

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

Thursday, October 6, 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
Holly Smith, Assistant City Manager
Jared Bunch, City Engineer
Todd Godfrey, City Attorney

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.*

Dan Sorensen - 3687 S 2455 E He is the Republican Senate Candidate for District 14, which includes all of the City of Holladay, East Murray, East Millcreek, and Sugarhouse. He was present tonight to introduce himself to the Council. Mr. Sorensen was already familiar with several Council Members, including Council Members Fotheringham, Durham, Brewer, and Quinn. Mr. Sorensen stated that his campaign is motivated by a desire to reinforce individual freedoms. He respected elected officials who prioritize that above all other interests. Mayor Dahle thanked Mr. Sorensen for taking the time to address the City Council.

Council Member Fotheringham moved that the Holladay City Council Meeting agenda be taken out of order, with Item V to be discussed ahead of Item IV. Council Member Quinn seconded the motion. The motion passed with the unanimous consent of the Council.

IV. *Granite School District Presentation – Ben Horsley and Steve Hogan.*

Mayor Dahle reported that the above item was related to Granite School District. He reminded those present that there had been a presentation a few months earlier about the Boundary Study and the challenges that Granite School District is facing regarding shrinking populations.

Ben Horsley shared a presentation from the Granite School District website. He simply wanted to highlight where the Granite School District is in the boundary study process. Previously, two studies had been presented. The two studies were taken out into the community and approximately 60 meetings were held to obtain feedback. In June, the Board consolidated that down to one study and

paused the other. During the summer, the Population Analysis Committee developed and reviewed dozens of potential options. Those options were intended to address concerns related to small elementary schools, ensure that there are viable and robust elementary programs in walkable neighborhoods, and make sure that all of the goals of the Board policy are met.

Several closure options had been considered. Mr. Horsley referenced the 700 East Van Winkle Study. Nine schools within the main corridor were considered for closure or boundary adjustment. He discussed small schools and the misconception that smaller schools mean smaller class sizes. This was not the case. Class size ratios did not change based on the overall school population. The more students there are, the more economies of scale there would be to provide additional support. Within the previously mentioned nine schools, there were 3,300 students. That meant the student enrollment average was 366 students. Mr. Horsley explained that 550 on average resulted in three teachers per grade level. At a minimum, the Committee wanted to bring the schools into that 550 range.

He shared information about the Facility Condition Index, which ranked the condition of the buildings on a scale of 1 to 64. The higher the number, the better condition the building was in. Spring Lane Elementary is the eighth worst elementary school in terms of the actual building. Facility condition was something that was being taken into consideration.

Enrollment data was shown. Mr. Horsley clarified that the data shown was from May and that the enrollment figures were down even further. Millcreek Elementary had 340 students last May but was currently at 312 students. The numbers continued to shrink and that was expected to continue for the next few years. Mr. Horsley overviewed the three possible options with the Council. Over 24 possibilities were reviewed but the three were the ones the Granite School District felt best met the goals. It was expected that additional adjustments would be made in future years.

Mr. Horsley overviewed the process so far. Several public meetings had been conducted and public feedback was being collected on the proposals. All of that public feedback would be collated and a recommendation would be finalized for the Board of Education. The Board would meet on November 1, 2022, and there would be a public hearing process. Members of the public could share comments on the final recommendation. The Board of Education would then make a decision. It was anticipated that the final meeting and public hearing would take place on December 6, 2022, and that the closures would take effect the following fall.

Council Member Fotheringham wondered what would happen to the buildings if properties were vacated. Mr. Horsley pointed out that public space is a valuable commodity. Depending on where the closures are, the facilities could be assessed for future program use. Some of the facilities may be torn down. He did not anticipate that the Board would dispose of those properties. There were many ways to use the properties.

Council Member Gibbons wanted to know if there would be a ground lease with restrictions related to use. This was confirmed. Mr. Horsley explained that if there was nothing to use the existing facility for, the Granite School District would approach partners in the County.

Council Member Quinn asked about the study area. Mr. Horsley shared a map that outlined the area. When the process first began, an Independent Consultant broke down the district into five areas. The study area was technically related to Area 4. Three schools had already been closed in Areas 2 and

3. He anticipated one or two more closures out there in the future. The plan was to next evaluate schools in Area 5, which was the furthest eastern portion of the boundary.

V. *Consideration of Resolution 2022-25 Granting Advice and Consent of the City Council for the Appointment of Members of the Holladay Arts Council as Established in Section 2.08010F of the Holladay City Code.*

Three of the members had already met the Council but others still needed to be introduced. He asked those individuals to share information about their backgrounds.

Ms. Attermann was excited to contribute to the community. She moved to the City of Holladay one year earlier and was looking for a way to connect with her neighbors. With an Undergraduate Degree in Theater Arts and a Masters' Degree in Arts and Cultural Leadership, she has the expertise that will benefit the Arts Council.

Ms. Posey considered it her life's duty to spread music wherever she can. She has a Doctorate in Cello Performance but also serves as the Executive Director of the Intermountain Suzuki String Institute. Additionally, she is the Principal Cellist for the Ballet West Orchestra. She was excited to bring more music to the community.

Council Member Fotheringham reported that he serves as the City Council Liaison for the Holladay Arts Council. It is a fantastic citizen organization led by City Employee, Sheryl Gillilan. This group of volunteers is one of the most effective citizen volunteer groups he had seen. Everyone makes sure that events take place and that art is added to the community. The Council thanked the Arts Council Members for their willingness to serve and volunteer their time.

Council Member Fotheringham moved to APPROVE Resolution 2022-25 – Granting Advice and Consent of the City Council for the appointment of Members of the Holladay Arts Council. Council Member Durham seconded the motion. Vote on Motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Chair Dahle-Aye. Resolution 2022-25 was approved by a unanimous vote.

VI. *Consideration of Resolution 2022-26 Authorizing the Mayor to Execute an Interlocal Cooperation Agreement Between the City of Holladay and Salt Lake County for Cost Sharing 2022-2028 UPDES Media Campaign.*

Council Member Fotheringham moved to APPROVE Resolution 2022-26 – Authorizing the Mayor to Execute an Interlocal Cooperation Agreement Between the City of Holladay and Salt Lake County for Cost Sharing 2022-2028 UPDES Media Campaign. Council Member Gibbons seconded the motion. Vote on Motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Chair Dahle-Aye. Resolution 2022-26 was approved by a unanimous vote.

VII. *Consent Agenda.*

a. *Approval of Minutes – August 11, 18, September 8, 15, 2022.*

Council Member Durham moved to approve the Consent Agenda. Council Member Quinn seconded the motion. The motion passed with the unanimous consent of the Council.

VIII. *City Manager Report.*

Ms. Chamness shared updates with the Council. She reported that the Cottonwood Heights City Manager informed her that there was a desire to change to an existing Interlocal Agreement. Three years ago, the City entered into an Agreement with Cottonwood Heights and Millcreek to provide a Sustainability Analyst position. Samantha DeSeelhorst, who previously served as the Sustainability Analyst, had been promoted to a different role. Millcreek also expressed a desire to fund its own position. Cottonwood Heights wanted to know if the City of Holladay was interested in continuing with the Interlocal Agreement. Based on the work done by Ms. DeSeelhorst to provide the City with a plan, the Sustainability Analyst function could be assumed in-house.

Council Member Durham wondered if that position could be assumed in-house with the existing staff. Ms. Chamness clarified that this could be done when the City is fully staffed. Ms. Chamness explained that Cottonwood Heights had already promoted Ms. DeSeelhorst. Mayor Dahle reported that neither Cottonwood Heights nor Millcreek was interested in moving forward with the Interlocal Agreement. He explained that the associated funds could be put toward the Planning Department. It made sense to keep the work in-house moving forward. Council Member Fotheringham agreed. A lot of the initial heavy lifting of creating the plan had already been done. Keeping the work in-house would also ensure that the City has control and input.

Ms. Chamness indicated that Unified Fire Authority (“UFA”) Emergency Planner, Brad Jewett, had previously spoken to the Council about the required training the Council needed to complete. There was an opportunity to take that training on October 22, 2022, at 12:00 p.m. Anyone interested could inform Ms. Chamness and the registration process could take place. The training would be between three and four hours. Alternatively, the training could be done in-house.

Ms. Chamness shared updates related to some Requests for Proposals (“RFP”) that had been issued. There was a tremendous response to the website solicitation. She reported that there were 20 total responses and staff would look at them over the next several weeks. Ms. Chamness hoped that there could be a new website running by the same time next year. The goal was to be under contract by the end of November 2022. There had also been five responses for the RFP related to Federal Lobbying.

IX. *Council Reports and District Issues.*

Council Member Durham reported that he met with the Tree Committee and they are planning a Tree Giveaway for the spring. They are also looking at the interplay between the Tree Voucher program and the Tree Giveaway. There had been discussions about potential fundraising opportunities to raise matching funds for the giveaway program. Council Member Durham thanked Ms. Chamness and Chief Justin Hoyal for their quick response to an issue in his district. The response was fast and the neighbors were happy.

Council Member Fotheringham reported that he and Mayor Dahle had an opportunity to participate in the Elenore Roosevelt Award Luncheon to honor State Senator, Jani Iwamoto. She was not running for reelection but had been a very good representative for the City of Holladay and the east bench. Council Member Fotheringham also informed the Council that the Rotary Club held a fundraiser at the Cottonwood Club on behalf of the Granite Education Foundation. The foundation had the desire to mitigate food insecurity among its students. There was also a desire to break down barriers to learning. It was a successful event and he was pleased that he was able to attend. Council Member

Fotheringham noted that the Holladay Arts Council made significant progress on the public art installation for the plaza. An artist and conceptual design were selected.

Council Member Quinn attended a Community Council Meeting at Morningside Elementary. The school was battling traffic issues related to drop-offs. More than half of the attendees came from outside the boundaries. The Community Council praised Chief Hoyal and the UPD Officers who assisted. In addition, the Draper Tree Committee asked the Holladay Tree Committee to speak.

Council Member Gibbons reported that he spent a few mornings that month with Wasatch Front Waste and Recycling. He serves as the Vice-Chair on the Board of Trustees and was likely to be the Chair next year. There had not been a rate increase for approximately four years. There was a proposed Budget and Fee Schedule for 2023 that would include a rate increase for garbage and recycling. The rate is currently \$17 per month. The proposal, which would be subject to public hearings, would \$19.50 per month. A few other increases were listed as well. For instance, there were increases in glass and cans. The cost increases were related to fuel, trucks, and employee wages. Mayor Dahle noted that there were inflationary pieces that affected the service.

Mayor Dahle reported that Council Member Fotheringham raised the issue of food insecurity with the Board of First Utah Bank. First Utah Bank donated \$10,000, which went directly to the Granite Education Foundation which fed 25,000 students. Mayor Dahle believed the two main issues facing the State relate to affordable housing and water. Ongoing water conservation was necessary. However, water-wise, the City ended up in the same place as one year ago. That was due to ongoing conservation efforts. Residents in the City were making strides, but a lot more needed to be done. Mayor Dahle pointed out that water use will continue to be a major challenge for the State long-term.

X. *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 Quinn seconded the motion. The motion passed unanimously.

a. *Discussion on City Hall Entrance and ADA Access.*

City Engineer, Jared Bunch shared information related to Americans with Disabilities Act (“ADA”) access at the City Hall entrance. He reported that the ADA ramp was installed prior to the current ADA standards and is not compliant. There were possible options to bring the ramp into compliance. Mr. Bunch explained that there are two main requirements that are not currently being met. The first was that there needs to be a minimum of 36 inches of clear width between the rails. The current width is 33.5 inches. There also needs to be a minimum of a 5’ x 5’ turning space wherever there is a turn. This ramp has three turns. The bottom turn is in compliance but the other two are not.

The City approached Denton House Design Studio to create some renderings, which were included in the packet. Mr. Bunch overviewed the renderings with the Council. If the ramp is widened and lengthened, it would be mostly compliant if the steps are brought out. Ms. Chamness noted that as part of the bond project, a more comprehensive build-out was anticipated, however, this type of design could be done faster. Staff was looking for direction on how to move forward.

Council Member Fotheringham was not sure that changing the roofline of the façade would be appropriate. It is a historic place in the community and he did not know if it would be best to alter

the appearance. Council Member Durham asked if there were restrictions on what could be done to the façade since it is a historic building. Ms. Chamness did not believe so.

The second option would build on some conceptual work that was done by an Architect for a Master Plan that was approved by a previous Council. The concept showed a flag pole in the center of a circle and some side walls. The handicap ramp would extend outward. Council Member Durham asked about the concept in the Master Plan. He wondered if the other options would move away from what was contemplated there. Mr. Bunch explained that the Master Plan included an ADA-compliant option but the main difference was the concrete in front of the steps.

Council Member Gibbons liked the second option more than the first. However, he wondered if it would be possible to see what an overhang would look like that matches the brickwork. He was concerned that the entire handicap ramp would be exposed to the elements. Mr. Bunch explained that currently the stairs and the ramp are uncovered. The fact that the stairs are not covered resulted in issues with the tiles. He assumed that only the front steps would be covered. The Council asked for a design that showed the ramp covered.

Mr. Bunch informed the Council that the City was looking at a grant application for the work. If awarded, the grant application could fund up to \$50,000. The cost estimate for the two options would range between \$48,000 and \$60,000. Ms. Chamness added that there was \$275,000 allocated as part of the bond dollar allocation. At the time, a more significant reconstruction of the front of the building was anticipated. Mayor Dahle believed the Council was in favor of bringing the ramp into compliance. It seemed that there was a preference for the second option presented.

The Council further discussed the two options. There was support for finishes that were non-slick. Ms. Chamness noted that if the Council was not looking at an awning, some sort of heat coil could prevent the accumulation of snow to a certain degree. Mayor Dahle thought was preferable rather than building another structure and changing the façade and roofline. This was likely a project that could commence in the spring. Mr. Bunch stated that there was a desire to repair the stairs so they were safe enough to get through the winter season.

b. Community Renewable Energy Program – Proposed Ordinance.

Council Member Quinn reported that the Community Renewable Energy Program differs from anything that has been done before. The original timelines that were laid out were pushed back and continued to be pushed back. Mr. Godfrey explained that the program requires there be an ordinance governing the conduct of the cities that opted in. That needed to be submitted to the Public Service Commission for review along with the data and the proposed rates from Rocky Mountain Power. The model ordinance was what was prepared for submission to the Public Service Commission. It was anticipated that the Commission would provide information about what the rates would look like towards the middle of next year. Council Member Quinn pointed out that there were some unknowns related to the timeline.

Mr. Godfrey explained that once the information was submitted to the Public Service Commission and a review had been conducted, the Commission would tell Rocky Mountain Power if the proposed rate was acceptable. There would then be a process to approve the rate. Once it is approved, the item would come back to the different cities. At that time, there would be concrete numbers and it would be possible to determine the costs and impact on residents. The ordinance was written in a simple

form, but there was an attachment describing how the program would be administered to residents. For instance, for the Rocky Mountain Power obligations, notices would need to be sent out, and allow residents to opt-out of the program.

Mr. Godfrey clarified that the ordinance was not ready for Council consideration. It would not be ready until the numbers were back from the Public Service Commission and Rocky Mountain Power.

The Council discussed the ability of residents to opt-out of the program. Mr. Godfrey noted that in the attachment to the ordinance, there was information about the opt-out periods. Mayor Dahle felt that transparency and education would be important. Council Member Quinn reported that there would be two mailers sent out. Those mailers would clearly state that the City decided to participate in the program. It would also list the steps that need to be taken to opt-out. After the opt-out period ends, a Termination Fee will be assessed. This was still being discussed within the Program Design Committee.

Council Member Brewer thought the mailers would be effective. Council Member Gibbons noted that it is an unusual situation when the government automatically opts everyone in unless they manually opt-out. There was nothing the City could do about that because it is part of the statutory structure of the program. It was important to share as much information with the public as possible. Council Member Quinn reported that it was discussed in the latest article she wrote for *The Holladay Journal*.

Ms. Smith informed the Council that the Communications Committee was contemplating hiring a Communications Consultant. It would be beneficial to have a strategic process in place so residents understand why the program is being considered. Council Member Quinn referenced page 6 of the ordinance and reported that programs are being considered for low-income assistance. Ms. Chamness reported that the recent survey included questions to gauge resident support for the program. The final results of the survey would be presented to the Council in about one month. Based on the preliminary numbers, it appeared that there was considerable support in the community.

- c. ***Calendar.***
 - Council Meetings – October 20, November 3 and 17, December 8.***
 - September 28 – Plein Air.***
 - October 27 – Spook Lot***
 - November 13 – Interfaith Service***
 - November 28 – Tree Lighting***

The calendar items were reviewed and discussed.

XI. *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).*

Council Member Durham moved that the City Council go into Closed Session Pursuant to Utah Code Section 52-4-204 and 205 to Discuss Personnel Issues, Potential Litigation, and Property Acquisition and Disposition. Council Member Brewer seconded the motion. Vote on Motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Chair Dahle-Aye. The motion passed with the unanimous consent of the Council.

The Council convened in a closed session at 7:48 p.m. Those in attendance in the Closed Session included Council Members Durham, Fotheringham, Quinn, Gibbons, Brewer, Gibbons and Mayor Dahle. Others present included Gina Chamness, Todd Godfrey, Stephanie Carlson, Holly Smith and Chief Justin Hoyal.

The minutes of the Closed Session were taken and are on file as a Protected Record.

Council Member Fotheringham moved to adjourn the Closed Session. Council Member Gibbons seconded the motion. The Council roll call vote was as follows: Council Members Durham, Fotheringham, Quinn, Gibbons, Brewer and Mayor Dahle in favor. The motion to go out of closed session at 8:01 p.m. passed with a unanimous vote.

XII. Adjourn.

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

The City Council Meeting adjourned at approximately 9:02 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, October 6, 2022.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: **December 8, 2022**