

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

**Thursday, June 1, 2023
6:00 p.m.
City Council Chambers
4580 South 2300 East
Holladay, Utah**

ATTENDANCE:

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

City Staff:
Gina Chamness, 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.*

Trudy Jorgensen-Price shared updates related to the Library. She reported that Summer Reading has begun and the theme is “All Together Now,” which focuses on community connection and kindness. Signups could be completed at the Library or online. Those who signed up received a \$5 fine waiver. There were also buy-one-get-one coupons for the Tracy Aviary and Parks and Recreation. There was a partnership with the Utah Food Bank and donations were being accepted through June and July. Ms. Jorgensen-Price reported that there was a Fine Reduction Period in place for the summer. This was the perfect time to bring items back.

Ms. Jorgensen-Price reported that a Blood Drive was scheduled for June 5, 2023. On June 10, 2023, there would be a class called, “Online Safety For Seniors.” The intention was to help residents avoid scams from emails and phone calls. On June 17, 2023, there was Beginning Beekeeping

IV. *Public Hearing on Proposed Budget Amendments for the Fiscal Year 2022-2023.*

Mayor Dahle opened the public hearing at 6:05 pm. There were no comments. The public hearing was closed.

V. *Public Hearing on Proposed 2023-2024 Budgets.*

Mayor Dahle reported that the City Council has been working on the Proposed 2023-2024 Budgets since early May 2023.

Mayor Dahle opened the public hearing at 6:10 pm. There were no comments. The public hearing remained open.

VI. *Public Hearing on Proposed Amendments to the Consolidated Fee Schedule.*

City Manager, Gina Chamness, reported that a \$50 deposit for park pavilions would be eliminated. That was administratively burdensome and had not resulted in pavilions being left in either better or worse condition. As a result, the proposal was to eliminate that. She noted that during the COVID-19 pandemic, special fees were assessed for cleaning but no longer required.

Mayor Dahle opened the public hearing at 6:11 pm. There were no comments. The public hearing was closed.

VII. *Consideration of Ordinance 2023-04 – Vacation of a Certain Portion of Right-of-Way (Vacation of an Unused Portion of the Landscaped Right-of-Way at the Intersection of Fairbrook Lane and Arbor Lane. The Area is Proposed to be Added to the Redescribed Property Description of the Applicant’s Abutting Lot).*

Council Member Brewer spoke to a constituent who lives nearby and stressed the importance of preserving green space where possible. However, in this case, due to the setbacks and other requirements, the Council did not see that anything would change from a practical standpoint.

Council Member Brewer moved to ADOPT Ordinance 2023-04 – Vacating a Certain Portion of Right-of-Way. Council Member Gibbons seconded the motion. Vote on Motion: Council Member Brewer-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Mayor Dahle-Aye. Ordinance 2023-04 was adopted by a unanimous vote.

VIII. *City Manager Report - Gina Chamness.*

a. *Flood Update – Jared Bunch.*

Ms. Chamness shared a snowpack update video with the City Council. She reported that there was good news as the weather has been cooperating. The 2023 snowpack was significantly higher than in past years but had been melting at a favorable rate. To the south, Big Cottonwood Canyon still has snow and the SNOTEL site at Mill D has 16 inches of snow water equivalent. At Brighton, there are slightly less than seven inches of snow water equivalent. Information about the north-facing slopes in Big Cottonwood Canyon was shared. It was collected at the lowest elevation and there was still 45 inches of snow water equivalent, which was notable. Higher up, there are 75 inches of snow water equivalent. Flow was discussed and a chart was shared.

Council Member Fotheringham wondered if there were any trouble spots that the City was still worried about. City Engineer, Jared Bunch, reported that there have been flows of up to 600 Cubic Feet per Second (“CFS”), and the creek channel bed had been able to accommodate those flows. Salt Lake County has done an excellent job clearing debris clogs and grates. There was no concern currently that there would be structure floods. There had been some groundwater issues west of Highland Circle but for the most part, things seemed to be looking good overall. Council Member Brewer asked what the numbers were in 2011. Mr. Bunch believed the flow rates were similar to that time. The issue back then related to the debris clogs, which created a lot of issues. Ms. Chamness reported that Salt Lake County Public Works diverted some of the crews that would normally work on Public Works projects to assist with flood control efforts. In terms of the overall contract cost,

she believed that would save the City \$100,000 to \$200,000 because Flood Control is a County General Fund expense rather than a Municipal Services expense.

It was noted that there would be a potential visit from Senator Mitt Romney's staff in July or August.

IX. Council Reports & District Issues.

Council Member Gibbons thanked Mr. Bunch for all of the work done. Not only had he been monitoring Big Cottonwood Creek, but he had also handled several other issues.

Council Member Quinn had the opportunity to attend the Evergreen and Churchill Junior High Schools recently to present the City of Holladay Excellence Awards to students. She appreciated that the City took into account more than grades. It is about everything the students do and accomplish. She enjoyed handing out the awards and was glad the City assisted others.

Council Member Fotheringham reported that the Rotary Club recently held its Annual Membership Meeting. He also received constituent emails about summer speeding issues. Chief Hoyal reported that with the warmer weather, it is common to receive additional complaints about speeding. Traffic Officers have been out addressing those complaints. Speed trailers have been placed in different locations and regular enforcement was taking place throughout the City. Council Member Brewer asked if a speed trailer had been placed on Murray Holladay Road. This was confirmed. Chair Hoyal reported that there had been complaints about that particular area. Mayor Dahle noted that Chief Hoyal would write an article for the next *Holladay Journal* about scooters and golf carts.

Council Member Brewer expressed appreciation to Mr. Bunch. He stated that there were a lot of risks this year because of the amount of snow that was received. The City was extremely fortunate that the melting conditions had been favorable. He was grateful for all of the efforts made to keep the City safe. Council Member Brewer reported that he attended the Olympus Junior High School awards ceremony. He also attended Fire School recently and it was a fantastic experience. He stated that it was eye-opening and he learned a lot. Mayor Dahle noted that the City of Holladay is lucky to be part of the Unified Fire Authority ("UFA"). He believed the City was served by the best firefighters in the State.

Mayor Dahle reported that the Holladay Memorial Cemetery hosted a Memorial Day event that was well attended. Mayor Dahle reported that he also attended the opening of the Teen Center at Cottonwood High School. He referenced the Food Pantry, which serves 120 students at the school. There was a team that works with the Legislature to receive additional funding for various Teen Centers. In this case, it would be an expansion of the Food Pantry, where there would be washing machines and showers. This would make it possible to address the needs of high school students that were underserved. The services would ensure that all students are safe and have the necessary resources available to them.

X. Recess to RDA Meeting.

Council Member Fotheringham moved to recess the City Council Meeting and reconvene in an RDA Meeting. Council Member Brewer seconded the motion. The motion passed with the unanimous consent of the Council and the Council Meeting recessed at 6:33 pm.

XI. Reconvene City Council in a Work Meeting.

The Council reconvened in a Work Meeting in the Mt. Olympus Room at 6:41 pm

a. Continued Discussion on 2023-24 – Tentative Budget.

i. Unified Police Department – Chief Hoyal.

Chief Hoyal shared the UPD Holladay Precinct 2023-2024 Budget Overview document with the Council. He explained that it is a Tentative Budget and that UPD Board has not adopted a final budget, but that would be done shortly. The UPD Board requested that there not be more than a 4% overall increase. The proposed budget will reflect a 3% Cost of Living Adjustment (“COLA”) for all employees, a 3% market adjustment for officers, and a 1% market adjustment for all other sworn members. There was an increase in salaries for crossing guards from \$16.28 to \$21.00, which made it even with other agencies.

As for budget decreases, a three-year analysis of wages and benefits had been done. Chief Hoyal reported that the study showed precincts could reduce their costs in the following areas:

- The Holladay Precinct historically budgets at 100% due to the fact that there are more senior officers but it would now be budgeted at 98% instead;
- Other UPD Precincts historically budgeted at 98% but those would drop to 96%;
- The benefits were examined and the average was reduced from 63% to 56% for sworn members and reduced from 55% to 50% for civilian employees; and
- The City of Holladay shared services formula decreased by -0.8%.

The Precinct Operational Cost Requests slide was reviewed. Chief Hoyal reported that an additional \$18,100 was requested in operational costs for the Holladay Precinct. A lot of that was related to computer components as well as furniture, fixtures, and equipment. Council Member Gibbons wondered how the adjustments listed would position them compared to other Police Departments. He wanted to make sure the UPD was in a strong position moving forward. Chief Hoyal explained that the UPD Board wants to stay within the top three in terms of wages and that they have been closely monitoring that. A lot of agencies were not sharing their numbers but from the information that had been gathered, it was believed that the proposed budget was appropriate.

Council Member Fotheringham pointed out that a lot of the budget discussions are related to wages and annual operating costs. There was not a lot listed about vehicles and maintenance and wondered what the rationale for that was. Chief Hoyal reported that over the last few years, there had been a lot of cuts to expenses like radios, computers, and other technologies. There would need to be some amount of catch-up to address those needs. However, those cuts had been very strategic. When it comes to vehicles, which were a significant portion of the budget, UPD has a vehicle replacement model in place.

Council Member Brewer wondered if UPD rotates the officers. Chief Hoyal explained that officers might transfer for a variety of reasons. He tried to balance things out with newer recruits that come in versus more senior officers. Transfer requests considered those factors to make sure there was an even and healthy balance. Council Member Fotheringham supported the recent wage increases and acknowledged the need for training to address more complicated services. Chief Hoyal reported that for the last few years, the Legislature has mandated a certain number of hours that need to be dedicated to training for mental health situations, de-escalation, and arrest control techniques. There would continue to be training hours committed to making sure that everyone has the necessary information.

Chief Hoyal reported that the orientation numbers are strong, but the recruitment numbers were down overall. That being said, it was still possible to fill all of the UPD vacancies.

The Fiscal Year 2023 Estimated Fund Balance information was shared. After reviewing the numbers, it was discovered that there was a shortfall in the General UPD Fund Balance. By State Law, it is required that 5% be maintained in the Fund Balance and the UPD has fallen below that level. There were discussions to determine how to increase that to the necessary amount. It was requested that each of the partners either address the shortfall with a payment or it could be taken out of the individual precinct Fund Balance instead. The City of Holladay opted to take half of the amount in the current budget year, which was \$154,000. The same amount would be taken in 2024. Chief Hoyal shared what the other UPD partners need to pay for their share.

There was a discussion regarding the shortfall and the Holladay Fund Balance. Mayor Dahle reported that a few years ago, the City of Holladay began to break out the Precinct Fund Balance. He noted that Chief Hoyal did a good job of watching and managing the funds. Council Member Brewer believed the money that was needed to address the shortfall would be split among the partners.

Chief Hoyal reviewed a breakdown of the shared services formula. He reiterated that the shared services are shared between all of the partners. The population and case numbers were reviewed as well as the tax value. Ultimately, 8.54% of the shared service's overall costs were associated with the City of Holladay. That represented a decrease of 0.8%, which was due to reduced caseloads. .

Ms. Chamness explained that the number reflected in the budget document was higher than what Chief Hoyal was discussing currently. Part of that was the difference between 100% and 98%. It meant that there would be some additional General Fund dollars to consider. Mayor Dahle pointed out that the information showed the precinct charges as -0.28% but the actual amount would be 5% or 6% above what was paid last year. This related to the different Fund Balance amount that was being used. There was additional discussion regarding the overall costs for UPD.

Council Member Brewer asked about the School Resource Officers and wanted to know if all junior high and high schools have them. Chief Hoyal reported that there is one at Olympus High School, one at Olympus Junior High School, and one at Bonneville Junior High School. The school district paid \$45,000 per School Resource Officer. During the summer months when school is not in session, the School Resource Officers work on special projects. Mayor Dahle noted that the amount being paid by the school district was below what other school districts pay to offset the associated costs.

The Council discussed the future of the shared services. The hope was that all of the partner cities will stay together. Mayor Dahle reported that there are core entities that want to stay with the shared services model. It was possible to retain better quality officers based on the model. A lot of people like to work within the UPD model because they enjoy the culture and opportunities for internal movement. It was also possible to be exposed to different areas of police-related work that it might not be possible to experience otherwise. Council Member Fotheringham explained was most concerned about the shared services assets. Chief Hoyal shared information about the UPD structure. There is a Sheriff who is the Chief Executive Officer ("CEO"), the Undersheriff, and different bureaus. Each bureau has a different Chief. Recently, the UPD Board made a decision to remove the person in that position and reorganize. Chief Wayne Dial would temporarily oversee the day-to-day operations of UPD while the reorganization process took place. A small subcommittee was created

to discuss organizational matters. Mayor Dahle noted that it is a complicated process and suggested that the City Council discuss the issue in more detail at an August 2023 City Council Meeting. There are a lot of moving pieces, but ultimately, there is a desire from the existing members to maintain the shared services model. It was a matter of determining what that would look like as things continued to move ahead.

ii. Unified Fire Authority – Captain Brown.

Unified Fire Authority (“UFA”) Captain Dan Brown presented the UFA Proposed Budget 2023-2024 to the City Council. He reviewed the Key 2023/2024 Budget Impacts. Chief Brown discussed some of the increases, such as the Market Adjustments for Sworn and Civilian. He reported that there was a desire to keep UFA within the top three, so market adjustments and COLA were implemented. There was a 3% COLA for all employees and an additional 1% COLA for all civilian employees to make progress on the goal to remain within the top third. Mayor Dahle clarified that those goals were aspirational in nature. UFA does not necessarily need to be in the top three but there was a desire to be in a good position and address that slowly over time. For the firefighters, the target was to try to stay in the top three and the top third for civilian employees.

Minimum Staffing Overtime is accounted for increased sick time usage, which was listed as \$300,000. On a national level, the trend was that more sick leave is occurring overall. Wildland Participation, Payroll, and Staffing Software, Investigator in Special Enforcement, Data Analyst in Information Technology Position, Staff Captain in Information Outreach, Heavy Rescue Specialists in Operations, Dispatch Member Free Increase (VECC and Utah Valley), Policy Software, and Pre-Employment Psych Evaluations line items were also reviewed.

Chief Brown noted that Holladay has service from four Fire Stations. He reported that UFA conducted a three-year average on calls. The chart was overviewed with the Council, which showed that Station 104 changed by -0.72%. Council Member Fotheringham asked why the City did not receive service from Station 106. Chief Brown shared a map with the Council and explained that it came down to who was closest. The red lines on the map identified the first responder based on the area of the call. Chief Brown reviewed the other Fire Stations that service the City of Holladay, including 110, 112, and 116.

The UFA Member Fee – Fiscal Year 2023/2024 information was reviewed. He also reviewed the costs for Engines/Trucks, Service Delivery, and Support as well as the Capital Fund Transfer amount. Discussions were had about the difference between the UFA and UFSA. Ms. Chamness explained that a lot of the difference had to do with the control the Council had versus with a service area.

Chief Brown reviewed the different shared services with the Council. This included Operations, Special Operations, Camp Williams, Fire Prevention, Fire Training, EMS, Special Enforcement, USAR, Wildland, Emergency Management, Administration, Finance, Information Outreach, Human Resources, Logistics, Information Technology, and the Capital Fund. Chief Brown presented the UFA Capital Replacement Plan. He reported that he is often asked what the cost of a fire engine is. He reported that it is \$942,000 for a Type 1 Engine. A Type 1/3 Engine costs \$615,000. He explained that the Type 1/3 Engine is similar to a hybrid Wildland/Fire Engine. It specializes in wildland needs but has enough capability to address a regular house fire. The Type 6 Engine is a brush truck and costs \$212,000. Chief Brown pointed out that the chart included projected price increases for the different apparatus items. The equipment items were reviewed, which included Self-Contained

Breathing Apparatus (“SCBA”), Cylinders, and Face Pieces. There were also Breathing Air Compressors, Medical Cardiopulmonary Resuscitation (“CPR”) Devices, Stretchers, and other equipment items. He reported that there are six-year financing items shown on the chart as well, which had items with six-year lifespans.

iii. Stormwater – Jared Bunch, City Engineer.

Mr. Bunch shared information about the Stormwater Fund. He reported that there was a lot of engineering work taking place and those expenses are relatively small compared to the actual construction of the various projects. Engineering would continue to be done on a number of projects throughout the year. Next summer, there will be a lot of different stormwater work. He wanted to review some of the main stormwater projects including Cottonwood Lane, the section that ran down into Big Cottonwood Creek, and Casto Lane. The work would separate irrigation water from stormwater, prevent City Staff from needing to enter inaccessible areas and mitigate flooding risks. There were a lot of corrugated metal pipe projects and the intention was to rehabilitate those before it is too late. He clarified that rehabilitation typically involves a lining project with fiberglass plastic liner adhered to the wall. This reduces the capacity by approximately 2% to 5% but was worthwhile.

Council Member Brewer asked about the size of the metal pipes. Mr. Bunch reported that there were varying sizes of metal pipes in use that vary from eight to 36 inches or even 42 inches. He referenced Canyon Cove and stated that four of those pipes have collapsed in the past. The City believed that collapses were possible due to corrosion and other issues. That was the reason there was a desire to rehabilitate some of the metal pipes. Mr. Bunch informed the Council that there would be a few spot repairs as well where the pipes need to be cut out and replaced. There was one spot for sure that needed to be done but he needed to look into other areas as well.

Another significant project was around Moor Dale Lane. That project was expected to be out to bid in the summer. Mr. Bunch reported that there are also smaller projects related to stormwater maintenance and putting in curb, gutter, and sidewalk in certain areas. Bridge projects are listed in the Bond Fund. He informed the Council that there are more than 50 different bridges in the City and that the bridges are the responsibility of the City. The bridge on 5600 South will eventually be replaced, which was on the Salt Lake City Canal. That was a project the City received grant money for approximately five years ago and was currently under design and construction was expected to occur fairly soon.

Mr. Bunch reported that there is a large bridge crossing the canal on Murray Holladay Road that is right past the Fire Station that requires extensive rehabilitation. There was money in the budget to address some of the necessary bridge work. He explained that 40 of the bridges in the City do not exceed 20 feet in width. There was discussion regarding the Highland Drive work. Mr. Bunch explained that there was a desire to replace the deck and rebuild. He clarified that it would not be raised, but at minimum, it would be taken down to the deck and the deck replaced. Staff had been doing minor maintenance on all of the bridges in the City. There was some work that could be done to extend the life of the bridges but at certain points, more extensive work becomes necessary.

The Storm Drain Project list was reviewed by the Council. Mayor Dahle noted that raising the Stormwater Fee made it possible to actually address some of the stormwater needs in the City. Mr. Bunch explained that it took a lot of time to move through the design phases. He hoped all of the bond money would be spent before the time for the bond passes. Ms. Chamness reported that the

City has a three-year window for the bond money and the City was currently one year in. Ms. Chamness clarified that a trustee holds the funds on behalf of the City. The City funds pay those bills and the City is reimbursed from the trustee. The Council further discussed the bond.

iv. Capital Projects – Jared Bunch, City Engineer.

Mr. Bunch discussed Capital Projects with the Council. He explained that a lot of the items in the Capital Projects budget are fairly similar to the previous year. The plan was to put a \$180,000 placeholder into the budget for City Hall. Ms. Chamness explained that money was also set aside for other projects such as carpet and paint, Americans with Disabilities Act (“ADA”) ramps, and the parking lot. The Council discussed xeriscaping the front of City Hall and the possibility of a demonstration garden that includes different kinds of turf and shrubbery. Mr. Bunch explained that those types of conversations had been very high level so far and no decisions had been made. Council Member Brewer wanted to be good stewards but he did not want to see absolutely everything xeriscaped. There are places where it would work well but others where he felt greenery was necessary. Council Member Gibbons pointed out that the xeriscaping could be a future City goal. He noted that a Resolution was passed previously about 100% renewable energy for City Hall. He wondered if there was a deadline on that. Ms. Chamness did not believe there was a deadline in place. Council Member Gibbons stated that there was an aspirational list of items that should be discussed further by the Council. In his mind, the ADA ramp was the most important part of the budget. He did not think it made sense to plan for the xeriscaping work at the current time but moving forward, he felt there should be a focus on renewable energy and choosing appropriate areas to have xeriscaping.

Council Member Brewer liked the idea of a xeriscaping demonstration, where residents and others could view different options to reduce water use. Council Member Gibbons stated that he liked the budget as it was, but moving forward, he reiterated that there were some goals that needed to be focused on. Mayor Dahle expressed his support for the budget. There were things that needed to be done to City Hall to make sure it remained safe, effective, and comfortable. It was important to create a positive environment. Some investments needed to be made into the building to achieve that. There was some money in the budget to start on that work. He was fairly confident that the City would have the opportunity to take over Spring Lane Elementary School to protect that open space for the community. That would come at a cost and there would also be ongoing maintenance. He informed the Council that it takes a lot of labor to maintain parks and open spaces properly.

Council Member Fotheringham asked what the options were for Spring Lane Elementary. Mayor Dahle explained that the school district could enter into an agreement with the City or determine whether there is an alternate use for the facility. Council Member Fotheringham wondered what the obligation was for the school district to maintain the property. Mayor Dahle explained that the school district needs to maintain it but the City would likely want to add amenities that served the citizens. Ms. Chamness did not believe the school district had an obligation to maintain it as public open space but offered to confirm that.

Mayor Dahle reported that he heard from a number of residents about the plaza. Residents love the plaza in general but felt there was an opportunity there to do more. He hoped there could be discussions about that in the future. Mayor Dahle also wanted to explore the possibility of lighting the trees in the plaza around the holidays. He knew it was a significant undertaking but it would add to the atmosphere. The annual tree lighting was discussed as well as the changes that would occur as

a result of the art piece installation. Ms. Chamness explained that there were a few ideas that had been considered, including plaza lighting. Alternatively, there could be something in the rear of City Hall. Council Member Gibbons loved the idea of lighting the plaza and doing something there. There were additional discussions about lighting and what could be done. Council Member Gibbons reiterated his support for lighting the plaza as he felt it would be the first step toward something more. Other Council Members expressed support for the idea. .

b. Calendar.

i. Council Meetings – June 8 and 15, July 13, August 3 and 17.

The calendar items were reviewed and discussed.

XII. Closed Session Pursuant to Utah Code Section 52-4-204 & 205 to Discuss the Physical or Mental Health or Professional Competence of an Individual, Potential Litigation, Property Acquisition and Disposition.

Council Member Fotheringham moved to go into CLOSED SESSION Pursuant to Utah Code Section 52-4-204 & 205 to Discuss the Physical or Mental Health or Professional Competence of an Individual, Potential Litigation, Property Acquisition and Disposition. Council Member Gibbons seconded the motion. Vote on Motion: Council Member Brewer-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Mayor Dahle-Aye. The motion passed with the unanimous consent of the Council.

The Council convened in a closed session at 8:50 p.m. Those in attendance in the Closed Session included Council Members Fotheringham, Quinn, Gibbons, Brewer, and Mayor Dahle. Others present included Gina Chamness, Todd Godfrey, and Stephanie Carlson.

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

Council Member Quinn moved to adjourn the Closed Session. Council Member Fotheringham seconded the motion. The Council roll call vote was as follows: Council Members Fotheringham, Quinn, Gibbons, Brewer and Mayor Dahle in favor. The motion to go out of closed session at 9:25 p.m. passed with a unanimous vote.

XIII. Adjourn.

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

The City Council Meeting adjourned at approximately 9:28 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, June 1, 2023.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: July 13, 2023