

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

Thursday, March 20, 2025

5:30 p.m.

City Council Chambers

4580 South 2300 East

Holladay, Utah

Briefing Session 5:30 pm

ATTENDANCE:

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

City Staff:

Gina Chamness, City Manager
Stephanie Carlson, City Recorder
Todd Godfrey, City Attorney

Mayor Pro Tempore Gray called the briefing session to order at 5:35 pm and reported that Mayor Webb was out of town.

The Council reviewed the agenda for the meeting and the work session. Manager Chamness updated the Council on the funding for Spring Lane and City Hall. We should know by July if our earmark funding is in the bill. There is still no lease agreement with the Granite School District on Spring Lane. Ms. Chamness reviewed the schedule if funding is approved. The Council would see a parameters resolution in July or Aug for the bond with adoption in late October or early November. There was discussion about reducing the project or increasing the bond depending on the news out of Washington. The Council feels it is worth the wait to see what happens with the earmark. Ms. Chamness also reported that our Congressional leaders liked the fact that we are keeping City Hall and had a comprehensive funding package.

There were questions regarding the Justice Court resolution but those will be asked and addressed during the regular meeting.

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

Thursday, March 20, 2025

6:00 p.m.

City Council Chambers

4580 South 2300 East

Holladay, Utah

ATTENDANCE:

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

City Staff:

Gina Chamness, City Manager
Stephanie Carlson, City Recorder
Todd Godfrey, City Attorney
Jared Bunch, Public Works Director
Holly Smith, Assistant City Manager

I. *Welcome* – Mayor Pro Tempore Gray.

In the absence of Mayor Rob Dahle, Mayor Pro Tempore, Emily Gray, called the Holladay City Council Meeting to order at approximately 6:00 p.m. and welcomed those present.

II. *Pledge of Allegiance.*

Mayor Pro Tem Gray led the Pledge of Allegiance.

III. *Public Comments.*

There were no public comments.

IV. *Consideration of Ordinance 2025-03 - Amending Titles 13.04, 13.100, and Title 5.63 of the City Code Relating to Microschools and Micro Education Entities (Modifying Provisions Set Forth by the State Legislature and Permit Microschools in all Zones).*

Council Member Paul Fotheringham shared an example where there is a micro-school and a restaurant that wants to open nearby with an alcohol license and asked for clarification on if there would be a first-come-first-served situation. City Attorney, Todd Godfrey, believes that is a fair assumption, but there is no guidance for a similar kind of provision anywhere in State law that he is aware of. He assumes that these kinds of situations will need to be handled on a first-come-first-served basis for fairness.

Council Member Durham moved to ADOPT Ordinance 2025-03 – Amending Title 13.04, 13.100, and Title 5.63 of the City Code Relating to Microschools and Micro Education Entities. Council Member Brewer seconded the motion. Vote on Motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gray-Aye. Ordinance 2025-03 was adopted by a unanimous vote.

V. Consideration of Ordinance 2025-04 - Amending the 2024-2025 Fiscal Year Budgets.

Mayor Pro Tem Gray reported that the above item relates to amendments to the 2024-2025 Fiscal Year Budget. Finance Director, Christian Larsen reviewed the budget amendments.

Mr. Larsen reviewed some of the projects in the Capital Projects Fund, including the Murray Holladay Road Signal Reconstruction for \$350,000. He explained that this is the intersection over by Royal Holladay Hills. City Manager, Gina Chamness, noted that the City Council might want to direct City Staff to enter into an agreement with the developer for repayment of that money. Council Member Ty Brewer asked for clarification about the \$350,000 item mentioned by City Staff. He asked how City Staff would like to receive direction from the City Council. Ms. Chamness asked that direction be provided by motion. Mr. Godfrey explained that if the Council makes a motion to approve the budget amendment, there could be specific direction in the motion language asking that the City enter into an agreement with the developer for the repayment of the upgrade to the signal.

Council Member Fotheringham asked about the paving projects. He wanted to know whether other projects might come along that need to be budgeted for. Mr. Bunch clarified that the City is not looking at spending additional funds at this time. The next Fiscal Year budget will have a proposal for paving work. Mayor Pro Tem Gray asked when the work on 5600 will be done. Mr. Bunch reported that there is a scheduled pave date of April 1, 2025.

Council Member Brewer moved to ADOPT Ordinance 2025-04 – Amending the 2024-2025 Fiscal Year Budget, with a directive to enter into an agreement with the developer for the repayment of the signal work on Murray Holladay Road. Council Member Fotheringham seconded the motion. Vote on Motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gray-Aye. Ordinance 2025-04 was adopted by a unanimous vote.

VI. Consideration of Ordinance 2025-05 - Repealing the Current Provisions of Titles 10 and 11 of the City Code Relating to Criminal Law Violations and Traffic Regulations and Adopting the Provisions of New Recodified Titles 10 and 11.

Council Member Fotheringham thanked everyone involved for all of their work on the code language.

Council Member Fotheringham moved to ADOPT Ordinance 2025-05 – Repealing the Current Provisions of Titles 10 and 11 of the City Code Relating to Criminal Law Violations and Traffic Regulations and Adopting the Provisions of the New Recodified Titles 10 and 11. 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; Council Member Gray-Aye. Ordinance 2025-05 was adopted by a unanimous vote.

VII. Consideration of Resolution 2025-02 - Amending the Moderate-Income Housing Plan of the General Plan (Amendments Complete Statutory Obligation to Requirements by the State Legislature).

Council Member Fotheringham understands that the bulk of the amendments relate to task numbers. This was confirmed by staff.

Council Member Quinn moved to APPROVE Resolution 2025-02 – Amending the Moderate-Income Housing Plan of the General Plan. Council Member Durham seconded the motion. Vote on Motion:

Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gray-Aye. Resolution 2025-02 was adopted by a unanimous vote.

VIII. *Consideration of Resolution 2025-03 - Amending Provisions of the City's Storm Water Management Plan.*

Council Member Fotheringham moved to APPROVE Resolution 2025-03 – Amending Provisions of the City's Storm Water Management Plan. Council Member Brewer seconded the motion. Vote on Motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gray-Aye. Resolution 2025-03 was adopted by a unanimous vote.

IX. *Consideration of Resolution 2025-04 - Approving an Amended Interlocal Agreement Between Cottonwood Heights and Holladay Relating to Justice Court Services.*

Mr. Godfrey explained that the amendment is proposed to address some issues that have been raised regarding the constitutional authority of the City's prosecutor. He does not believe there is an existing legal problem, but this will make the position of the City stronger.

Council Member Durham moved to APPROVE Resolution 2025-04 – Approving an Amended Interlocal Agreement Between Cottonwood Heights and Holladay Relating to Justice Court Services. Council Member Brewer seconded the motion. Vote on Motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gray-Aye. Resolution 2025-04 was adopted by a unanimous vote.

X. *City Manager Report – Gina Chamness.*

Ms. Chamness shared updates with the City Council. She noted that Mayor Pro Tem Gray and Council Member Drew Quinn will let the Council know about a trip that was taken last week to Washington, DC. Ms. Chamness stated that there is a new feature coming to the City website in the next week or two, which is a chatbot. Residents will be able to enter their questions directly into the chat box and the chatbot will take them to the area on the website that will answer that question.

XI. *Council Reports and District Issues.*

Council Member Brewer reported that the Council received an email earlier about extended road closures related to construction projects. He also received a complaint that there was beeping happening at 4:00 a.m. Council Member Brewer suggested that there be a work meeting discussion about the coordination of road closures. Mayor Pro-tem Gray noted that she reached out to Mr. Bunch to find out more about the issue. There have been a lot of road closures in that particular area. Rocky Mountain Power also came in, which is not something the City is able to control. She noted that the response from Mr. Bunch provided additional clarity about the situation that occurred.

Council Member Matt Durham had nothing to report.

Council Member Fotheringham reported that the Fine Art Show will open on Friday and will remain open all next week. He encouraged Council Members, City Staff, and residents to view the art that will be on display in the basement of City Hall. As for the Unified Fire Authority ("UFA"), there were a few bills that UFA was tracking, including one related to ambulance service. UFA might evaluate interfacility transport as a primary or secondary option. Another bill UFA was tracking was

the Wildland Urban Interface bill, which had to do with people who live within a Wildland Urban Interface Overlay. Those people would be charged for an additional assessment. He wondered when UFA will need to be involved in that process. There are questions about what will occur in the future.

Mayor Pro Tem Gray reported that she went to Washington with Council Member Quinn, Ms. Chamness, and Assistant City Manager, Holly Smith. This was part of the National League of Cities Conference. It was an interesting event to attend. The primary goal of the visit to DC was to meet with the Congressional Delegation. Thanks to the Utah League of Cities and Towns (“ULCT”), there was an opportunity to meet with Representative Mike Kennedy for a tour. By the time the meeting occurred the following day, there was some level of rapport that she felt was beneficial. She believed the meeting was positive and productive overall. Mayor Pro Tem Gray thanked Ms. Smith for planning everything and making sure the trip went smoothly for those who were able to attend.

Council Member Quinn reported that it was a wonderful trip to DC. They were able to see how the National League of Cities functions, but there was also a strong presence from the ULCT. One of the highlights was being able to participate in a tour of the Supreme Court. It was a great experience.

XII. Recess City Council in a Work Meeting.

Council Member Fotheringham moved to RECESS the City Council Meeting and RECONVENE in a Work Meeting. Council Member Durham seconded the motion. The motion passed with the unanimous consent of the Council. The City Council convened in a work meeting at 6:26 pm.

a. Discussion on Public Art – Megan.

Megan Attermann, Arts and Culture Manager, expressed gratitude to the City Council for supporting arts and culture in the community. Last year, the City Council approved a portion of the Fund Balance to be used towards public art and part of that was for hiring a Public Art Consultant. The City is now under contract with Sheryl Gillilan, who is the former Executive Director of the Holladay Arts Council to serve as the consultant.

Ms. Gillilan shared presentation slides with the City Council. The general idea of public art is that it is site-specific. The purpose of public art is to identify a site, identify the unique characteristics of that site, and then create something that addresses that site. She is pleased that more cities are bringing in public art, as it enhances the identity, livability, and quality of an area. As for why public art matters, it enhances meaning in civic spaces and adds uniqueness to the community. Ms. Gillilan explained that there are certain values public art can provide.

Ms. Gillilan reviewed the general process for public art and shared an example of what a Selection Committee could look like was reviewed. Ms. Gillilan explained that it would ideally range between seven and nine voting members. The scope of work information was reviewed with the Council.

The budget will consist of the artist's budget, site preparation, and maintenance. As for funding sources, there are public-private partnerships, percent for art programs, soliciting participation from developers, and alternate funding sources. Council Member Brewer asked about the percentage for art program items. Ms. Gillilan clarified that Salt Lake City has that program in place. There is an ordinance that new development in the City has to set aside a percent of their budget for public art. There were discussions about this several years back in Holladay, but it did not move forward.

Ms. Gillilan shared sample images of public art from around the state. There were also images of the Holladay playground and Holladay utility boxes shown to the Council. Council Member Brewer asked whether the painted utility boxes were paid for. Ms. Gillilan believed \$600 was paid to the artist for the use of their design on the utility boxes. There were also production costs. When school children were participating in this, the students were not paid, but there were production costs. Images of the Holladay Village Plaza sculpture were shared with the Council.

Where the City wants to locate additional public art has not been determined at this time. Ms. Gillilan believes there should be a clear process in place moving forward. Once there is a site selected, then a timeline and budget can be determined. It is possible to focus on additional utility boxes as well since that does not take as much time as some of the larger public art projects. Council Member Fotheringham reported that he was the Council Member on the Selection Committee for the public art in the plaza. It was a satisfying experience and something he is interested in doing again if there is an opportunity to do so. It is hard work to be on a Selection Committee, but it was also fun and rewarding. Additional discussions were had about the Holladay Village Plaza sculpture process.

Mayor Pro Tem Gray asked about the percentage for the art program. She wanted to know how seriously that was looked into by the City Council previously. Ms. Chamness noted that there could be another discussion about that if desired as many of current members of the Council were not part of those conversations.

Council Member Brewer wanted additional information about the utility box process. Ms. Gillilan explained that a digital image is received and work is done with a sign company to turn the digital image into a vinyl wrap. Work was done with Rocky Mountain Power for the previous utility boxes that were done because Rocky Mountain Power owns a lot of the utility boxes. The ones owned by Holladay are easier to add art to. The contact she had at Rocky Mountain Power has since moved to a different position. During this process, there needs to be clarity about who owns the utility box and then permissions need to be granted. Ms. Gillilan suggested that there be discussions about a site.

b. Update on Highland Drive – Holly and Jared.

Ms. Smith provided information about the Highland Drive project. She shared presentation slides with the Council, including a map that illustrates the project limits. The project limits are from Arbor Lane to the Van Winkle Expressway. It is bookended by two large commercial project areas, with Holladay Hills on the north and Holladay Crossroads on the south. This is a project that the City has been working on for a number of years. The City Council chose a cross-section and staff determined that further analysis was needed. There was a traffic analysis conducted in 2023 and there was an updated cross-section shared. Funding was secured in 2024 through an earmark and a House Bill (“H.B.”). This year, there has been some preliminary line work done.

An illustration of the cross-section was shared with the Council. Ms. Smith reminded Council that the project addresses a number of issues. The pavement is not in great condition, so the road will be reconstructed. There are also a number of multi-modal improvements envisioned. Stormwater issues will also be addressed through this process. When the study was conducted, there was a conceptual budget of approximately \$30,000,000, which included \$8 million for utility undergrounding. There was outreach conducted with Rocky Mountain Power to receive a more detailed assessment. The amount has since increased and the total estimated project cost with the Rocky Mountain Power assessment is \$49,400,000.

The recommendation is to leave the power poles where they are. This brings the budget down quite a bit. Ms. Smith shared what funding that has been secured, and the funding that is still needed for the project. There was a grant application submitted through the Wasatch Front Regional Council (“WFRC”) for \$5 million, but that application is still outstanding. The City is waiting to hear about the decision. The City is preparing to submit a Federal grant request through the BUILD program. It is a competitive national call for projects, but there is a lot of support from the Congressional delegation. Staff is hopeful that it will be possible to obtain all of the necessary funds.

Council Member Fotheringham asked about the amount of right-of-way that needs to be secured. Ms. Smith reported that a fair bit was acquired during the intersection improvements. The goal is to have an 80-foot cross-section. There are a few dozen properties left to acquire. She clarified that full pieces of property will not necessarily be needed, but a few feet. There are property owner negotiations that must occur and that will take some time. Mr. Bunch anticipates that it will be a two-year process to acquire the necessary right-of-way. Ms. Smith informed the Council that a portion of the roadway is shared with Millcreek, so there has been some coordination with them on this work.

Council Member Durham asked how the decision to leave the power poles in place would impact the bicycle lanes and sidewalks. Mr. Bunch noted that there is a park strip in the cross-section, so the power poles will remain in the park strip and the rest of the alignment will work around that. Additional discussions were had about power poles in the area and what is envisioned in the future. Ms. Chamness asked if the Council agrees with the assessment. Council Members expressed support for the staff assessment and thanked them for all of the grant-related work.

c. Funding Update on Spring Lane and City Hall.

There was a discussion on the Spring Lane and City Hall funding update during the Briefing Session.

d. Calendar.

- *Council Meetings – April 3 and 17, May 1, 8, and 15, June 5 and 12.*
- *ULCT Mid-Year Conference – April 16-18 in St. George.*

The calendar items were reviewed and discussed.

e. Other Business.

There was no additional business.

XIII. Closed Session Pursuant to Utah Code Section 52-4-204 and 205.

There was no Closed Session.

XIV. Adjourn.

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

The City Council Meeting adjourned at approximately 7:09 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, March 20, 2025.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: **April 17, 2025**