

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

**Thursday, April 21, 2022
6:00 p.m.
City Council Chambers**

ATTENDANCE:

Mayor Rob Dahle
Paul Fotheringham
Drew Quinn
Matt Durham
Ty Brewer
Dan Gibbons

City Staff:
Gina Chamness, City Manager
Stephanie Carlson, City Recorder
Holly Smith, Assistant City Manager
Jayme Blakesley, Legal Counsel

NOTE: *due to technical difficulties Items 1-9 were recorded by there is not audio.*

I. *Welcome* – Mayor Dahle.

Mayor Rob Dahle called the meeting to order at approximately 6:00 p.m.

II. *Pledge of Allegiance.*

Mayor Dahle led the Pledge of Allegiance.

III. *Public Comments.*

There were none.

IV. *Public Hearing on Amendments to the Holladay City Municipal Council District Boundaries.*

District lines are redrawn every ten (10) years following the completion of the U.S. Census. Redistricting is the process of realigning boundaries for the City of Holladay Council's election districts based on Holladay's updated resident population and must be done within six months after the Legislature completes its redistricting process. Holladay City grew below the average rate at an estimated 20.8 %, thus adjustments have been made to the Council boundaries as presented.

Mayor Dahle opened the public hearing. There were no comments. The public hearing was closed.

V. *UPD Special Presentation.*

Sheriff Rosie Rivera and Chief Justin Hoyal honored UPD officers, and support staff with a Letter of Commendations and the Division Commander ribbon for their work in bringing down a major burglary ring along the Wasatch Front. In all, 40 individuals were involved and honored for their work on this case. Chief Hoyal commented that this was a team effort by UPD Precincts, Divisions, Shared Services and others across UPD made this case successful. The incredible work put into this case stopped a very large theft/burglary ring all across the Wasatch Front. All these members are to

be commended for their countless hours, at all hours of the day and night, of dedicated service to the citizens of our great communities in this case.

VI. Consideration of Ordinance 2022-07 Amending the Zoning Map for Property Located at 2225 East Murray Holladay Road from RM to PO. (Amend the Zone Map from Residential Multi-Family Zone (RM) to the Professional Office Zone (PO) for an Existing Office Building on Approximately .89 Acres of Property.)

Council Member Fotheringham moved to adopt Ordinance 2022-07. Council Member Durham seconded the motion. Vote on motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Gibbons-Aye; Council Member Quinn-Aye; Mayor Dahle-Aye. Ordinance 2022-07 was adopted by a unanimous vote.

VII. Consideration of Ordinance 2022-08 Restricting the Use of Personal Fireworks within all Portions of the City of Holladay Lying East of 1300 East.

Mayor Dahle commented that this was a continuation from last year and the State's continued drought conditions. Council Member Brewer asked if there was any data from last year on the impact of restricting fireworks in the City vs a regular year. Manager Chamness will ask the Fire Marshal and report back to the Council.

Council Member Fotheringham moved to adopt Ordinance 2022-08 Council Member Quinn seconded the motion. Vote on motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Gibbons-Aye; Council Member Quinn-Aye; Mayor Dahle-Aye. Ordinance 2022-08 was adopted by a unanimous vote.

VIII. Consideration of Resolution 2022-09 Approving a Site Development Agreement for the Development of Land with KMW Development, LLC and the Redevelopment Agency of the City of Holladay.

Council Member Gibbons moved to approve Resolution 2022-09. Council Member Brewer seconded the motion. Vote on motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Gibbons-Aye; Council Member Quinn-Aye; Mayor Dahle-Aye. Resolution 2022-09 was approved by a unanimous vote.

IX. Consideration of Resolution 2022-10 Approving an Agreement for the Development of Land with KMW Development, LLC and the Redevelopment Agency of the City of Holladay.

Council Member Durham moved to approve Resolution 2022-10. Council Member Fotheringham seconded the motion. Vote on motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Gibbons-Aye; Council Member Quinn-Aye; Mayor Dahle-Aye. Resolution 2022-10 was approved by a unanimous vote.

X. City Manager Report – Gina Chamness.

City Manager, Gina overviewed the Financial Report and stated that the City had approximately \$50,000 more in property taxes than budgeted. Sales taxes were tracking slightly above budget as well and she believed the year would end at approximately \$500,000 above budget, assuming the current trends continued. Sales tax was tracking at 17% above budget through seven months of actuals. Ms. Chamness noted that Franchise Taxes were slightly below the projections, which was the result of a continuing decline in municipal telephone tax. This was an issue she had raised with

the Council previously. She explained that five years ago, the budgeted revenue for telephone tax was approximately \$450,000.

Ms. Chamness reported that Business License revenue was tracking on budget but based on trends, the overall revenues may be slightly short by the end of the year. As for Building Permits and Plan Check Fees, they were tracking above budget. The only other category where the City was tracking below projections was in Justice Court Revenue. While it was below the budgeted number for the year, it was tracking above where the City was last year.

The expenses were overviewed and Ms. Chamness stated that the City was tracking either on or below budget across the General Fund. Mayor Dahle asked for additional information about the \$3.5 million budgeted for contributions and transfers. Ms. Chamness explained that \$3 million of that was the one-time contribution that was budgeted from the General Fund to the Capital Projects Fund.

Last year, the RDA fund received approximately \$66,000 in increment, and this year, after the final settlement, it would be slightly short of that. In the Holladay Village, \$773,000 in tax increment was received, which was an increase of \$100,000 from the increment generated in the prior fiscal year. A portion of that would be shared with the developer of the block. This would continue through 2026. Ms. Chamness explained that the funds were growing and would generate a payment back to the Capital Projects Fund.

Ms. Chamness also shared updates related to construction schedules. It was anticipated that the playground surface work would begin on May 9, 2022. The playground would be closed for four to five weeks. There would be outreach to residents to inform them about the closure. It was noted that the replacement work for crosswalks in Holladay Village would begin on May 2, 2022. That information would also be shared in the Holladay Journal and via social media. The mill and overlay project work would begin in certain areas starting the week of May 2, 2022.

XI. Council Reports and District Issues.

Council Member Durham reported that there had been a lot of traffic discussions. He appreciated City Staff and the professional way they had responded to residents about that topic. Some feedback had been received from one of his constituents who felt that his neighborhood disproportionately had to deal with the marathon route. Council Member Durham wondered if there was a way to shift the burden from year-to-year. There had also been some feedback related to the bicycle lanes on 3900 South and whether the construction crews had left signs and cones in the lanes longer than necessary after construction was completed. He offered to look into that. Council Member Durham also reported that the Arbor Day Celebration would take place on April 29, 2022.

Council Member Fotheringham shared the design of the playground surface. The Arts Council was able to contribute to the design and the walkway would be piano keys. He explained that the new design would make it possible to access the Summer Concert Series with ease. Mayor Dahle asked for an update related to the mural. Council Member Fotheringham reported that the mural would be reapplied.

Council Member Quinn reported that the previous Monday she attended a School Boundary Study open house at Olympus High School. It was hosted by the Granite School District. The PowerPoint presentation could now be viewed on the Granite School District website for review. Council

Member Quinn explained that data was collected by an independent company and it showed the number of students in each of the schools. It also showed where the students came from. This made it possible to see how many students were actually within the boundaries. There had been a lot of questions from Olympus High School parents at the open house. They believed the boundary was changing and some of the students would be required to attend Cottonwood High School instead. Council Member Quinn noted that decisions would not be made until the fall. It was important to pay attention to any updates.

Council Member Quinn reported that a neighbor asked her about the bridge that went over the freeway, right below Churchill Junior High School. It seemed to be shaking a lot more than usual. While she was sure that the Utah Department of Transportation (“UDOT”) was keeping an eye on that, she felt it was appropriate to ask for additional information. Ms. Chamness assumed that UDOT was keeping track of those sorts of issues, but she offered to look into the matter further.

Council Member Gibbons reported that he had met with the Chair and Vice-Chair of the Historical Commission, along with Mayor Dahle and Ms. Chamness. Through grant money, a study was conducted, and several scenarios were presented for the possible creation of a museum. Council Member Gibbons was surprised that the Historical Commission liked the idea of a historical walkway coupled with some historical kiosks. There could also be some display cases in City Hall. Those findings would be presented to the City Council in more detail within the next few months.

Mayor Dahle noted that the Granite School District would likely present to the City Council in June or July 2022 when the process was further along. At that time, they could discuss the next steps with the Council based on the data received. He would reach out to schedule a date for that presentation. Mayor Dahle reported that budgeting had begun for UPD and Unified Fire Authority (“UFA”).

XII. *Recess City Council in an RDA Meeting.*

Council Member Fotheringham moved to recess the Holladay City Council Meeting and reconvene in an RDA Meeting. Council Member Quinn seconded the motion. The motion passed with the unanimous consent of the Council.

XIII. *Reconvene City Council in a Work Meeting.*

Mayor Dahle reconvened the Council in a work meeting at approximately 7:15 pm.

a. *Discussion on Redistricting Hearing.*

Mayor Dahle noted that he had not had any residents reach out to him about redistricting. None of the Council Members had received any feedback about redistricting either.

b. *Animal Services Report.*

Mayor Dahle reported that the City had a contract with Salt Lake County to provide animal services within the City. Carrie Sibert introduced herself as the Liaison Coordinator for Animal Services and also serves as the primary contact for the City. She overviewed information about Animal Services and explained that it was the largest no-kill municipal shelter in the State of Utah. The City of Holladay 2021 Annual Report was shared. Several 2021 highlights were discussed. For instance, in 2021, Animal Services had provided care and assistance to over 14,000 animals and the field department responded to 17,200 calls for service. Ms. Sibert also discussed The Pet Pantry, food supplies, and the in-house veterinary clinic.

For the City of Holladay, the 4th Quarter ended with over 100 calls for service, with over 500 calls for 2021. Ms. Sibert shared the Citations and Notice of Violations chart. One of the most popular Animal Services programs was the Humane Education program. Hannah Black went around to schools in the community and taught important skills. For instance, responsible pet ownership, bite prevention, and what to do if a stray animal was encountered

Council Member Fotheringham asked if wildlife services were handled through Animal Services. Ms. Sibert explained that the organization did not typically handle wildlife services as that was deferred to the Utah Department of Wildlife Resources, but there were occasional calls. Council Member Fotheringham felt there should be coordination so appropriate information could be shared with residents. Ms. Sibert reported that it would cost just over \$7,000 if the City of Holladay was interested in participating in the program that handled raccoons and skunks. Mayor Dahle noted that the City had participated in the past, but did not utilize the services all that much.

c. Discussion on Juneteenth Holiday.

Ms. Chamness reported that there had been previous City Council discussions about the Juneteenth Holiday. During the last Legislative Session, the State, following the Federal Designation of Juneteenth as a National Holiday, designated Juneteenth as a State Holiday. She asked whether the Council wanted to follow those examples.

Many cities had already adopted Juneteenth as a holiday. Holladay had roughly the same number of holidays as most other cities. If the Council wanted to adopt Juneteenth as a holiday, it could be done through a modification of the holidays that were designated in the Employee Handbook. If another holiday was added to the list, that meant there would be 14 holidays (13 designated holidays and 1 floating holiday). Alternatively, Juneteenth could be added as a holiday and the floating holiday could be removed. Council Member Durham asked how Juneteenth would impact City services. Ms. Chamness noted that there would be one less day for employees to do their work, but in terms of financial costs, there would not be any associated with City Staff. Council Member Gibbons believed it should be designated as a holiday and the holiday should be added. He did not feel the floating holiday should be replaced.

Council Member Brewer asked about the prevalence of Juneteenth being honored by the business community. Ms. Chamness offered to look into that further. Mayor Dahle wondered whether there was personal time off as part of the benefits packaging. Ms. Chamness confirmed this and explained that the amount of time off varied based on the length of service. Employees that had one to five years with the City had a little over 12 days per year. It increased from there and topped out at five weeks a year. She noted that sick leave did not have a monetary value in the way that vacation time did if someone were to leave the City. Mayor Dahle believed the floating holiday should be traded out for Juneteenth. Several of the Council Members agreed. Ms. Chamness reported that an amendment to the Employee Handbook would be prepared ahead of the next City Council Meeting to illustrate that change.

d. Discussion on Budget Priorities for 2022-2023.

Ms. Chamness shared updates related to the Budget Priorities for 2022-2023. Since the Council Retreat discussions, some issues had arisen. She explained that there had been a lot of work in

collaboration with partner agencies to develop a tentative budget. However, she wanted to revisit the issue of inflation and what that might mean for a cost-of-living adjustment (“COLA”) for City Staff. Updated information from the Bureau of Labor was shared related to inflation. The annual rate for the US overall, as of March, was 8.5%. The annual rate for the US overall, excluding food and energy, was 6.5%. Inflation was a significant issue for the City as it related to the cost of materials needed for projects. It was also an issue for employees. Ms. Chamness shared information about what other cities were considering for COLA and merit increases.

During the Council Retreat, the Council recommended a 5% COLA increase for employees. Many other cities had not reached a final decision on that yet but were looking at COLA and merit adjustments between 7% and 8%. Council Member Quinn noted that the City was doing a market comparison and wondered how that factored into the discussions. Ms. Chamness explained that the market adjustment was slightly under 2% in the aggregate. Council Member Durham asked whether performance-based increases were done regularly. Ms. Chamness reported that this was done occasionally. Most of the increases were related to COLA and market adjustments.

Council Member Durham asked what the budget impact would be if 7% or 8% was considered instead of the previously discussed 5%. Ms. Chamness explained that a 5% increase was \$110,000 and it would add \$50,000 to shift to 8%. Mayor Dahle noted that the City positions appeared to be closer to market than he had anticipated. He was supportive of a COLA of 7%, which would make the increase closer to 8.5% or 9% overall. Ms. Chamness noted that COLA increases were normally between 2% and 3%. This was the first year where anything this significant was being considered. Mayor Dahle felt it was important for the City to be competitive, because it was difficult to hire employees, and retention was necessary.

The Council was supportive of starting at 7% for the purposes of the tentative budget. It could be adjusted from there, if desired, ahead of the budget adoption.

Mayor Dahle further discussed the market study. The study showed that his wage was appropriate, but the City Council's wages were around \$14,000 when the market was more like \$17,000 to \$18,000. In past years, Council Members had decided not to accept a COLA increase. He asked Council Members to reach out to him individually to express their opinions on reaching the market amount.

Ms. Chamness explained that the last issue associated with budget priorities had to do with a suggestion raised by UPD Chief Justin Hoyal. Chief Hoyal explained that he had asked for another full-time Detective position in the precinct. That Detective would be specifically involved in investigating property crimes. Chief Hoyal discussed mental health cases and explained that there was a Sergeant and Detective in shared services that helped throughout UPD and investigated mental health cases. Each precinct was responsible for mental health investigations individually as well. He explained that there were a significant number of mental health cases in Holladay. As a result, there were currently only two property crime Detectives in Holladay and that was the reason for the request.

Council Member Durham asked about the mental health cases. Chief Hoyal explained that historically, there were very few mental health calls, but there were now many calls each day. There were a lot of people in crisis. He reported that when there was a mental health case, UPD would follow up with that individual and there were at least four visits with that person. The goal was to

provide resources and assistance to those in need, but it required a significant amount of time. Council Member Fotheringham wondered whether the additional Detective would be above the Bailiff/Detective position that had been requested. This was confirmed. Approximately 60% of the Bailiff/Detective time would be spent in the court and the rest would be spent working on cases.

Council Member Gibbons asked about the budget impact of an additional Detective. Ms. Chamness explained that it would be \$200,000 in the first year. That included one-time expenses, such as a vehicle and weapon. It would cost \$150,000 in subsequent years. Mayor Dahle felt it was difficult to determine an appropriate response until the full budget was seen by the Council. He suggested that the item be added to the tentative budget, and then as the budget was reviewed, it could be discussed further. Council Member Gibbons was supportive of the suggestion. Mayor Dahle reported that the tentative budget would be presented to the City Council on May 5, 2022.

- e. Calendar.*
 - April 23 – SLC Marathon*
 - April 29 – Arbor Day Celebration*
 - May 15, 12, and 19 – Council Meetings*

The calendar items were reviewed and discussed.

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

There was no Closed Session.

XV. Adjourn.

Council Member Fotheringham moved to adjourn. Council Member Gibbons seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at approximately 8:20 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Work Meeting held Thursday, April 21, 2022.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: **June 16, 2022**