

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

**Thursday, August 22, 2024**

**6:00 p.m.**

**City Council Chambers**

**4580 South 2300 East**

**Holladay, Utah**

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***ATTENDANCE:***

Mayor Rob Dahle

Paul Fotheringham

Drew Quinn

Ty Brewer

Emily Gray

Matt Durham- *excused*

**City Staff:**

Gina Chamness, City Manager

Todd Godfrey, City Attorney

Stephanie Carlson, City Recorder

**I. *Welcome*** – Mayor Dahle.

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. *UPD Incentive Awards – Chief Hoyal.***

Chief Justin Hoyal presented the UPD Incentive Award. He noted that Officer Norcross transferred to the Magna precinct approximately one month ago. Everyone from the Holladay Precinct was sad to see her leave. There is a desire to recognize her efforts because of the outstanding effort she made at the Holladay precinct. Though the officer was unable to attend the City Council Meeting, Chief Hoyal still felt it was important to recognize the wonderful work that was done.

On May 18, 2024, the officer was patrolling in Holladay when she observed a male wearing dark colored clothing and a backpack. The male was riding a bicycle and it was observed that there was no light on the bicycle, as required by State Law. The officer initiated a stop. Initially, the person acted strangely and would not face Officer Norcross. She noticed the male was holding something under his jacket, but the officer disarmed the male. Further investigation revealed drugs, stolen mail, and false identification. Officer Norcross was commended for stopping a potentially violent suspect from committing any further crime in Holladay. Her commitment to public safety is exemplary.

**IV. *Public Comments.***

There were no public comments.

**V. *Consideration of Resolution 2024-26 - Approving an Interlocal Agreement with Salt Lake County for Aerial Photography.***

Mayor Dahle reported that the item relates to an Interlocal Agreement with Salt Lake County. He stated that it is a per square mile contract. The total payment for Orthorectified Imagery is \$1094.60.

Council Member Fotheringham moved to APPROVE Resolution 2024-26 – Approving an Interlocal Agreement with Salt Lake County for Aerial Photography. Council Member Gray seconded the motion. Vote on Motion: Council Member Gray-Aye; Council Member Quinn-Aye; Council Member Fotheringham-Aye; Council Member Brewer-Aye; Mayor Dahle-Aye. Resolution 2024-26 was approved by a unanimous vote.

**VI. Consideration of Resolution 2024-27 - Amending an Agreement with Millcreek City for Wasatch Boulevard Improvements.**

Mayor Dahle reported that the item relates to an amendment to the agreement with Millcreek City for the Wasatch Boulevard improvements. He explained that there was an original Memorandum of Understanding regarding the installation of public improvements to Wasatch Boulevard. The cities planned to jointly apply to put improvements in from an award received from the County. Mayor Dahle explained that the Millcreek City project is much larger and will take a lot more time than the Holladay portion of the project. There is a desire to add some flexibility. The City will now have the right to notify Millcreek City and let them know if there is a desire to move forward independently.

Council Member Paul Fotheringham pointed out that there is a joint segment involved in this work. Public Works Director/City Engineer, Jared Bunch, reported that the grant was split up by the north and south. Council Member Fotheringham believed it was bifurcated north and south, which was confirmed. Mayor Dahle stated that the Millcreek City portion is approximately \$5 million and the Holladay portion is approximately \$600,000. There is a notable difference between the two projects, so it might be worthwhile for Holladay to proceed with that portion, which is much smaller. The original Memorandum of Understanding did not allow Holladay to move forward separately.

Council Member Gray moved to APPROVE Resolution 2024-27 – Amending an Agreement with Millcreek City for Wasatch Boulevard Improvements. Council Member Fotheringham seconded the motion. Vote on Motion: Council Member Gray-Aye; Council Member Quinn-Aye; Council Member Fotheringham-Aye; Council Member Brewer-Aye; Mayor Dahle-Aye. Resolution 2024-27 was approved by a unanimous vote.

**VII. Consent Agenda.**

**a. Approval of Minutes – June 6 and July 11, 2024.**

Council Member Fotheringham 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 – Gina Chamness.**

Manager Chamness, shared updates with the Council. Ms. Chamness and Assistant City Manager, Holly Smith, had a productive conversation with the Granite School District recently about a possible timeline for an agreement. Updates will be shared with the Council in the future. The hope is the City will be in a position to enter into an agreement should the terms be negotiated. Several other items were discussed with the Granite School District as well.

Ms. Chamness noted that there was a conversation about investing in property that did not belong to the City and how to recover should the Granite School District ultimately take back that property. Security at the site was also considered. All of those conversations have made her feel confident that an agreement can be reached. The most difficult discussion item will likely be related to cost. Granite School District is hoping to have an appraisal of the site done by the time the next discussion occurs.

Ms. Chamness reported that Holladay is about to celebrate the 25<sup>th</sup> anniversary of incorporation. City Staff has identified a few things that will be done to make note of the anniversary. For example, the Historical Commission is planning a Historical Night on November 18, 2024, with former Mayors and City Managers. The hope is to have an article about the history in the Holladay Journal as well.

**IX. Council Reports and District Issues.**

Council Member Emily Gray reported that there was a meeting with the County association on aging and there was discussion regarding some of the needs in the community. She reached out to Mayor Dahle and Ms. Chamness about this matter and details are still being finalized. The hope is to set up a partnership between the City and Meals on Wheels, where the City has a route to deliver some meals. She reiterated that the details still need to be finalized, but she is excited about that potential partnership. There was also some discussion about a partnership via social media where there can be advertisements for Meals on Wheels drivers. Council Member Gray explained that this is a needed program and volunteers are essential.

Council Member Quinn reported that Utah Renewable Communities did not receive the Environmental Protection Agency (“EPA”) grant. She hopes that others will start to see that this program is needed and important. With the news that Rocky Mountain Power is going for a large rate increase, the fear is that people will not want to pay even a small amount extra for this program. She feels it is worthwhile for cities to stress the importance of the program and share information.

Council Member Fotheringham reported that the Blue Moon Festival will take place this weekend. He encouraged everyone to attend, as the event would be a lot of fun. Council Member Fotheringham noted that The Eagles Tribute Band concert was postponed due to rain and that the concert will now take place on September 27, 2024.

Council Member Ty Brewer shared information about the Mosquito Abatement Board. West Nile Virus has been present in Utah since approximately 2006 and it has ebbed and flowed since then. This year, the levels are higher than usual throughout the State, but in this area, the levels are lower than usual. It was clarified that these numbers have to do with positive sampling through test kits.

Mayor Dahle reminded those present that school is underway. He hoped the Community Council Chair's contact information would be shared by the end of September. Granite School District Superintendent, Ben Horsley, congratulated the City of Holladay for the level of engagement there is with the schools, as it is appreciated by the district.

**X. Reconvene City Council in a Work Meeting.**

Council Member Fotheringham moved to ADJOURN the 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. The Council convened in a work meeting at 6:30 pm

**a. Discussion on Underground Power Lines in the Village.**

Jared Bunch, City Engineer reported that an inquiry was received from a property developer about the possibility of the City participating in a cost-sharing project to underground some overhead power lines. The proposal is that the developer pay half and that the City pay for half of the costs. From what he understands, the property is the Holladay Village Zone, and this is the last section that has

overhead power lines. There is an opportunity to partner with this developer to bury the power lines there.

Mayor Dahle explained that his view of this proposal changed when he realized it would allow the last run of power lines in the area to be buried. That is more appealing than burying a section and then still having power lines in the surrounding area. He pointed out that the existing power poles are along the curb, gutter, and sidewalk. He wanted to understand whether that would need to be dug up. Mr. Bunch clarified that the power lines would be buried behind the curb. The sidewalk would likely need to be dug up. He is not certain that the sidewalk work is included in the proposed budget. If there is a desire to move forward, the next step would be to obtain a more detailed cost estimate.

Council Member Fotheringham asked if this is the last portion of overhead power lines in the area. Mr. Bunch believed that was correct. On the east side of the property, it comes out of the ground to a metal pole. There are three poles in front of the property. Those would all come down and the lines would be buried if this project were to move ahead. He needs to clarify the exact location and impact.

Council Member Gray asked if the City portion of the work would be \$65,000 of the \$130,000 that is referenced. Mr. Bunch clarified that this is what the developer has requested. Council Member Gray wanted to know where in the budget that money would come from. Ms. Chamness stated that there would need to be a budget amendment if this was approved by the Council. It would likely come from the Capital Projects Fund. Council Member Brewer wondered whether there is any precedent for this kind of project. He has some concerns about the precedent that this kind of project could set. Ms. Chamness does not recall a previous partnership similar to what has been requested in this case.

Mayor Dahle noted that it might be possible to navigate any potential precedent issues by arguing that the intent was to bury all of the power lines in the zone and this is the last section. The argument could be made that a precedent is not being set. He does not want to go down this path if every future developer offers to bury the power lines if the City will share in the costs. Council Member Fotheringham wanted to make sure this was the last segment within the zone. He does not want to move forward with this and then find that there is another segment that has not been undergrounded. Mr. Bunch offered to look into that further and confirm whether this is the last segment in the area.

Council Member Brewer struggles with what has been proposed. While he likes to see power lines underground, it is difficult to consider spending \$65,000 of taxpayer money for that purpose. Mayor Dahle reported that he has driven by the area. Other than saying that all of the power lines are buried in the zone, he does not think that this project will result in a noticeable visual benefit to the City. He pointed out that this is on the west side of the street and does not block any views there. The benefit is more to the developer than to the City. He does not feel strongly about moving forward with what has been proposed, especially if there are Council Members concerned about precedent and the associated costs. Council Members offered to drive by the area to see what the conditions are.

**b. *Discussion on Parental Leave Options.***

Ms. Chamness reported that changes to the Employee Handbook will be brought forward to the City Council. Most of the changes are small, but one issue that has come up with City Staff relates to parental leave. Information from other communities has been presented on a matrix that was

distributed to Council Members. She was surprised to find how many public entities are offering some sort of paid parental leave at this point.

Ms. Chamness noted that there is not a clear consensus on what parental leave looks like. Many communities offer parental leave that combines with short-term disability, which is generally available for mothers who are delivering. She explained that she wants to receive feedback from the Council and understand whether this is a type of leave there is support for. Ms. Chamness reported that Holladay does not have a policy for parental leave at this time. Council Member Fotheringham asked whether the suggestion is to retain the short-term disability or if the discussion has to do with a replacement. Alternatively, it might be possible to discuss both. Council Member Gray reiterated that it is important to look into this further, especially if comparable organizations offer some leave. It is necessary for all employees to feel like they are supported.

Council Member Fotheringham thought it could be looked at along with other paid time off policies. Council Member Brewer agreed with that suggestion. Council Member Fotheringham noted that Holladay has a smaller number of staff. He felt it is possible to be generous and that this can apply to full-time employees. The Salt Lake County policy offers six weeks with an additional six if there is medical recovery necessary. Council Member Gray acknowledged that there is a smaller staff here and wants to make sure there are resources available to cover absences. She feels more needs to be done beyond what is currently offered but is interested to know how changes could impact the other employees within the City. There is a desire to take care of the employees through parental leave, but still take care of the rest of the team.

Council Member Brewer wants the City to continue to attract strong employees. He feels it is important to be competitive and to strike an appropriate balance. Mayor Dahle believed there was support for paid leave rather than unpaid leave. As for the length of tenure, he thinks it should be an earned benefit. It would not necessarily be appropriate to hire someone and have that individual be off a month or two later. There should be comfort that the employee is committed and has earned the benefit. Ms. Chamness believes that is fair. Many other organizations lean towards a year of tenure.

Council Members supported the benefit for full-time employees rather than part-time or seasonal. Ms. Chamness offered to do some additional research and then report back to the City Council. Council Member Gray suggested an offer of intermittent time off. She pointed out that with two working parents, the leave could be alternated to assist with childcare. It might be worth considering different options to better assist employees.

Council Member Quinn believes the Council needs to discuss whether to allow leave to be intermittent. If it is allowed to be intermittent, then it would need to be used within a certain timeframe. If the City Council is supportive of intermittent leave, then the language could state that it must be used within six months. Mayor Dahle agreed with that statement and felt there should be some sort of cut-off referenced.

Council Member Gray assumed that birth and adoption would be included in this leave. She wondered whether foster care would also be included. Council Member Brewer believed the policy intends to address the needs of a newborn, as it is a uniquely demanding time. He would leave the decision to the discretion of the City Manager to decide on a case-by-case basis.

**c. *Review of Current Road Map for City Projects.***

Ms. Smith shared the current road map for City projects. A tool was developed approximately one year ago to track the major projects happening in the City. It is not an exhaustive list, so there are other projects taking place, but these are the main ones from resource management and City Staff perspective. The tool lays out the information by year and month. There is also a section to outline the assigned staff members and there is usually a lead and support team. For the project categories, there are priority projects, things being built, and items related to policy, operations, studies, and technical matters.

In the Priority category, the bond money is being spent on road and stormwater improvements. Ms. Smith explained that these projects are prioritized because there is a time clock on the bonds. That work is currently on track. The City Hall seismic upgrades and renovation and the Spring Lane site are also listed in this category. Those projects are being packaged together and those details will be shared shortly.

Ms. Smith shared some items that have been checked off the list or are currently underway. The Adaptive Reuse Plan for Spring Lane has been completed, though she acknowledged that the project continues to be discussed. As for the Build category, there are several items listed there. For instance, 1770 Holladay Blvd, is a property that the City acquired due to ongoing flooding issues. There is also a sidewalk fill-in on 2700 East. 5600 South work is also listed. The gazebo concert stage is something that is continually discussed. There is a grant application to do a study of the auditorium, and the idea is to look at the gazebo as well to see what can be done to make that a more comfortable space for the concert series. She reported that there is a large grant award for the bridge that goes across Big Cottonwood Creek. The grant will be used to replace the bridge there.

In the budget, the Council prioritized potential upgrades of some bus stops. Ms. Smith reported that there was a meeting earlier in the day with the Utah Transit Authority (“UTA”). Some ideas about potential bus stops that can be improved as part of that service upgrade will be brought forward to the Council at a future meeting. Ms. Smith outlined some projects that have been completed.

Several Legislative updates are done each year when the Legislative Session closes. Ms. Smith explained that a team works on those updates, so that is an ongoing process. The City is also looking at the Municipal Code and there is a rough schedule that will be followed. The idea is to look at a few sections every two months. Over the course of two years, the entire ordinance will have been reviewed and cleaned up. Under the Operations section, there is information about the 25<sup>th</sup> anniversary plans. The Justice Court with Millcreek continues to be monitored and evaluated. The Upper Canal contract will be looked at and some of the elements could be renegotiated. Ms. Chamness clarified that the two issues that need to be worked through there relate to cost sharing and operations. It seems there is a general openness to having those discussions.

Ms. Smith reported that the Highland Drive Traffic Study has been completed and the next round of grant applications is underway for the Arbor Lane to Van Winkle section. Those applications will be submitted in the fall. The City also participated in the Wasatch Front Regional Council (“WFRC”) Comprehensive Safety and Action Plan process. Ms. Smith next reviewed the Technical section and discussed the new budget transparency tool. She also mentioned that there is a pivot being made to a new payment platform.

It was reiterated that the road map is used to track some of the high-level work that is taking place in the City. Ms. Smith explained that it is used internally. Ms. Chamness noted that the last time the road map was shared with the Council, it was suggested that it be reviewed twice per year. She asked if it is still helpful for Council Members to review the road map information, which was confirmed.

**d. Calendar.**

- ***Council Meetings – September 5 and 19, October 3 and 17, November 7 and 21, December 5, 2024.***

The calendar items were reviewed and discussed.

**XI. Adjourn.**

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

The City Council Meeting adjourned at approximately 7:17 p.m.

*I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, August 22, 2024.*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Robert Dahle, Mayor

Minutes approved: **November 7, 2024**