

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

Thursday, September 21, 2023

6:00 p.m.

City Council Chambers

4580 South 2300 East

Holladay, Utah

ATTENDANCE:

Mayor Rob Dahle
Paul Fotheringham
Dan Gibbons
Matt Durham
Drew Quinn

City Staff:
Gina Chamness, City Manager
Todd Godfrey, City Attorney
Jared Bunch, Public Services Director
Jonathan Teerlink, Community Dev. Director

I. *Welcome* – Mayor Dahle.

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

II. *Pledge of Allegiance.*

The Pledge of Allegiance was led by Steve Gunn.

III. *2023 Helping Hands Awards Presentation.*

Mayor Dahle reported that several years ago, the City of Holladay started the Helping Hands of Holladay Awards. There are a lot of wonderful people in the community who contribute and serve. Once each year, residents nominate others for the award. Typically, there are two or three awardees, but this year, there were nine. Information would be shared about the different awardees.

Mayor Dahle welcomed those present to the 2023 Helping Hands of Holladay Awards presentation. The Helping Hands program aims to recognize individuals or groups who are actively helping make the City of Holladay great through acts of volunteerism and service. He was pleased to have so many special guests present as exceptional individuals are honored for their efforts.

- *Natalie Bradley* was the first recipient of the Helping Hands Award. She was nominated by the Executive Director of the Arts Council, Sheryl Gillilan. Ms. Bradley has been an enthusiastic Holladay Arts Council Member since 2018 and was finishing a two-year term as Chair. She created the Children’s Theater program in 2019. The second recipient was *Ginger Gunn*, who had also been nominated by Ms. Gillilan. She has been a member of the Holladay Arts Council since 2017 and finished her second term as Vice-Chair. She created the Holladay Reflections in Dance concert.
- *Sheryl Gillilan* was nominated by Council Member Fotheringham. There was sadness that Ms. Gillilan would be leaving next month but a lot of gratitude for the work she has done. She has served as the Executive Director of the Holladay Arts Council since 2017. Her exceptional leadership and organizational skills have elevated the arts in the City of Holladay.

All forms of creative expression have blossomed in the community thanks to her hard work and dedication over the years.

- *Lyman Losee* was nominated by Sandy Meadows. He served on the Holladay Historical Commission and was a local Sons of Utah Pioneers member. Mr. Losee contributed to the collection and digitization of local history and co-led the sale of a book on the history of the City of Holladay to raise funds for a forthcoming community exhibit experience. Mayor Dahle shared information about the Historical Commission's work. There would be monuments placed in the Cottonwoods area. There are three locations that the Historical Commission was looking into as part of that effort. Additionally, a \$600,000 award was received through the Tourism, Recreation, Cultural, and Convention (“TRCC”) with a \$250,000 match that would be put together on a volunteer basis and through coordination with the City Council. That money would be used to create a historical walk behind City Hall. There would also be historical displays inside City Hall and various kiosks around the City to reference significant historical events.
- *Barbara Thornton* was nominated by Andrea Winn, who is the Principal at Crestview Elementary School. Ms. Thornton is the Parent Teacher Association (“PTA”) President for Olympus Junior High School and has also been active on the Crestview Elementary PTA Board. Her kindness, dedication, and willingness to inspire those around her impact teachers, students, and the community.
- *Kate Kaufman* was the next awardee and was identified as the Friend to Friend Student President. She created a new website for the organization, led 100 Friend to Friend student volunteers on various projects, and continued to broaden her ability to impact the community as a freshman at Harvard University. The award would be accepted by Megyn Vilchinsky on behalf of Ms. Kaufman.
- *Lauren Anderson* was nominated by Julia Whitehead and is currently serving as the PTA President of Crestview Elementary School and will continue in the role in 2024. She had led many initiatives, such as a fundraiser to provide gift cards to low-income families and grants for teacher supplies. She often assisted in raising funds.
- *Wendy Frank* was nominated by Council Member Matt Durham. Ms. Frank serves on the Tree Committee and spearheaded the Earth Day and Arbor Day celebrations, partnering with local schools, engaging students with creative writing contests, and bringing new tree plantings to the community.
- *Salt Lake County Flood Control* was nominated by the entire Holladay City Council. Several representatives were present. Mayor Dahle reported that Salt Lake County Flood Control goes above and beyond to ensure that the community is educated, prepared, and responsive to potential flood conditions. The City was especially grateful for their creative and efficient use of the Public Works team members to address issues in Big Cottonwood Creek and keep grates free from debris. A lot of work was done before the snow came down to make sure the channels were clear. Some teams assisted with bagging. There was a lot of gratitude expressed for the work done.

Some of the award recipients and representatives shared comments with the Council. Carolyn Giffin was accepting the Helping Hands of Holladay Award on behalf of Ms. Frank. She stated that Ms. Frank is dedicated, enthusiastic, and contentious. Ms. Giffin read a statement written by Ms. Frank, which noted that it had been a joy and privilege to serve on the Holladay Tree Committee. She thanked others for their support and encouragement, which included members of the Holladay Tree Committee, the City Council, and City Staff. She liked knowing that the efforts of the Holladay Tree Committee would encourage the community and young residents to appreciate the benefits of trees. Ms. Frank praised Council Member Durham for his work as a liaison to the City Council. Council Member Durham not only attended the monthly Tree Committee Meetings but also believed in the work.

Ms. Gunn reported that the Arts Council has become an important part of her life. It has been wonderful to work alongside people who are passionate about art and creativity. She noted that it would be very difficult to replace Ms. Gillilan because she has been the heart and soul of the Council.

Ms. Thorton thanked the City Council for the award. She recognized the hundreds of volunteers she has worked with on the PTA and the thousands of hours that they had donated in service to the community. The PTA is the largest and oldest child advocacy group in the nation and a lot has been accomplished as a result of that work. She praised teachers and educators.

Ms. Gillilan thanked the City for the award. It had been her privilege to lead the Arts Council for the last six years. She had found the City of Holladay to be exceptionally receptive to arts and art-related programs. She was passionate about art as she believed it had the power to heal and create a sense of unity. The people she has met through the Arts Council and the stories she has heard were extremely moving. Ms. Gillilan took a moment to recognize all of the volunteers who made the events possible. She reported that the public art sculpture was being installed at the plaza. There would be a celebration on October 7, 2023, where there would be live music and a ribbon-cutting ceremony.

Mr. Losee was glad he decided to participate in the Historical Commission. He has worked in the aerospace industry throughout his career but had an interest in history and art. Mr. Losee was impressed by everyone he has worked with on the Historical Commission. He praised the leadership in the City of Holladay and explained that it was an honor to receive the award.

Kade Moncur introduced himself as the Division Director of Salt Lake County Flood Control. Also present from Salt Lake County Flood Control was Bob Thompson. Mr. Moncur thanked Mayor Dahle and the City of Holladay for their cooperation with Salt Lake County Flood Control. Flood control was often something that happened in the background, so it was wonderful to be recognized.

Mayor Dahle reiterated his congratulations to all of the Helping Hands of Holladay Award recipients. Individuals, like the award recipients, make the world a better place. The City of Holladay is fortunate to have such dedicated people living in the community. He thanked everyone who attended the ceremony and praised everyone in the City who has a desire to help others and be a benefit to all.

IV. Public Comments.

Matthew Tracy - 3030 East Middleton Way and stated that he is a District 4 resident running for City Council. He had an issue he wanted to bring before the Council, which he believed involved public safety. Every Friday, he walks to the Olympus Hills gas station with his children. Since he is running

for City Council, he has been speaking to residents in the area. There is a sidewalk that runs in front of the business that goes directly into a concrete wall and ends. There is no sidewalk for the entirety of the distance between the Olympus Hills gas station and the park. Every other major thoroughfare in the district has sidewalks on both sides. It is a busy road with a bus stop and a small concentration of businesses. He spoke to the other business owners in the area and the same concern was expressed. There was interest in a sidewalk in the area.

Mr. Tracy looked into whether anything could be done to address the sidewalk issue. UDOT allowed cities, like Holladay, to put sidewalks in their easements when appropriate. Tracy reported that the section of the road has not been touched since 1958. There is an 80-foot UDOT easement. However, the City has space and the legal right to add a sidewalk there. He believed there was a clear need for the sidewalk and felt there were opportunities. Mayor Dahle asked that the information be forwarded to City Staff for review and consideration.

V. *Public Hearing on Proposed Rezone for Property Located at 4930 South Westmoor Road from P (“Public”) to R-1-10 (“Residential Single-Family”).*

Community Development Director, Jonathan Teerlink, explained that the Planning Commission reviewed the item the day before. The reason the City Council would discuss the matter so shortly after had to do with some delays that had occurred as the result of the noticing process. The Planning Commission recommended approval with a 6-0 vote to rezone from P to R-1-10. He noted that R-1-10 is the surrounding zone in the neighborhood. There were a few public comments shared at a Planning Commission level and there had been a discussion about some of the appropriate uses. The Commission unanimously felt that matching the zone to the neighborhood made the most sense.

The applicant, Benjamin Wheat, introduced himself and stated that the church is under contract and they have been working with the City on a rezone. If the rezone is successful and the property is rezoned R-1-10, there will be a subdivision application presented to the City in the future. The R-1-10 Zone was requested because that was what the surrounding neighborhood was zoned.

Mayor Dahle opened the public hearing.

Linda Waters - 4850 South Kings Row Drive. She received a postcard about the rezone because she lives within 500 feet of the subject property. However, she had not received an invitation to a Neighborhood Meeting to discuss the proposed rezone. Ms. Waters was grateful that there would not be a multi-family proposal because there was already a higher-density area close to the applicant's property. There are nine different condominium and apartment units nearby. Ms. Waters requested that there be a long-term approach to open space in the community. She hoped that the subject property would remain public rather than it be turned into something residential. There is a lot of history in the area as the church was built back in the 1960s. She was not convinced that adding more homes and density to the City of Holladay was the best long-term option.

David Moore - 4875 S 1710 E. He commented that if the intention was to produce more places for people to live, the proposed rezone would make sense. If the intention was to provide property for the enjoyment of the people who already live in the surrounding area, the rezone does not necessarily make sense. Mr. Moore explained that his family moved to Holladay because of the trees and the creek but there is a lot of density and that density continues to increase. He asked that the City

consider the value of open space. When there are opportunities, it would be ideal to consider possible preservation.

Jeff McComas - 1748 Fieldcrest Lane. He referenced the nearby areas that provide open space. He believed the rezone and the residential lots would benefit the neighborhood and fit well with what is already there. The development would allow new families to live in the area. Mr. McComas expressed his support for the proposed rezone from the P Zone to the R-1-10 Zone.

There were no further comments. The public hearing was closed.

VI. *Consideration of Ordinance 2023-11 - Amending Title 15.28.060 and Title 17.16.130, 17.29.040 Relating to the Removal of Bonds for Private Improvements Not Essential for Public Safety.*

Mr. Teerlink explained that the amendments relate to bonding in other Code sections. The amendments would conform other sections of the City Code to what had been discussed previously.

Council Member Fotheringham moved to ADOPT Ordinance 2023-11 – Amending Title 15.28.060 and Title 17.16.130, 17.29.040, Relating to the Removal of Bonds for Private Improvements Not Essential for Public Safety. Council Member Durham seconded the motion. Vote on Motion: Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Mayor Dahle-Aye. Ordinance 2023-11 was adopted by a unanimous vote.

VII. *Consideration of Resolution 2023-26 - Granting Advice and Consent of the City Council for the Appointment of Members to the Holladay Arts Council as Established in Section 2.080-10F of the Holladay City Code.*

Mayor Dahle noted that the issue was discussed at a previous Work Session and included the appointments of Richard Engar, Kimberly England, Linda Etherington, and Joy Hartmann. Council Member Fotheringham expressed his gratitude for those willing to serve on the Arts Council.

Council Member Fotheringham moved to APPROVE Resolution 2023-26 – Granting Advice and Consent of the City Council for the Appointment of Members to the Holladay Arts Council, as Established in Section 2.080-10F, of the Holladay City Code. Council Member Quinn seconded the motion. Vote on Motion: Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Mayor Dahle-Aye. Resolution 2023-26 was approved by a unanimous vote.

VIII. *Consideration of Resolution 2023-27 - Cancelling the 2023 Municipal Elections for City Council Members in Districts 2 and 5.*

Mayor Dahle explained that the Resolution would cancel the elections in Districts 2 and 5 since there is only one candidate there. Legislation was passed giving Councils the authority to cancel elections when there is only one candidate. He explained that the Resolution before the Council would address that.

Council Member Gibbons moved to APPROVE Resolution 2023-27 – Cancelling the 2023 Municipal Elections for City Council Members in District 2 and District 5. Council Member Fotheringham seconded the motion. Vote on Motion: Council Member Durham-Aye; Council Member

Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Mayor Dahle-Aye. Resolution 2023-27 was approved by a unanimous vote.

IX. Consent Agenda.

a. Approval of Minutes – August 17, 2023.

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

X. City Manager Report – Gina Chamness.

There were no updates to share with the Council.

XI. Council Reports and District Issues.

Council Member Durham shared information about the Happy Healthy Holladay Coalition. A meeting was held earlier in the week. Some interesting data from the Granite School District was shared that related to some of the public health markers in the public schools in the City. That data would be reviewed further to develop initiatives for the Happy Healthy Holladay Coalition. The other development was that Intern, Megan Bartley, would assist with the development of a Strategic Plan for the Happy Healthy Holladay Coalition moving forward.

Council Member Fotheringham reported that the public art installation would take place in the plaza on September 25, 2023. On October 7, 2023, there will be an official ribbon-cutting ceremony. A lot was happening on the Arts Council and he was excited for the public art installation.

Council Member Quinn discussed the Community Renewable Energy Agency. She thought the Utility Agreement would have been ready to bring to the City Council but Rocky Mountain Power still needed to return the agreement. She hoped there would not be too many changes made. Council Member Quinn reported that she saw a sign in a store window about raising money to light the Skate Park. There was a QR code that could be scanned to assist with raising the money needed.

Council Member Gibbons reported that he had discussions with Ms. Chamness and City Attorney, Todd Godfrey. There had been correspondence with residents in Canyon Cove about dump trucks traversing Gun Club Road. That was of concern to the residents there. Council Member Gibbons noted that things can be done in terms of traffic mitigation such as speed bumps, but he wondered if the City could do something similar to what had been done in the past with the Cottonwood Mall property. In that instance, a strip of land on the west side of a residential street was vacated to prevent legal access to the public street from the mall property on the east residential side. He asked Mr. Godfrey to conduct research and determine if that was an option that could be explored further. It would be beneficial for there to be some level of control about the access that would and would not be allowed in that area.

Mayor Dahle reported that Ms. Chamness and Assistant City Manager, Holly Smith, presented to the TRCC Board about the application for Skate Park lighting and the replacement of the fiberglass pillars. That process was moving forward and he thought the presentation went well. He hoped the award would be received. With private donations, he was optimistic it would be possible to proceed.

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

Council Member Fotheringham moved to RECESS the Holladay City Council Meeting and RECONVENE in a Work Meeting. Council Member Quinn seconded the motion. The motion passed with the unanimous consent of the Council.

a. *Discussion on Village Center Decorations – Gina and Crystal.*

Ms. Chamness reported that the traditional Tree Lighting Celebration takes place the Monday after Thanksgiving. While the installation of public art would be a fantastic addition to the plaza, it would force there to be changes to the Tree Lighting Ceremony. Staff identified a few options. The first was to have a Tree Lighting and hold the same type of event with a commercial artificial tree in the lawn area of the plaza. That type of tree would cost \$1,000 to \$2,000. It was believed all of the expenses could be covered by the current budget allocation. The second option was to do a Tree Lighting in the Plaza but hold events in the gazebo behind City Hall. With both options, the hope was that it would be possible to engage the business community to participate and potentially offset some of the associated costs.

Council Member Quinn asked if it would be possible to store the artificial tree and reuse it each year. Ms. Chamness explained that the intention was to store and reuse the tree. Council Member Fotheringham thought it made sense to keep the event in one location. Council Member Durham agreed that it made sense to keep it in the Village. That being said, there was a lot proposed. With the art piece and the artificial tree, he was not sure how much more would be needed. Ms. Chamness noted that the proposal could be simplified to start and additions could be made in future years if that was desired by the Council. Mayor Dahle asked if it would be possible for the artificial tree to be located more in the center of the plaza. Ms. Chamness explained that there would be some difficulty with that due to the size of the tree, it would need to be anchored through the pavers. The direction from the Council previously was not to drill into those pavers.

Mayor Dahle wondered if there were funds to light the streets. Ms. Chamness reported that money was included in the budget for that purpose. Those would be separate from the costs associated with the tree and village center decorations. Mayor Dahle was not opposed to the idea of an artificial tree but was curious about how that would look with the new art piece. Ms. Chamness suggested that a mockup be created once the public art was in place. From there, a decision could be made about the exact location of the tree, though anchoring it to the pavers could be a challenge.

Based on Council Member feedback, Ms. Chamness believed there was a desire to hold the event in the plaza. It also seemed there was support for a commercial artificial tree. In terms of the actual placement of the tree, that would be discussed further once the public art was in place.

b. *Discussion on Previous Public Hearing.*

There was discussion about the previous Public Hearing that related to the proposed rezone from the P Zone to the R-1-10 Zone. Council Member Fotheringham was generally supportive of the rezone but was sympathetic to the concerns that had been expressed during the hearing. He made one clarification and noted that just because the property is currently in the P Zone does not mean the land was publicly owned. It was still private property that was not owned by the City. For the City to acquire the land as green space would be difficult. The reason he was hesitant to attempt to purchase the property was because resources are needed to improve a lot of green space in the community, which was at Spring Lane Elementary. There was an opportunity to have a long-term lease there and

it would be possible to utilize some City resources to improve that property. Council Member Fotheringham was grateful that the rezone request was for R-1-10, which was what was seen in the surrounding area. Nothing was being requested that did not fit in with the neighborhood.

Council Member Gibbons noted that P Zone designations are excellent placeholders. However, the land was not owned by the City. Other parks were nearby. Purchasing the land would likely cost \$2 to \$3 million and there would be additional costs for improvements. He did not believe it was appropriate to allocate those kinds of funds when there is another fairly close park. Council Member Gibbons was pleased that this was an R-1-10 Zone application instead of something for higher density. He was generally in favor of the proposed rezone.

Mayor Dahle appreciated the comments shared during the Public Hearing and the desires of the residents. The City was aware when the property went on the market and there was discussion at that time about whether it made sense to consider a purchase. There are parks nearby but he understood the importance of preserving open space in the community. He shared additional information about the 12.5-acre property where Spring Lane Elementary is located. The priority of the Council was to ensure that it was possible to work with Granite School District to preserve that space. That would involve a significant investment to improve the area, assuming the lease agreement with Granite School District went through and was approved. As for the specific rezone application being discussed, he felt there was reason to support the request.

Council Member Durham recognized the importance of open space in the City. That being said, there are opportunities to preserve open space at the Spring Lane Elementary location. Based on the rezone being requested, he was inclined to support that at the next City Council Meeting. Council Member Quinn agreed with the comments shared. She noted that many parks, even within the City of Holladay boundaries, are not owned by the City but by Salt Lake County. There was an opportunity with the Spring Lane Elementary property to make decisions about the improvements. This was something that residents could share suggestions about in the future.

c. *Discussion on Proposed HV Sign Amendment.*

Mayor Dahle noted that there had been discussions about internally illuminated fuel price signs within the Holladay Village Zone. Generally, there was agreement that a gas station in the Holladay Village Zone should be able to illuminate prices on the sign. Language was created to restrict the use to that but there were concerns about unintended consequences. There was a desire to ensure that the language drafted was narrow enough that the use could be restricted to gas stations.

Council Member Gibbons wondered if those types of signs are allowed outside of the Holladay Village Zone. Mr. Teerlink confirmed this because there is an internal type of illumination. Council Member Gibbons was on the fence about a possible sign amendment. Council Member Fotheringham was not sure if it would be possible to restrict the use to what was intended. Although the language was written narrowly, it might result in unexpected issues.

Mr. Godfrey stated that the ability of the City Council to approve the amendment and then say no to a similar request outside of the Holladay Village Zone would be a matter of legislative discretion. He believed the amendments could be supported legally. However, certain issues needed to be considered. It would be politically more difficult to say no to a similar request that is outside the Holladay Village Zone if the amendment moves forward. It would be more difficult to say no in the

future, not legally, but practically. Mr. Godfrey explained that if the previous Legislative proposal comes back in a similar form, it could allow the conversion of the billboards in the City to digital. He was not sure if that proposal would come back but it was something to keep in mind.

Mayor Dahle was concerned about how this would impact things in the future, such as illuminated signs at schools that share a specific message but do not scroll or flash. Alternatively, there could be a sandwich shop or something similar in the Holladay Village Zone with a sign sharing the specials of the day. There were a lot of ways that the amendment could impact the community. Mayor Dahle believed there would be a fairness issue if the amendment moved forward. Mr. Godfrey explained that the Council was entitled to receive advice from him outside of the public meeting setting if desired. It might be appropriate in this instance for that to occur. He noted that some of the concerns expressed about what might happen in the Holladay Village Zone were legally valid.

Council Member Quinn asked if the gas station inside the Holladay Village Zone was being treated differently from gas stations outside the zone. Mr. Godfrey denied this but noted that there are pre-existing entitlements with signs that were in place before incorporation or before the current ordinance was adopted. Those signs are legally non-conforming under prior regulations. Mayor Dahle was concerned that other businesses would ask to do something similar to the gas station sign. It would be difficult to say no to those requests if the amendment was made to the language.

Mr. Teerlink explained that Staff tried to make the language as specific as possible so it would focus on one specific use and even the associated aesthetics. Even though there was a definition to state that numerical letters were appropriate as were non-scrolling letters, legally, it would not be possible to control content. A similar sign that showed the food prices could be proposed elsewhere and it would be difficult for the City Council to deny that kind of sign. Council Member Quinn believed it was important to be consistent with what was allowed in the zone.

d. City Hall Updates – Timeline, Costs, Phasing.

An update was shared related to future City Hall updates. Information was shared by Dwight Yee from Process Studio. Since the last meeting, Process Studio looked at what was provided by the Structural Engineer in terms of the different options for the seismic upgrades and how those match some of the proposals for the building use and building updates. Mr. Yee shared the Renovation Decision Tree. He asked the Council to consider what level of seismic upgrades made the most sense. Three levels had been proposed by the Structural Engineer, which were as follows:

- Level One: Basic Life Safety/Collapse Prevention;
- Level Two: Enhanced Life Safety;
- Level Three: Enhanced Damage Control.

It was important for the Council to understand the different levels as the level selected would determine the costs as well as how the renovations would be sequenced. In Level One, the Structural Engineer proposed a series of reattachments of the roof to the exterior walls through the exterior. Connecting the roof rafters to the walls would reduce the likelihood that the roof would collapse were the walls to fall out. With that, there would be additional bracing. With the Level One work, it would be possible to do all of the renovations and seismic at once or to treat the seismic project as separate from any of the interior renovations that were being done on the building. That meant the City could phase the renovation work in any sequence desired based on budgets and funding.

Mr. Yee discussed the Level Two option. He explained that this level would include all of the Level One seismic upgrades but also seismic upgrades to specific walls within the building. That would make it more difficult to do discreet projects. The decision tree states that the work could be done all at once, by level or department. Level Three was invasive and would essentially rebuild City Hall from the inside out. From a cost perspective, he did not believe Level Three would be recommended for the building. Mr. Yee shared additional information about the different levels, which included Level Four. Sample projects were shared to illustrate each level and provide additional context to the Council.

All of the work on the upper floors could be done while utilizing the Little Cottonwood Room for temporary office space. For example, when the Planning Department area renovations are done, the department could move down there temporarily. When the Executive Offices are done, they could be moved there temporarily. There was enough space in the building that if projects were done discreetly, it would be possible to move the uses around. That means employees could remain in the building during the renovations. This would ensure there was continuity within the building relative to City services.

As for the phasing strategies for Level Two seismic upgrades, it was necessary to be more mindful of the sequencing. Mr. Yee reviewed the different phases that would need to occur in that scenario. He noted that there was another possible Phasing Plan where the work was done level by level. The main challenge of the phasing would be related to noise and construction. If the Level Two scenario was selected, where there would be wall rebuilds, there would be a substantial amount of demolition noise as well as construction noise with the masonry.

Mr. Yee presented a comparison table that showed the different levels, positive outcomes, and potential concerns to consider as well as the conceptual budget and timeline. He noted that the conceptual budget included both the seismic and architectural estimates. Mr. Yee reported that several steps had been outlined for the Council. Step One was to determine the desired level of the seismic upgrade. From there, it would be possible to discuss the phasing strategy that makes the most sense. After that, it was suggested that the Council provide funding to hire a Consultant who would be able to bring the design to a schematic level. He explained that the conceptual designs did not have enough detail. More detailed design work related to the HVAC and electrical systems would need to be done. Once that work was done, it would be possible to update the cost estimates for the desired work.

Council Member Fotheringham believed there was a desire to have Level Two seismic upgrades. The main question related to the phased approach. If the work was done all at once, it meant that everyone would need to move out of the building temporarily. Although that might result in cost savings for the project itself, there would be additional costs to rent an alternative space. The Council Members believed it would be extremely difficult to do all of the work at one time. It might be better to focus on a phased approach instead. There was a discussion about the City Hall Building in Millcreek and the location of the Justice Court.

Mayor Dahle asked about the next step in the process. Mr. Yee explained that the level of seismic upgrade needed to be determined. It seemed that the Council believed Level Two was ideal. Ms. Chamness noted that the discussions had been focused on Level Two, but she did not think the

Council had seen the total budget impact before. She identified the last column on the comparison chart. That was a larger number than had been mentioned previously, which was important to consider. Mayor Dahle believed that once the desired level of seismic was determined, Process Studio would be able to refine the drawings and look into some more specifics. This was confirmed.

Council Member Fotheringham pointed out that there was an estimated \$10 million cost for Level Two. Council Member Quinn wondered what the cost of earthquake insurance would be. Council Member Gibbons stressed the importance of life protection. Beyond that, it was important to think about the financials. Mayor Dahle felt those were the kind of discussions to have moving forward.

Council Member Durham wondered how the City Hall building fit into the emergency preparedness plans for the County and the State. Ms. Chamness offered to obtain that information. Council Member Fotheringham asked about the Justice Court and how construction work would impact those services. He pointed out that there were no holding cells downstairs. Ms. Chamness believed there would need to be a discussion with the Administrative Office of the Courts. There was a list of things that needed to be provided and it would be appropriate to move temporarily as long as that list of items continued to be provided. However, she offered to look into this. Discussions were had about earthquake insurance because that could factor into the decision made.

e. *Stormwater Plan Update – Jared.*

Public Services Director, Jared Bunch, reported that there had been work done to analyze, review, and study storm drain projects in the City. He presented the Meadowmoor Storm Drain Project. It was originally planned to be done in two phases, but ultimately, had been shifted into one phase. There had been some severe flooding in residential homes in this area because of a storm drain that ran behind backyards. It was in a location with inaccessible access points for the storm drain cleaning equipment. A lot of trees with roots were blocking the capacity of the pipe. The pipe had a large collection of stormwater and also collected groundwater. The solution was to reconstruct the storm drain down the roadway and ensure that it could be accessed and maintained appropriately. The existing pipe might have 50% capacity, so the system would be designed to block it at 50% capacity. Adjustments could be made in the future, but the new storm drain would be utilized at 100% capacity.

Mr. Bunch stated the budget for the project was \$2.1 million. He reiterated that the old pipe would remain in place, but the idea was to limit the amount of water that could enter into that pipe at 50% capacity. Discussions were had about the existing alignment and flow. Mr. Teerlink explained that the work would alleviate issues on the properties that experienced flooding two years ago. There were a few properties that were flooded on Rebecca Circle and the City was trying to determine whether that had to do with the grates at the apartment complex or if there was another issue that had caused the flooding there.

The second project Mr. Bunch discussed was related to a drainage basin. He stated that it would address problems with Howey Drive and 2300 East. He explained how the current storm drain system worked on 2300 East. There are two existing catch basins and those collected some water off of Wrenhaven Road and a lot of water off of 2300 East. It went through the catch basins, through a side yard, through a backyard, then out to 2300 East, and down to the I-215 drainage system. The system was undersized. There were continued maintenance issues on a private property where the system was inundating the rear yard. That resident was spending a significant amount of money to deal with the issue. Discussions were had about the impacted residential property. Mr. Bunch reported that the

project would alleviate impacts to the impacted property owner and would alleviate excess stormwater to Howey Drive and Sonoma Drive.

Mr. Bunch shared a map that outlined three drainage basins. Each one of the areas shown would have a separate project. The main issue was that a lot of water was being drained into an undersized and old irrigation system which caused minor flooding to occur on some properties. The Cottonwood Lane Project would run a storm drain south down Cottonwood Lane Road to Big Cottonwood Creek. That would collect the stormwater on Cottonwood Lane, separate it from the irrigation, and convey the stormwater to a proper location. Ms. Chamness noted that the area shown on the map had been particularly problematic in recent years. Additional discussions were had about the project area and current flows.

Information was shared about the Hillsden Drive Project. Mr. Bunch reported that there was a storm drain on Holladay Boulevard that was collected in catch basins and was then piped into the irrigation lateral at the dead-end portion of Hillsden Drive. It was not possible to get the necessary equipment in to do proper maintenance. Additionally, that system was currently in very poor condition. The idea was that everything on Holladay Blvd would not run into the irrigation and would instead be routed down to Big Cottonwood Creek, which was another separation project.

The last project shared with the Council was the Casto Lane Project. Mr. Bunch noted that there was stormwater getting into the same lateral at three different locations. There is not a curb and gutter system there. The project would build a storm drain up Casto Lane to catch those catch basins and to build curb and gutter in front of the irrigation lateral. This would tie into an existing storm drain on Holladay Blvd. Council Member Quinn noted that Casto Lane was fairly steep. She wondered whether there would be drains along the curb and gutter. Mr. Bunch explained that a storm drain system would be built to half the length of Casto Lane.

Mr. Bunch shared cost estimates for the different projects presented to the Council. He explained that the total for the storm drain projects was approximately \$5 million. Another \$1.5 million would be needed for lining and rehabilitation work, which would result in approximately \$6.5 million for the projects that would be constructed over the next 18 months or so. Ms. Chamness reported that the projects were all paid for with the bond funds. Mayor Dahle noted that the bond was \$10 million. He wondered whether there would still be \$3 million of bonding left for future projects. Mr. Bunch clarified that the main projects had been presented, but there were smaller projects that included storm drain cleaning and mapping as well as curb and gutter replacement and waterway replacement.

f. *Calendar*

- ***Council Meetings – October 5 and 19, November 2 and 16, and December 14.***
- ***Plein Air – September 28 to October 7.***
- ***History Night – October 9.***
- ***Holla-ween Event – October 25.***
- ***Interfaith Service – November 12.***
- ***Tree Lighting – November 27.***
- ***Holiday Dinner – December 5.***

The calendar items were reviewed and discussed.

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

There was no Closed Session.

XIV. *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 9:15 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, September 21, 2023.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: **November 2, 2023**