional funding will be made as the need arises.

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