

MINUTES OF THE CITY COUNCIL MEETING HELD APRIL 24, 2007, AT 7:00 P.M., IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBER

MEMBERS PRESENT: Mayor Kelvyn Cullimore, Councilman Don Antczak, Councilman Scott Bracken, Councilman Bruce Jones, Councilman Gordon Thomas

STAFF PRESENT: City Manager Liane Stillman, City Attorney Shane Topham, Deputy City Manager Kevin Smith, Public Relations Specialist Bob Warnick, Planning Director Michael Black, City Treasurer Gary Harmer, Finance Director David Muir

OTHERS PRESENT: Mike Watson, Paul Brenneman, Corbett Ford, Karen Wiley, Lynn Feveryear, Ron Fullmer, Alise Bank, Dave Woodman, Kathy Green, Celeste Eggert,

1.0 **WELCOME**

1.1 The pledge of allegiance was led by Councilman Thomas

2.0 **CITIZEN COMMENTS**

2.1 No comments were received.

3.0 **PUBLIC HEARINGS**

3.1 **Public Hearing to Receive Comments on the Proposed Use of the Community Development Block Grant for FY07-08**

3.1.1 Karen Wiley, Salt Lake County Community Development Coordinator, explained that the County received \$2.46 million in grant money this year. There was a \$12,000 funding cut which was absorbed by the County in order to allow the cities to remain whole.

3.1.2 Mayor Cullimore opened the public hearing.

3.1.3 Alise Bank, Legal Aid Society Development Director, stated that they have helped 57 Cottonwood Heights' residents, at an average of \$210 per case for a total of \$11,970. The primary recipients are victims of domestic violence. She explained that the services indirectly benefit the entire community by helping to reduce the need for welfare assistance and public safety expenditures.

3.1.4 Dave Woodman, Emergency Home Repair Coordinator for ASSIST, explained that they help the lowest income, most vulnerable citizens in Cottonwood Heights with critically needed repairs to their homes. Only necessary repairs are done such as plumbing, heating, roofing, electrical, with all work being done by licensed and insured contractors. They also provide accessibility design assistance to people with disabilities. Seven repairs have been done in Cottonwood Heights so far this year; and there has been design assistance to five families. They requested funding of \$15,000 for the upcoming year.

- 3.1.5 Kathy Green, Utah Food Bank Services, said that they are asking for funding for the Utah Food Bank to help with packaging supplies in which to transport food; and for Services For Seniors, a program which handles home repairs for senior citizens so that they can remain independent. She noted that they are handymen, not licensed contractors, and do not overlap with the ASSIST program. They are looking at doing 72 home repairs in 2008 which will serve 31 Cottonwood Heights' residents.
- 3.1.6 Celeste Eggert, Development Director of The Road Home Homeless Shelter, said that this is the largest homeless shelter in the state of Utah with 450 men, women and families every night. The shelter is always full and a waiting list is always maintained. An emergency winter shelter is run from November to April in Midvale. The case management program works with clients and other agencies in trying to place people in housing throughout the community.
- 3.1.7 Lynn Feveryear, previous Salt Lake County Community Development Coordinator and resident of Cottonwood Heights, expressed his thanks to the City for the letter and token of thanks he received. He said that Cottonwood Heights has a reputation of being a wealthy community, but 20 percent of the population is considered lower income and qualify for the CDBG programs. He urged the Council not to forget the people that live in the City that have needs as they make their final decisions.
- 3.1.8 Mayor Cullimore closed the public hearing. He expressed appreciation for the service the organizations provide.

The following item was moved up on the Agenda in order to accommodate those from Salt Lake County attending the meeting to participate in the CDBG items.

- 5.1 **Consideration of Resolution No. 2007-18 Approving an Amendment to the FY06-07 Community Development Block Grant**
  - 5.1.1 Karen Wiley, Salt Lake County Community Development Coordinator, explained that last year the City allocated \$65,000 to do a disability project. Due to circumstances beyond the City's control, the project cannot be funded with CDBG money. City Staff is recommending that the \$65,000 go toward planning projects for this fiscal year. The City would be moving general fund money to pay for the disability project and moving the CDBG money to the planning projects.
  - 5.1.2 Mayor Cullimore explained that the City was going to fund bus benches but can no longer meet all of the criteria because of bus route changes. The money will be shifted to eligible CDBG studies which include a study related to self-providing law enforcement services and a master plan for parks.

5.1.3 **MOTION:** Councilman Antczak moved to adopt Resolution No. 2007-18 approving an amendment to the FY06-07 Community Development Block Grant. The motion was seconded by Councilman Thomas and passed unanimously on a roll call vote.

### 3.2 **Public Hearing to Receive Comments on the Proposed Storm Water and Transportation Impact Fee Study**

3.2.1 Jason Burningham, representing Lewis Young Roberts and Burningham, explained that impact fees are related to new development and are one time fees that are paid to help contribute to the capital infrastructure that the city procures and maintains. Mr. Burningham reviewed the methodology that was used in determining proposed impact fee schedule. The Transportation Impact fee study identified approximately \$6 million of current costs of new projects that need to be done which equated to almost \$8.3 million of construction costs including inflation. The maximum supportable impact fee for a single-family dwelling would be approximately \$2,030; a multi-family dwelling would be about \$1,325; and a commercial building would be based on per thousand square feet of floor space which is broken down by office, commercial, big box and institutional usage based on the demand each of those entities create in terms of additional impact on the roads and infrastructure within the City. He noted that commercial development is also an economic engine for a municipality in terms of sales tax and property tax. The City has the ability to adjust the impact fees to reflect the benefits that are driven by commercial development. He explained that the same methodology was used on the storm water impact fee study. The maximum supportable amount, based on a residence would be \$2,700 for ½ -acre lots; \$1,900 for ¼ -acre lots; and \$1,200 for 1/8 acre lots.

3.2.2 Mr. Burningham explained that once the study has been completed, the Council can adopt an impact fee that recommends the maximum allowable amounts shown in the study; adopt something less than the recommended maximum with a rational basis of why the City is adopting something lower; choose not to impose an impact fee; or continue the process and study it further. He pointed out that communities that do not impose an impact fee usually have another funding mechanism.

3.2.2 Mayor Cullimore opened the public hearing. No comments were received.

3.2.3 Mayor Cullimore closed the public hearing.

## 4.0 **REPORTS/PRESENTATIONS**

### 4.1 **Unified Fire Report**

4.1.1 Chief Watson presented the March fire report. The month closed with 168 medical runs compared to 195 in 2006; and 72 fire calls compared to 77 fire calls in 2006. Chief Watson reminded residents to make sure their smoke detectors are working and recommended that smoke detectors be placed in the bedrooms of young children. He

also reminded everyone that spring is here and there is more pedestrian traffic. He cautioned people to be aware of people walking and biking.

4.1.2 Chief Watson acknowledged the attendance of Chief Jim Bacon and Station 110, B Platoon. The customer service messages for Station 110 and 116 were reviewed. He also showed a news clip and reported on the recovery kits fellow firefighter Steve Lawrence has put together for those that are involved in a house fire.

4.1.3 Chief Watson stated that Brett Morely, Station 110 is interested in putting together a fire wise program to discuss with the residents that surround Crestwood Park. Chief Watson will put him in touch with Councilman Thomas to facilitate the meeting.

#### 4.2 **March Financial Report**

4.2.1 Finance Director, David Muir reviewed the March financial report. He noted that budget adjustments and modifications have been made for the year end projections. He stated that there is a 97% collection rate for the current year property taxes and program budgets have been updated in this report.

#### 4.3 **Public Works Report**

4.3.1 Assistant City Manager Kevin Smith reported on the 2300 East projects which are progressing quickly. He is meeting on a weekly basis with J & A Construction to keep apprised of the traffic control issues and Public Works Inspector Mike Allen is on both sites daily. The Towne Drive project is almost ready to bid out and should begin in June. The Bengal Triangle is completed and includes electricity to the poles and for Christmas lights.

4.3.2 Mr. Smith said that he received the study on the striping of Parkridge Drive. The striping of the road has almost eliminated those traveling over 40 mph. One individual commented that he did not like the look of the striping and thought it looked like a runway.

Councilman Bracken asked if there is a schedule for repainting striping.

Mr. Smith said that the County is very busy and it is difficult to schedule them for striping and will continue to try and get them scheduled.

#### 5.0 **ACTION ITEMS**

5.2 **Consideration of Resolution No. 2007-19 Approving an Agreement for Engineering Services with Gilson Engineering for FY07-08**

- 5.2.1 Assistant City Manager Kevin Smith explained that the City has cut out 90 percent of the GIS work from this contract and Gilson Engineering has asked for an increase in the hourly rate for their civil designers and civil engineer.

Councilman Jones asked if the City continues to monitor when the City might decide to employ a full-time engineer.

Mr. Smith said he looks at the prospect of bringing the engineer in-house and is trying to determine how much specialty work would have to be contracted out. He believes the City will want to hire a review engineer at some point because half of the amount of the contract is for reviewing development projects.

- 5.2.2 **MOTION:** Councilman Jones moved to adopted Resolution No. 2007-19. The motion was seconded by Councilman Bracken and passed unanimously on a roll call vote.

6.0 **ADJOURN BUSINESS MEETING AND RECONVENE WORK SESSION**

- 6.1 Councilman Antczak moved to adjourn the business meeting and reconvene the work session. The motion was seconded by Councilman Thomas and passed unanimously on a voice vote. The business meeting adjourned at 8:45 p.m.

**Approved: May 8, 2007**

---

Kelvyn Cullimore, Jr., Mayor

---

Don Antczak, Councilman

---

Scott Bracken, Councilman

---

Bruce Jones, Councilman

---

Gordon Thomas, Councilman