

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, March 2, 2017
Mt. Olympus Room
4580 South 2300 East
Holladay, UT 84117**

BRIEFING SESSION - 5:30 p.m.

ATTENDANCE:

Mayor Rob Dahle
Lynn Pace
Patricia Pignanelli
Mark Stewart
Steven Gunn
Sabrina Petersen

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

Mayor Dahle called the Briefing Session to order at 5:35 p.m. The Council reviewed the agenda and went over the Holladay Village documents.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, March 2, 2017
City Council Chambers
4580 South 2300 East
Holladay, UT 84117**

Council Meeting 6:00 p.m.

ATTENDANCE:

Mayor Rob Dahle
Lynn Pace
Patricia Pignanelli
Steven Gunn
Sabrina Petersen
Mark Stewart

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

I. *Welcome* – Mayor Dahle.

Mayor Dahle conducted and called the meeting to order at 6:02 p.m.

II. *Pledge of Allegiance.*

The Pledge of Allegiance was led by Council Member Sabrina Petersen.

III. Public Comments.

There were no public comments.

IV. Consideration of Resolution 2017-02 Approving a Development Agreement with Kasey Enterprises, Inc and Holladay Properties, LC Relating to Property Known as the “Holladay Village Block 2”

The final site plan was shown to the Council. There was discussion on the perimeter trees and how those would be replaced.

Community Development Director, Paul Allred, reviewed the property layout. Council Member Pace believed the instruction would be to leave, replace, or replant trees at appropriate intervals on both 2300 East and Murray Holladay Road. Mr. Allred clarified that the Village does not require a six-foot sidewalk, but one is necessary to be consistent.

6.24.05 Council Member Pace moved to approve Resolution 2017-02 with the following modifications:

1. In Paragraph 2, reference should also be made to the construction that will be done substantially in accordance with the elevation drawings and artistic renderings and make it consistent throughout.
2. In 3(b)(iii) – reference should be made to the six-foot minimum sidewalk and clearance both on 2300 East and on Phylden.
3. Recognize that some of the existing street trees will be removed as part of the construction, but the hope was that they would either be replanted or replaced with a similar variety to match what is currently on the streetscape at appropriate intervals given what the site plan will allow on 2300 East and the Murray Holladay Road side.

Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Pignanelli, Gunn, Stewart and Mayor Dahle in favor. Resolution 2017-02 was approved by a unanimous vote.

V. Consideration of Resolution 2017-03 Approving an Easement Agreement with Holladay Village Square II, Relating to Property Known as the “Holladay Village Block 2”.

City Attorney, Todd Godfrey, reported that they provided in the language for the Easement Agreement, which is a recent amendment. They included language that specifies that after the sidewalk is constructed, they will provide a metes and bounds legal description for the as constructed sidewalk.

Council Member Pace moved to approve Resolution 2017-03 with the following modification: Attach the Exhibit D metes and bounds description and add the as-built legal description.

Council Member Stewart seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Pignanelli, Gunn, Stewart and Mayor Dahle in favor. Resolution 2017-03 was approved on a unanimous vote

VI. Consideration of Resolution 2017-04 Approving a License and Encroachment Agreement with Holladay Village Square II, LLC Relating to Property Known as the “Holladay Village Block 2”.

Council Member Stewart moved to approve Resolution 2017-04 with the following amendment: the payment date will be Jan. 1st. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Pignanelli, Gunn, Stewart and Mayor Dahle in favor. Resolution 2017-04 was approved by a unanimous vote.

VII. Consent Agenda

a. Approval of Minutes – Jan.7, 26, Feb. 2 & 9, 2017

Council Member Petersen moved to approve the minutes as presented. Council Member Stewart seconded the motion. The Council voted in the affirmative and the motion carried.

VIII. City Manager’s Report.

Manager Chamness had nothing to report.

IX. Council Reports & District Issues.

Mayor Dahle thanked the staff, Ken Melby and Tom Henroid for all their hard work on the Harmons documents. He feels this will be an incredible amenity to the city.

X. Recess City Council and Convene in an RDA Meeting.

Council Member Pignanelli moved to recess the City Council Meeting and convene in an RDA Meeting. Council Member Stewart seconded the motion. The Council voted in the affirmative and the meeting adjourned at 6:38:10 p.m.

WORK MEETING
March 2, 2017

ATTENDANCE

Mayor Rob Dahle
Lynn Pace
Patricia Pignanelli
Mark Stewart
Sabrina Petersen
Steven Gunn

City Staff
Gina Chamness, City Manager
Stephanie Carlson, City Recorder
Todd Godfrey, City Attorney
Paul Allred, Community Development Director

XI. Reconvene City Council in a Work Meeting.

Mayor Dahle convened the Council in a Work Meeting at 7:02 p.m.

**a. Budget & MET Discussion
- Capital Improvement Cost update**

Shay Smith – City Engineer went over the capital improvement plan with regards to roads. He presented two options – pay as you go vs borrowing.

Rori Andreason – Human Resources. She discussed implementing a pay plan which includes – job grades and pay ranges for each grade/job. She also reviewed COLA vs merit and performance evaluations for employees.

Manager Chamness reviewed the budget development that she will be using for this year's budget.

b. Discussion on School Scholarships

Council Member Pignanelli is working with the high schools and getting information and letters out to them. The high school recipients (one male and one female from each of the three schools) will get a certificate and congratulations letter. Ms. Carlson will work on the jr high awards and get the letters out to the principals. Those recipients will receive a letter, two movie tickets and a gift card for movie snacks.

The Foundation will handle the teacher awards.

c. Discussion on Commercial Signs in the HV & RMU Zones

Manager Chamness discussed amending the sign ordinance to allow for larger signs for projects “coming soon” that are able to show the proposed project and completion date. Staff will come back with some proposed language on size, location and duration.

d. Discussion on Community Gardens

Mayor Dahle presented an option for a community garden on the 2345 site (corner of 4500 S & 2300 E). The proposal is for 14 plots that are about 5 ft wide with parking on the very north. It would be a year to year lease. The Council was in favor but asked Manager Chamness to check on water and sub-leasing the site.

e. Calendar

The Chamber is having their Town Hall meeting on March 16. The next Council meeting is March 23.

Council Member Stewart commented that there is a petition from Canyon Cove residents to have neighborhood permit parking by the trailhead.

Tanner Ditch – it was discussed that no water would be put in the ditch this year. Mr. Godfrey discussed the option of forming a special service district or convey ownership to those along the canal. There is a meeting schedule with he, Manager Chamness, Council Member Stewart, Jim Palmer and Tom Nelson to discuss the issue and options.

XVI. Closed Session Pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition & Disposition (if needed.)

Council Member Gunn moved to go into Closed Session to discuss personnel issues, property acquisition, and disposition and potential litigation. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Pignanelli, Stewart, Gunn and Mayor Dahle in favor. The Council convened in a closed session at 10:05 p.m.

Those in attendance at the Closed Session were: Council Members Petersen, Pace, Stewart, Gunn, Pignanelli and Mayor Dahle. Others present included Manager Gina Chamness, Todd Godfrey, Stephanie Carlson and Paul Allred.

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

Council Member Gunn moved to adjourn the Closed Session and reconvene the Work Meeting. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Pignanelli, Stewart, Gunn and Mayor Dahle in favor. The motion to go out of closed session at 10:25 p.m. passed with a unanimous vote

XVII. Adjourn City Council Work Meeting.

There being no further business, Council Member Gunn moved to adjourn. Council Member Pignanelli seconding the motion. The Council voted in the affirmative. The meeting adjourned at 10:26 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, March 2, 2017.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: May 4, 2017