

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

**Thursday, May 19, 2022
6:00 p.m.
City Council Chambers
4580 South 2300 East
Holladay, Utah**

ATTENDANCE:

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

City Staff:
Gina Chamness, City Manager
Stephanie Carlson, City Recorder - *excused*
Jonathan Teerlink, Community Dev. Director
Jared Bunch, Public Services Director

I. *Welcome* – Mayor Dahle.

Mayor Rob Dahle called the meeting to order at approximately 6:00 p.m. All members of the City Council were present, with the exception of Council Member Gibbons, who attended virtually.

II. *Pledge of Allegiance.*

Mayor Dahle led the Pledge of Allegiance.

III. *Public Comments.*

Trudy Jorgensen-Price shared updates related to the library. She reported that on May 21, 2022, the 50th Anniversary Party would be held at the library. There would be a magician as well as games, popcorn, and cake. On June 4, 2022, the Summer Reading Kickoff Party would take place. That party would run from 11:00 a.m. to 2:00 p.m. There would be food and games. Those interested could sign up for the summer reading program. Ms. Jorgensen-Price added that there would be a Blood Drive on June 6, 2022, and story times continued to take place at the library.

IV. *Consideration of Resolution 2022-14 - Appointing Ty Brewer to the South Salt Lake Valley Mosquito Abatement District Board of Trustees.*

Mayor Dahle thanked Council Member Fotheringham for his service on the South Salt Lake Valley Mosquito Abatement District Board of Trustees. It was time to change membership and Council Member Brewer agreed to take on the new role, which was for a term not to exceed four years.

Council Member Fotheringham moved to APPROVE Resolution 2022-14 – Appointing Ty Brewer to the South Salt Lake Valley Mosquito Abatement District Board of Trustees. 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. Resolution 2022-14 was approved by a unanimous vote.

V. *Consideration of Resolution 2022-15 - Authorizing the Modification of Certain Parameters, Including Interest Rate, in Connection with the Issuance of the City's Sales Tax Revenue Bonds, Series 2022.*

Mayor Dahle reported that there had been some volatility in the markets and the Parameters Resolution needed to be revisited. Financial Advisor, Laura Lewis and Brad Patterson from Gilmore Bell were present to share updates related to the bond. Ms. Lewis explained that Mr. Patterson was the Bond and Disclosure Counsel on the transaction. He had also drafted the Resolution that was before the Council. There had been discussions about whether or not another public hearing needed to be held. It was determined that another public hearing was not necessary, but Mr. Patterson could answer any outstanding questions related to that. Ms. Lewis reiterated that there had been significant volatility in the market recently. She shared information about similar bonds that had gone to market.

It was important to consider the yields on the bonds. Ms. Lewis reported that there had been discussions with RBC and other underwriters about what couponing would attract the most investors. RBC shared information about what would happen if there was a 4% couponing strategy versus a 5% couponing strategy. The true interest cost on the bond would go down with a 5% couponing strategy because it was possible to attract more buyers. As of May 10, 2022, the true interest cost at a 4% coupon was 3.65%. At a 5% coupon, it would be 3.57%. That was the ultimate yield. Both of the scenarios delivered the same amount of \$18 million in construction proceeds. Ms. Lewis reminded Council Members that the payments had been structured so that the road project was amortized over 10 years and the storm sewer amortized over a longer period of time. Until the road projects were paid off, the debt service at 4% was approximately \$1.51 million and at the 5%, it was \$1.497 million. She believed it made sense to attract more investors by allowing for higher couponing.

Council Member Fotheringham believed that everything the City would receive would remain the same, but the way the bond was marketed would change. Ms. Lewis confirmed this. Mayor Dahle noted that the rate needed to be raised in the Parameters Resolution through an amendment. As for the need for a public hearing, if Legal Counsel felt it was not necessary, he would follow their guidance. Mr. Patterson confirmed that an additional public hearing was not necessary. There had been one publication where the public was informed that the issuance would be at 4.5% and now another publication of the notice of bonds would be issued to state that it would be increased to 5% on the maximum coupon. The previous public hearing already satisfied the hearing requirements.

The Council discussed rising interest rates. Ms. Lewis noted that this was not a normal market. There was not a lot of stability at the current time, but she hoped things would settle soon. The intention was to price the Holladay bonds on June 1, 2022, or June 2, 2022. She would work to get the best transaction possible on the day the bonds went to market. However, it was always possible to pull back and wait for a few additional days or weeks if necessary. Council Member Brewer wondered if there was a definitive rating on the bond. Ms. Lewis denied this. The rating was anticipated on May 23, 2022, or May 24, 2022. City Manager, Gina Chamness noted that there had been discussions about proceeding with the bond now versus waiting until late summer or early fall. Ms. Lewis reported that there was a desire to tamp down inflation and this would be done by addressing basis points. As a result, she believed it was beneficial to move forward now.

Council Member Fotheringham moved to APPROVE Resolution 2022-15 – Authorizing the Modification of Certain Parameters, Including Interest Rate, in Connection with the Issuance of the City's Sales Tax Revenue Bonds, Series 2022. 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. Resolution 2022-15 was approved by a unanimous vote.

VI. City Manager Report.

Ms. Chamness shared updates with the Council. She reported that there were a lot of roadway projects taking place throughout the City. For instance, there had been work done on Highland Drive. Micro-surfacing was done and the footpath at the intersection of Walker Lane and Highland Drive was completed. Next week, the installation of the playground surface would be done.

Council Member Fotheringham addressed the Highland Drive repaving. He noted that between Spring Lane and Lakewood Drive, on the west side, there were utility poles that were very close to the edge of the street. It was concerning that the poles were so close to the driving surface and wondered whether someone could look into that further.

VII. Council Reports and District Issues.

Council Member Brewer reported that a constituent had reached out to him about the language being used and the noise coming from the Skate Park. He was not sure how the Council could address that kind of issue. Additionally, he had a constituent reach out about canal clearing issues. The constituent had an urban farm and there was an upper canal ditch that the City maintained. There was some sort of agreement in place because it was used for stormwater. Council Member Brewer believed the canal was closed during rain events but was used as a stormwater drain during larger rain events. The constituent was concerned about the clogged grates as it had been an ongoing issue.

Council Member Brewer reported that he attended the Olympus High School scholarship award ceremony. It was inspiring to see the community support and to see all of the scholarships be awarded. It was a well-run event and he was pleased to see the community involvement that took place. Council Member Brewer also noted that he was involved in a service project that included approximately 70 young people. It was wonderful to see young people serving the community. He wanted to see more of this happening within the community as he felt service projects were beneficial to the youth.

Council Member Durham delivered the scholarship awards for Skyline High School. There was not an event held, but he met with the Councilor, who was very appreciative. He also noted that there was a lot of paving happening in his district and the constituents were happy to see that. Council Member Durham expressed concerns about traffic and speeding, especially along 2000 East. However, he noted that a traffic calming device had been placed in that area. He was interested to find out what the data would show.

Council Member Fotheringham reported that he forwarded a constituent letter to Ms. Chamness and Public Services Director, Jared Bunch relating to an expensive sewer line repair. The contractor who was working on that repair suggested that heavy trucks might have caused the collapse of the sewer line and wanted to know whether there were weight limits. It was something for the Council to consider since there were a lot of older neighborhoods in Holladay. Council Member Fotheringham informed the Council that a former Holladay resident, Verl Topham, had passed. He shared his many accomplishments and overviewed some of the contributions he had made within Holladay and within the State of Utah.

Council Member Quinn had the opportunity to represent the City of Holladay at the combined Salt Lake County Sheriff and Unified Police Department Fallen Officer Memorial. It was an important service where all of the fallen officers were honored. She had also attended Fire School 101 recently. She encouraged all of the Council Members who had not attended yet to do so. Council Member Quinn believed it was an educational and worthwhile experience.

Council Member Gibbons thanked Mr. Bunch for assisting residents who were concerned about the street renovations. He referenced the insurance pool with Salt Lake City Water and wondered if it was something for residents who were on Salt Lake City Water should consider. An article in the Holladay Journal might be beneficial so that additional information about the program could be shared with members of the community. Council Member Gibbons added that Verl Topham had been a hero of his and sent his condolences to his family.

Mayor Dahle expressed appreciation for all of the hard work that had been done by City Staff recently. Mayor Dahle reported that he attended the award ceremony at Cottonwood High School and passed out the awards. He also noted that there was a day of service scheduled for May 21, 2022, at 9:00 a.m.

The County would do a Juneteenth celebration at the City County Building at 11:30 a.m. It would be celebrated on June 20, 2022, elsewhere and the City would recognize the holiday on that date. Since he would be out of town for the County event, he asked Council Member Quinn to represent the Council.

VIII. *Recess City Council in a Work Meeting.*

Council Member Fotheringham moved to recess the City Council Meeting and reconvene in a Work Meeting. Council Member Durham seconded the motion. The motion passed unanimously.

a. *Granite School District Population Analysis Presentation – Ben Horsley, Chief of Staff.*

Mayor Dahle reported that Granite School District Chief of Staff, Ben Horsley was present to share information and updates. Mr. Horsley explained that Granite School District was in the middle of a population analysis study. He overviewed the enrollment history and explained that the district was a declining area for a variety of reasons. For instance, lower birth rates in the areas that the district served. There had also been a surge in charter school enrollment district-wide.

Several years ago, the Granite School District contracted with an independent demographer to analyze the K-5 populations. This was broken out into five areas and analyzed against the overall square footage of elementary schools. The intention was to understand how to right-size the elementary school populations. Mr. Horsley explained that there were too many elementary schools and the data indicated that 10-14 elementary schools could be closed in the district and there would still be plenty of square footage to serve the remaining students within the district. Three schools had been closed in Area 2 and Area 3. Area 4 was currently being studied further. Mr. Horsley shared information related to residential development. While there were new units, those units were not drawing in large families that remained in the area and continued to populate the elementary schools long-term.

The retention patterns were overviewed as well as the charter school data. Mr. Horsley reported that charter schools were not required to share their data, so the data had been taken from the State Board

of Education. He noted that there were more elementary charter schools than there were secondary charter schools. As a result, some of the charter students returned to Granite School District schools at the secondary level. That was the reason there were no anticipated closures for secondary schools. Information related to open enrollment was shared. As long as there was room in a facility, it was permissible for a student to enroll in a school. However, Granite School District was losing approximately 1,000 students per year to surrounding school districts.

Mr. Horsley reported that the first study was called the Van Winkle/700 East Corridor Study. It would evaluate anywhere between 0-to 3 consolidations of elementary schools. The intention was to create elementary schools with optimal enrollment. He explained that the optimal enrollment number for an elementary school was approximately 555 students. Current elementary school enrollment numbers were shared with the Council. Mr. Horsley discussed the concerns related to small schools, which were classified as schools with less than three teachers per grade. Some of the concerns included: split grades, difficulty team teaching, and lack of parental choice related to learning styles.

The second study was called the Skyline, Olympus, Cottonwood Study. Mr. Horsley reported that Olympus High School and Skyline High School had approximately 2,100 students Cottonwood had approximately 1,600 students. The long-term goal of the study was to ensure that there were three robust high schools in the area to serve families and students. He noted that there were no plans to close Cottonwood High School at the current time. It was not feasible, because the other two schools did not have enough room to sustain the student population. Mr. Horsley informed the Council that there were Population Analysis Studies for 2022 data on the Granite School District website. He explained that PAC had met recently and there would be a follow-up meeting related to the two studies. At the current time, all the Committee was considering was whether or not the studies should continue. A formal recommendation would be made to the Board of Education on June 14, 2022.

Council Member Durham wondered what was drawing students away from Granite School District. Mr. Horsley explained that it often comes down to boundaries but the most common reason students asked for special permitting to attend another school had to do with friendships. Students wanted to go to the same school as their friends. School programs and certain perceptions could also drive enrollment. The issue would continue to be analyzed by Granite School District. Council Member Brewer wanted to know whether students could still choose the school they wanted to attend if all of the schools were operating at an optimized level. Mr. Horsley confirmed this and noted that Granite School District could share what each school's capacity was.

There was discussion were had about potential elementary school closures. For instance, what would happen to the facilities. It is difficult to close a school, especially a high school because there was a lot of tradition and history involved. However, when a school closes, the Real Estate Committee evaluates district properties and makes recommendations to the Board of Education. The philosophy of the Committee was that property should not be disposed of. It was much more likely that the unused spaces would be used for open spaces or parks.

Mayor Dahle asked for an update on the Skyline Construction Project. He had heard the timeline was 2027. Mr. Horsley stated that there was an updated timeline on the Granite School District website. The building would be 81% completed in the next two years. The only remaining portion after 2024 would involve tearing down the old auditorium and rebuilding the new one. There was a large water

line down the middle of the property with an easement, which had caused the timeline to be extended. Mayor Dahle asked that any additional updates from the Granite School District be shared.

b. Discussion on 2021-22 Budget Amendments – Gina Chamness.

The item was not discussed.

c. Continued Discussion on 2022-2023 Tentative Budgets.

i. Public Works and Parks – Jared Bunch, City Engineer.

Mr. Bunch overviewed the Public Works and Parks portion of the tentative budget. The City was currently budgeting for a Staff Engineer or an Engineer Technician position. Both of those positions were listed and the intention was to fill one of them. Mr. Bunch shared the Public Services Organization Chart and discussed all of the current employees.

The Class C Roads were discussed. Mr. Bunch reported that the City had a contract with Salt Lake County and had been in discussions with them to enter into an agreement for the upcoming fiscal year. Salt Lake County was having a difficult time filling employee positions. That cost saving was distributed amongst themselves and Holladay. There was a \$50,000 cost reduction with Salt Lake County for their services. Ms. Chamness noted that the contract cost was surprising since the cost of materials and fuel was increasing. The County was not able to meet all of the City's road rehabilitation needs and there were three separate contractors that the City had awarded projects to.

Mr. Bunch discussed the Parks portion of the budget and stated that there had been some staffing reorganization. He also reported that the banner policy would be changed. In the current fiscal year, \$13,000 was spent on supplies, which did not include Staff time to hang the banners. That would be reduced to \$4,000 based on the policy change, so there would be some savings there. Ms. Chamness referenced the reduction seen in the salaries, wages, and benefits line item. Since Mr. Bunch had both the Public Services Director and City Engineer skill set, there was a reduction of that Public Services Director position in the tentative budget.

Council Member Brewer referenced Olympus High School and the crosswalk issue. He wondered whether anything had been added to the budget to address that. Mr. Bunch reported that Forsgren Engineering was preparing a design for that. The intention was for construction to take place before school started. The costs would fall under the traffic calming portion of the budget. A concrete refuge island would be installed in the middle, where the left-hand turn lane was. There would also be crosswalk signs added. Those additions would protect pedestrians from traffic.

The Capital Projects were overviewed. Mr. Bunch discussed some of the expenses, which included sidewalk replacements, vehicle purchases, and bridge repairs. In the bond projects, there was additional money for crosswalk upgrades and some City Hall improvements. The reductions listed in this portion of the budget were either being covered by the bond or were one-time projects. Mayor Dahle asked for information about the public street safety project, which was listed as \$40,000. Mr. Bunch explained that the cost was related to traffic calming measures. Ms. Chamness noted that there was \$300,000 included in the bond projects for a carpet, paint, and furniture refresh. That may not be sufficient for the scope needed. As part of that process, that type of strategic look was necessary. She shared his perspective about the needs of the building.

Ms. Chamness pointed out the xeriscaping on the Highland Drive island and we working with the Landscape Architect. The cost estimate was approximately \$50,000 per island, which was to remove the grass and refresh the rock. If all three islands were xeriscaped, the cost estimate would be \$150,000. Mr. Bunch believed it would be best to bid all three of the islands, to address the island where the monument was. Then the other islands could be included as optional work. If Council Members were interested in how that type of design would look, there was an island maintained by a Homeowners Association (“HOA”) on Wasatch Boulevard adjacent to the park and ride.

Mayor Dahle asked about the 50/50 matching program for sidewalk replacement. He wondered if that included the curb and gutter. Mr. Bunch explained that the curb and gutter were listed under the Storm Water budget. There had been some discussions about deteriorated curbs that had aged and cracked. Currently, the City has not been replacing those and it was up to the property owner to replace and repair if they chose to do so. Mayor Dahle wondered if residents knew about the 50/50 Matching Program funds for the sidewalk. Mr. Bunch reported that there was a notice in *The Holladay Journal*. After that, approximately 12 calls were received from residents. This year, the City would spend up to \$12,000 on those 50/50 programs, even though \$20,000 was budgeted.

Mayor Dahle wanted to know how there could be more participation in the program. Mr. Bunch explained that the 50/50 Matching Program is only up to \$1,000. At a minimum, a contractor would charge \$2,000 to replace one panel. The City could look at eliminating the cap on the 50/50 match. Mayor Dahle suggested that the cap be raised slightly to encourage more participation. Council Members were supportive of raising the cap and doing more community outreach. Mayor Dahle suggested that the City match up to \$2,500 each, on a first come first serve basis. Ms. Chamness felt the suggestion made sense but pointed out that an Ordinance change would be needed.

ii. *Engineering and Stormwater – Jared Bunch, City Engineer*

Mr. Bunch overviewed the Engineering and Stormwater portion of the Tentative Budget. There were a lot of needs in the City for stormwater improvements as well as mapping, storm drain assessment, and storm drain rehabilitation. He noted that there were approximately 12 projects listed out under the bond proceeds. The projects were still in the concept form, and as the preliminary design moves forward, some of the assumptions may shift.

Mr. Bunch reported that the intention was to hire a Staff Engineer that he could work with. He and the Staff Engineer could work with consultants to find projects, prepare the necessary Requests for Proposals (“RFP”), prepare the bid packages, and deliver the project through construction. Some of the stormwater projects could be completed within 12 to 18 months but many will likely not be constructed until the last year. Up to two years would be spent on the design phases and the bulk of the \$10 million for construction would be in year three. The projects listed could change over time.

The Financial Sustainability Plan for Stormwater also included some much larger projects. Not all of the projects could be done with the bond proceeds, but some of the design for the larger projects could be done. Ms. Chamness believed additional projects would be found and the priorities may continue to shift over time. Discussions were had about the project amounts listed. Mr. Bunch explained that those were mostly placeholders and estimates.

Council Member Quinn asked about the specific stormwater projects listed. She wondered if the list had smaller projects that could be done right away. Mr. Bunch reported that the project list was

categorized by need as well as project size. He discussed some of the larger and more expensive projects, such as a 36-inch storm drain down Highland Drive, which also included a storm drain down Fardown Avenue and Pheasant Way which is a \$5 million project. The Highland Drive storm drain needed to be built before it could be extended to Fardown Avenue, Pheasant Way, and some of the side streets. For a project like that, he had to think about whether it could be put on a 5-10 year list. Further discussions were had about specific projects. Mayor Dahle thanked Mr. Bunch.

iii. Community and Economic Development Department – Jonathan Teerlink.

Community Development Director, Jonathan Teerlink e noted that there were a few vacancies that had not been filled, but overall, the department had been able to accomplish a lot in the last year. He overviewed the Organization Chart for the Community and Economic Development Department. Mr. Teerlink explained that it was difficult to hire a professional contractor due to shortages. As a result, more residents were resorting to DIY projects. This meant that some of the department employees had to focus on providing education. There was still a vacant position for an Economic Development/Housing Manager and Senior Planner. The Economic Development/Housing Manager position was something the Council had asked be held vacant until an Economic Development Study was completed. Mr. Teerlink reported that part of the position would involve tracking moderate-income housing needs and requirements. He overviewed the roles and responsibilities of the Planner Tech position and Code Enforcement Officer. Mr. Teerlink noted that Officer Warren Dallof is the Code Enforcement Officer, and he had a significant workload. Overall, the department had a good foundation but some gaps needed to be filled.

Mayor Dahle confirmed that the Council wanted to get all of the necessary data first. Based on the results, a better job description could be developed for the Economic Development/Housing Manager position. Ms. Chamness noted that based on Legislation and the results of the survey, she felt it would be best to fill that position sooner and have that person supervise the study. She was concerned that if the Council delayed too long, momentum would be lost

Mayor Dahle wanted to make sure any vacant positions were filled with the right people. He asked about Forsgren Engineering and when the Building Inspections and Plan Review employee needs a full-time person for assistance. Mr. Teerlink believed that in the next three years, there would be a dramatic need for a full-time person, especially as the Holladay Hills project developed. The City paid Forsgren Engineering a rate that was probably greater than the City would pay for a Staff employee. However, construction was volatile and it is easier to accommodate with contract staff than it was for a permanent City Staff member.

There was further discussion about the Small Business Support line item. Council Member Brewer asked for information regarding what had been done previously. Ms. Chamness reported that in 2021, the City used some of the Coronavirus Aid, Relief, and Economic Security (“CARES”) Act funds on the Holla Dollars program, and supplies, and had also awarded small business grants. In the tentative budget, there were funds set aside to promote and benefit small businesses in the community.

iv. Business Study and Business Association – Gina Chamness.

Ms. Chamness reported that the City of Holladay Business Association Survey results were included in the packet. Anticipating the transition from a Chamber of Commerce to a Business Association, businesses were surveyed to obtain feedback. Over 700 emails were sent out and there had been 88 total responses.

Ms. Chamness noted that the survey indicated there were areas where the City could do more to assist businesses. She believed an Economic Development professional could encourage retention of businesses currently in the community, recruit other businesses, and look at redevelopment opportunities in the Holladay Crossroads area. Ms. Chamness and Mayor Dahle had spoken to Jason Woodland, the President of the Chamber of Commerce in terms of a timeline. The last time the issue had been discussed with the Council, there was a July 1, 2022 transition date. However, based on some plans that the Chamber of Commerce had for the fall, the intention was to extend that until January 1, 2023. Mayor Dahle stressed the importance of prioritizing local businesses. It was important to create a community that people wanted to both live in and shop in.

d. Calendar.
June 2, 9, and 16 – City Council Meetings

The calendar items were reviewed and discussed.

IX. 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.

X. Adjourn.

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

The City Council Meeting adjourned at approximately 9:20 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, May 19, 2022.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: **June 16, 2022**