

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, September 21, 2017
Mt. Olympus Room
4580 South 2300 East
Holladay, UT 84117**

BRIEFING SESSION - 5:30 p.m.

ATTENDANCE:

Mayor Rob Dahle
Lynn Pace - *excused*
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 5:30 p.m. The Council reviewed the agenda.

The Council was introduced to some members of the Arts Council. The felt this was a good opportunity to put faces with names. The resolution the Council was considering formalizes the members. The Mayor and Council thanked the Arts Council for their hard work and for helping build a community feel with the Concert in the Park and the Blue Moon Festival.

Council Member Gunn wished to postpone the portion of Title 2 that codifies the Tree Committee. He would like an opportunity to speak with the Tree Board and let them know what is being considered.

The Hughes contract was also discussed and there were concerns with the lack of insurance limits and about overages and fees.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, September 21, 2017
Council Chamber's
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 6:03 p.m.

II. *Pledge of Allegiance.*

The Pledge of Allegiance was led by Chief Wade Watkins of the UFA.

III. *Public Comments.*

Jayasree Vanteru - 3918 South Woodline Drive. Mr. Vanteru reported that this is the third time in three months he has attended a City Council Meeting regarding the noise issue with a neighborhood bar. Police officers have been called repeatedly as a result of excessive noise from outside the bar at all hours of the night. Mayor Dahle commented that they are working with Chief Hutson on options.

IV. *Consideration of Ordinance 2017-22 Vacating a Portion of Right-of-Way at 4304 South Wander Lane.*

Council Member Petersen moved to adopt Ordinance 2017-22. Council Member Gunn seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Gunn, Pignanelli, Stewart and Mayor Dahle in favor. Ordinance 2017-22 was adopted with a unanimous vote.

V. *Consideration of Ordinance 2017-23 Amending Title 2- Committees.*

Council Member Gunn moved to continue the above item to the October 5 meeting. Council Member Pace seconded the motion. The Council unanimously voted in the affirmative and Ordinance 2017-22 was continued.

Council Member Pace asked Mr. Godfrey to look at other sections of Title 2 dealing with appointments.

VI. *Consideration of Resolution 2017-27 Approving a Contract with Hughes General Contractors for Design Build Services for the Design and Construction of Knudsen Park.*

Mayor Dahle believed it would be best to handle the above matter in an open discussion prior to making a motion.

Council Member Gunn stated that Schedule B does not show amounts for the insurance that the contractor is supposed to obtain. He suggested the amount of insurance be \$3 million per occurrence and \$5 million in aggregate that must be obtained by the contractor.

Council Member Pace explained that the resolution confirms the agreement attached as Exhibit A is the contract. He asked if the final design time stamp requirement for December 1, 2017 could be pushed back to December 7 or 14.

Manager Chamness stated that certain things, regardless of the site design, will need to take place. They were not planning on waiting for a final site design to permit.

Council Member Pace asked if they are comfortable developing a design if all property issues have yet to be completed knowing that some property acquisition or disposition will occur. He believed that dialogue issues need to be ongoing to avoid unpleasant surprises.

City Attorney, Todd Godfrey, confirmed that they are comfortable with the contract. It contemplates both a site and final stamped design that will have to include the elements discussed. Based on experience, they are not comfortable having anything stamped final until they have gone through that process. He believed there was enough built in, in terms of reviews with the Council, that will allow every opportunity for review.

Joe McCallister – Hughes Attorney residing at 2285 East Hale Ave confirmed that they will provide monthly progress reports along with a weekly design and owner meeting. They meet every week on approval of the contract until close out and any other decision makers that need to be there are invited. Scheduling was reviewed.

Manager Chamness indicated that Section 3.1.11 entails the design builders' submittals.

Mr. McCallister explained that the dates being referred to are essentially milestone dates, aspirational in effect, used to keep the project on track, and not necessarily material breaches of contract. When the City defines an owner, it also defines an owners' representative. How the City then administers the process is better worked out with the owners committee rather than at a Council Meeting because they prefer not to have dual reporting obligations.

Council Member Petersen pointed out that as a Council, they will need to decide to whom and where the design details will be reported.

Council Member Gunn moved to approve Resolution 2017-27 with an amendment to Exhibit B, specifically Paragraphs b.2.1.6 and b.2.1.7 by inserting the amounts \$3 million for individual occurrences and \$5 million for aggregate and that 2.1.7.1 be left blank. Council Member Pace seconded the motion.

Council Member Pace commented that he found the definitions and general conditions referred to and was of the understanding that anything requiring drawings or specifications will not be built until the builder receives approval from the owner.

The Council roll call vote was as follows: Council Members Pace, Petersen, Gunn, Pignanelli, Stewart and Mayor Dahle in favor. Resolution 2017-27 was approved with a unanimous vote.

VII. *Consideration of Resolution 2017-29 Granting the Advice and Consent for the Appointment of Members to the Arts Council.*

Council Member Petersen moved to approve Resolution 2017-29. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Gunn, Pignanelli, Stewart and Mayor Dahle in favor. Resolution 2017-29 was approved with a unanimous vote.

VIII. *Consideration of Resolution 2017-30 Amending the Interlocal Agreement Between Salt Lake County and the City Relating to Bailiff and Security Services.*

Manager Chamness reviewed the amendments. The first was a reduction in hours to the court schedule from 4 full days to 3 full days and one half day. Second, was a clarification on time spent and paid for in court. With the proposed changes they will stay on budget.

Council Member Petersen moved to approve Resolution 2017-30. Council Member Stewart seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Gunn, Pignanelli, Stewart and Mayor Dahle in favor. Resolution 2017-30 was approved with a unanimous vote.

IX. *City Manager's Report – Gina Chamness.*

a. *Financial Report.*

The financial report through August was provided to the Council. It was noted that the City was doing well on the expense side.

Manager Chamness hoped to take updated headshots and a group photo of the Council for the website at the December Meeting.

X. *Council Reports & District Issues.*

Council Member Gunn reported on the Knudsen Park Stakeholders Meeting. He indicated that there are a large number of evasive trees on site and Hughes is proposing to remove them and replace them with 500 suitable trees. There was also discussion about fencing along the stream.

Council Member Stewart indicated that he and members of Hughes and staff will be at the Parent-Teacher Conference Meetings at Oakwood and Cottonwood to get input on Knudsen Park. The boards that were up in City Hall will be available for parents and children.

XI. *Adjourn City Council to a Work Meeting.*

Council Member Gunn moved to recess the City Council Meeting and convene in a Work Meeting. Council Member Petersen seconded the motion. The Council voted in the affirmative and the meeting adjourned at 7:02 p.m.

WORK MEETING
September 21, 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

Mayor Dahle convened the Council in a Work Meeting at 7:08 p.m.

a. Discussion & Update on Knudsen Park.

Manager Chamness, provided an update on the meetings and the process moving forward. The stakeholders are providing input on design elements and features. There will then be a sub-committee composed of staff and Council Members Stewart and Gunn. The sub-committee will work through the design process.

Staff and members of the Stakeholders Committee would be making a site visit the following day to look at the trees. By the following week they were expected to have an idea of what trees need to be removed and how to manage that process. It was suggested that Red Butte perform an evaluation/analysis on the trees so that they have a third-party review and recommendation on what needs to be removed. Education was determined to be the key.

The next issue was the bike traffic. It was recommended by the contractors that they close off the bike path coming from the corporate center and develop an alternate route. Last, with regard to fencing of the stream, there did not seem to be much need to do that. It was noted that Mr. Godfrey objected to installing fencing.

b. Discussion on Plaza (use, events, etc.).

The Council discussed using the plaza to attract people and create a gathering spot. It was noted that the City needs maximize the use. More sitting areas are needed in addition to shade. Some items discussed were life size chess, checkerboard tables, and a piano. The Council also discussed a Food Truck Night where Laney Avenue could be closed off and they could work with Mr. Olsen to bring the trucks to the plaza. The need for bike racks was discussed for the plaza and for the downtown area in general between Harmons and SOHO. The need to explore off-site parking for employees was discussed and needs to be reviewed.

c. Update on School Liaisons for 2017-18.

The Council reviewed the list for the school year and were asked to attend at least one meeting and be a contact.

d. Calendar.

The upcoming meeting schedule was reviewed.

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

XIII. Adjourn

There being no further business, Council Member Gunn moved to adjourn. Council Member Stewart seconded the motion. The Council unanimously voted in the affirmative. The meeting adjourned at 7:46 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, 2017.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: Nov. 2, 2017