

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

**Thursday, June 13, 2024  
6:00 p.m.  
City Council Chambers  
4580 South 2300 East  
Holladay, Utah**

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**Briefing Session 5:30 pm**

***ATTENDANCE:***

Mayor Rob Dahle  
Paul Fotheringham  
Emily Gray - *excused*  
Matt Durham  
Ty Brewer  
Drew Quinn

**City Staff:**  
Gina Chamness, City Manager  
Stephanie Carlson, City Recorder  
Todd Godfrey, City Attorney

Mayor Dahle called the Briefing Session to order at 5:30 p.m. Kathy Lambert, Rita Wright, Martha Bradley Evans, Judy Schwei, and Kim Duffy were introduced as candidates to serve on the Historical Commission. Each of the members to a few minutes to introduce themselves and why they wanted to serve on the Commission. Mayor Dahle thanked them for their willingness to serve on the Committee. Council Member Brewer was excited for them to join the Commission.

Mayor Dahle then reviewed the agenda.

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**I. *Welcome***

Mayor Rob Dahle called the City Council Meeting to order at approximately 6:00 p.m.

**II. *Pledge of Allegiance.***

Mayor Dahle led the Pledge of Allegiance.

**III. *Public Comments.***

Mayor Dahle opened the public comment period. He noted that the fireworks restriction map has been shared for reference. That map makes it clear where the restricted areas are located.

*Representative Carol Spackman Moss* introduced herself and reported that she represents the City of Holladay, part of Millcreek, and part of Murray. After reading an article that was published recently, she learned that the City of Holladay was lifting some of the firework restrictions because there are not currently drought conditions in the area. The Department of Natural Resources says on its website that Utah is either in a drought or preparing for one because it is one of the driest states in the nation. With the extreme heat, her lawn went from lush green to there being brown spots, and the same is true with a lot of the grasses and bushes elsewhere. Representative Moss expressed concerns about the conditions, especially in a place like the City of Holladay where there is a lush tree canopy and a lot of vegetation throughout.

According to the City Manager, there are plans to put signs out to educate residents about restrictions. Representative Moss pointed out that the fireworks currently used are far more powerful than they used to be. She urged the City Council to err on the side of caution when it comes to fireworks. She also stressed the importance of widely sharing the fireworks restriction map with Holladay residents.

*Penny Brooke* reported that she lives on Jennie Lane. She has lived in the community for 55 years, and drought or no drought, July is always a bit touchy when someone lives on the gully where Spring Creek is. As Representative Moss pointed out that the fireworks have changed over the years and are

now more powerful. She explained that nine homes on the Jennie Lane side border the gully and an equal number along Wander Lane and Kentucky Avenue. If any of those high-flying fireworks got into the gully, all of those homes would be impacted. July has become a very terrifying month for residents there. Ms. Brooke explained that when she read the article about lifting some of the firework restrictions, she was concerned. She asked that the Council add specificity and make the fireworks restriction map more widely available. Residents need to be aware of the locations where fireworks are not permitted.

Another concern Ms. Brooke has had for some time relates to the sidewalks on Jennie Lane. She reiterated that she has been there for 55 years and reported that the sidewalks are approximately 50 years old. Those sidewalks have changed in level to the point that they are now dangerous.

Mayor Dahle reported that the fireworks restriction map and descriptions of the areas are on the City website. When the signs are printed, there will be communication about actually posting the signs.

#### ***IV. Continued Public Hearing on Proposed 2024-2025 Budgets.***

Mayor Dahle reported that this is a continued hearing from June 6. City Manager, Gina Chamness, shared the final amendments to the budget. In the General Fund, there are four changes from the Tentative Budget, which the Council has been discussing over the last six weeks or so.

For property tax, there is an increase of approximately \$41,000 over what was planned for in the Tentative Budget. Ms. Chamness shared a summary of the overall valuations in the City of Holladay. Between Year-End 2023 and the new 2024 valuations, the total valuation in the City has increased from \$5.6 billion to just over \$6 billion. Most of that growth is in real property that is split between commercial, industrial, and residential generally. The overall increase in value is approximately 6.79% with real property making up 6.75% in terms of growth. Personal property, which she explained is delayed a year, has increased by approximately 30%. That being said, the share of that overall total is fairly small.

Centrally assessed is growing at a slower rate. Ms. Chamness explained that it is set by the Legislature and the Tax Commission. It is growing at a much slower rate than the other categories. The rolling collection average has also inched up slightly to 97.7%. When the collection rate is multiplied by the adjusted value, that is approximately \$5.9 billion in total valuation. Of that amount, approximately \$55 million is new growth, which leaves the City with a Certified Tax Rate Value of \$5.8 billion. Ms. Chamness reported that the Certified Tax Rate is 0.001249. That generates revenue of approximately \$5,000 more than was budgeted in 2023. To that, the new growth is added. Before any tax increase, the new budget amount is \$7.3 million.

Ms. Chamness reported that there have been discussions over the last several months about the possibility of adding a 15% tax increase. With those numbers, there would be an estimated \$95 increase in property tax for the average homeowner. This includes the new tax rate valuation, the \$7.3 million in certified revenue, the rate, and the average home valuation. That resulted in an increase of \$14 before any tax rate increase. She has never seen this occur on that level. After speaking to the County Assessor, some information was obtained. The residential valuations are rising and are rising more quickly than commercial valuations. This has created a disproportionate tax shift to residential homeowners because commercial is increasing so much slower. Ms. Chamness shared the calculation for the rate since a new rate will be adopted as opposed to the certified rate.

She took the \$7.3 million based on the Certified Tax Rate and added 15% to that, which resulted in a total estimated revenue of \$8.4 million. That comes out to a rate of 0.001436.

Ms. Chamness reviewed the average home value, the tax rate value, and the new rate. For the average homeowner, which is someone who has a property valued at \$943,000, there would be an increase of \$111 annually. For the last several years, her own home has tracked with the average home in the City of Holladay but this year, her increase in valuation is a little under 5% compared to the average which is closer to 7% City-wide. When she plugged in the numbers from her own property, her tax bill increased by approximately \$92 instead of the \$111. Mayor Dahle noted that even without a Truth In Taxation process, there would still be a \$14 increase for someone with the average house price.

Ms. Chamness explained that when the County sends out the property tax change notices in July, rather than a 15% increase, it is likely that there will be a 16% increase because it will roll that shifted amount into the percentage. While it is unfortunate, she noted that it is the way the system works.

Based on a request from the Mayor, the interest was also examined. The Federal Reserve held rates steady and there is some indication that they would like to drop them at least a couple of times in the upcoming year. As a result, the budget does not include what has been seen year-to-date but anticipated a gradual decline. Ms. Chamness next discussed a change to the Unified Police Department (“UPD”) contract. The UPD Board received new numbers yesterday and it increased the Holladay amount by \$52,000. The primary reason is based on the actuals of those in the precinct.

The difference between 2024 and 2025 in terms of the UPD expense is approximately \$730,000. That has impacted the conversations about property taxes. Last year, there was a large cushion in the Holladay Precinct Fund Balance. The City was able to use a little over \$250,000 to offset General Fund costs. This year, that number was reduced to \$100,000, so the General Fund portion overall is increasing by \$730,000. Only \$100,000 of Fund Balance is being used. The funds are allocated between the Police Department budget and the Justice Court. Ms. Chamness explained that the cost of the Bailiff is shared between Holladay, Cottonwood Heights, and Millcreek. That allocation has shifted from one full-time position to a three-quarter time position, which is reflected in the numbers.

The hearing remained open from the last meeting. There were no comments. The public hearing was closed.

**V. *Consideration of Ordinance 2024-08 Amending the Zone Map for Property Located at 1932 E 5600 S From R-1-10 (residential single family) to R-2-10 (residential two-family)***  
Council Member Fotheringham moved to ADOPT Ordinance 2024-08. Council Member Quinn seconded the motion. Vote on Motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Mayor Dahle-Aye. Ordinance 2024-08 was adopted by a unanimous vote.

**VI. *Consideration of Ordinance 2024-09 – Amending the Budget for the Fiscal Year Beginning July 1, 2023 and Ending June 30, 2024.***  
Council Member Durham moved to ADOPT Ordinance 2024-09. 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; Mayor Dahle-Aye. Ordinance 2024-09 was adopted by a unanimous vote.

**VII. *Consideration of Ordinance 2024-10 Determining the Rate of Tax for the 2024-25 Tax Year and Levying Taxes Upon All Real and Personal Property within the City of Holladay.***

Council Member Quinn moved to ADOPT Ordinance 2024-10 – Determining the Rate of Tax for 2024-25 Tax Year and Levying Taxes Upon All Real and Personal Property within the City of Holladay. Council Member Fotheringham seconded the motion. Vote on Motion: Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Mayor Dahle. Ordinance 2024-10 was adopted by a unanimous vote.

**VIII. *Consideration of Ordinance 2024-11 Approving a Compensation Schedule for Elected, Executive Appointed/ Statutory Officers and all Other Municipal Officers.***

Council Member Fotheringham moved to ADOPT Ordinance 2024-11 Approving a Compensation Schedule for Elected, Executive and Statutory Officers and all other Municipal Officers. Council Member Gibbons seconded the motion. Vote on Motion: Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Mayor Dahle. Ordinance 2024-11 was adopted by a unanimous vote.

**IX. *Consideration of Ordinance 2024-12 A Final Budget for Fiscal Year 2024-2025***

Council Member Fotheringham moved to ADOPT Ordinance 2024-12 – A Final Budget for Fiscal Year 2024-2025. Council Member Quinn seconded the motion. Vote on Motion: Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Mayor Dahle. Ordinance 2024-12 was adopted by a unanimous vote.

**X. *Consideration of Resolution 2024-21 – Granting the Advice and Consent of the Council for the Appointment of Members to the Historical Commission***

Council Member Brewer moved to APPROVE Resolution 2024-21 Granting the Advice and Consent for the Appointment of Members to the Historical Commission. Vote on Motion: Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Mayor Dahle. Resolution 2024-21 was approved by a unanimous vote.

**XI. *City Manager Report – Gina Chamness.***

There was nothing to report.

**XII. *Council Reports and District Issues.***

Council Member Quinn reported on a couple of water main breaks in her area the past few weeks. The pipes are old, yet they keep repairing the same leaks. Manager Chamness noted the SLC Public Utilities is working on a study to start replacing aging infrastructure and that the City is involved.

Council Member Fotheringham noted the upcoming summer concert series with the kick-off being the 4<sup>th</sup> of July concert.

Council Member Brewer welcomed the new members to the Historical Commission and remarked how much he enjoys working with this committee and learning about all the history in the City. He also commented that the mosquito risk is high this year due to the amount of water.

**XIII. Adjourn.**

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

The City Council Meeting adjourned at approximately 6:50 p.m.

*I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, June 13, 2024.*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Robert Dahle, Mayor

**Minutes approved: July 11, 2024**