

CITY OF SOUTH SALT LAKE  
CITY COUNCIL MEETING

COUNCIL MEETING Tuesday, February 7, 2012  
7:00 p.m.

CITY OFFICES 220 East Morris Avenue – Suite 200  
South Salt Lake, Utah 84115

PRESIDING Council Chair Irvin Jones, Jr.

CONDUCTING Council Member Boyd Marshall

SERIOUS MOMENT OF REFLECTION/  
PLEDGE OF ALLEGIANCE Council Member LeRoy Turner

SERGEANT AT ARMS None

COUNCIL MEMBERS PRESENT:

Casey Fitts, Ryan Gold, Irvin H. Jones Jr., Boyd Marshall, Michael Rutter,  
LeRoy Turner and John Weaver

STAFF PRESENT:

Mayor Cherie Wood  
Lyn Creswell, City Attorney  
Frank Lilly, Deputy Community Development Director  
Craig Burton, City Recorder

STAFF EXCUSED:

Charee Peck, Chief of Staff  
Kayla Moss, Deputy City Recorder

OTHERS PRESENT:

See attached list

**APPROVAL OF MINUTES**

- 1. January 25, 2012 Work Meeting.** Council Member Rutter moved to approve these minutes.

MOTION: Michael Rutter  
SECOND: LeRoy Turner

Voice Vote:

Fitts	Aye
Gold	Aye
Jones	Aye
Marshall	Aye
Rutter	Aye
Turner	Aye
Weaver	Absent

**2. January 25, 2012 Regular Meeting.** Council Member Fitts moved to approve these minutes.

MOTION:	Casey Fitts
SECOND:	Michael Rutter

Voice Vote:

Fitts	Aye
Gold	Aye
Jones	Aye
Marshall	Aye
Rutter	Aye
Turner	Aye
Weaver	Absent

**NO ACTION COMMENTS**

**1. SCHEDULING.** The City Recorder informed those at the meeting of upcoming events, meetings, activities, etc.

**2. CITIZEN COMMENTS/QUESTIONS.** None.

**3. MAYOR COMMENTS.** Mayor Wood updated the Council on House Bill 81. She had the opportunity to meet with Speaker Lockheart last week as well as the Democratic Caucus today to discuss it and why South Salt Lake isn't growing out of it as quickly as the other 14 hold harmless cities. They also discussed what the local option money would be used for; strictly economic development. It seems to be going okay so far. It is being circled in the House on the Republican side. The Bill should be voted on in the next week or two.

**4. CITY ATTORNEY COMMENTS.** Lyn Creswell, City Attorney, advised the Council that the City is working with the Legislature on getting some language that would give more flexibility in use of the Granite Property. This is if the City were to acquire it or if the City works in conjunction with the School District on reuse. It would allow for economic development at the site, currently not provided by State Statute.

**5. CITY COUNCIL COMMENTS.** Council Member Jones pointed out an insert from the January 29, 2012 edition of the Deseret News. It was about Charter Schools; he was amazed at how many charter schools are in the State.

Council Member Rutter was disturbed by the shooting at the Palladium Event Center. He thinks this should be watched closely.

Frank Lilly, Deputy Community Development Director, advised the Council that there has been a meeting scheduled with the business owner of Palladium and also the property owner. They will be going over the list of concerns that the City has on the site. There have been approximately 30 calls on this property in the last year. Mr. Lilly has also been in contact with a resident in the area that has come up with a group of residents to sponsor a meeting about this issue. Once they are ready they are going to try to get the property owner and business owner at the meeting.

Council Member Marshall is very saddened by the event that happened with the Powell family this weekend. His heart goes out to the family for the things that happened.

Council Member Weaver arrived at 7:10 pm.

## 6. INFORMATION

- a. **Victim Advocate Report.** Brooke St. John, a Victim Advocate for the City, presented quarterly statistics to the Council. A copy of these reports are attached and incorporated by this reference.
- b. **Greenway and Trail Report from Public Workshop.** This item was pulled from the agenda.
- c. **Pioneer Craft House Update.** Mr. Creswell advised the Council that the City has arrived at what the lease amendment should look like with the Pioneer Craft House. Jeff Hatch, Director of Pioneer Craft House, is going to present the amendment to the Craft House Board of Directors in two weeks. If the Board approves it a resolution will be brought back to the Council. They tried to define dedicated space that will be exclusively used by the Pioneer Craft House. Mr. Hatch feels like they need exclusive use of the flute shop building. There are 2-3 classrooms with 3-4 storage areas. The other space that they want is the weaving area. That is the only space that would be dedicated. They also need to identify an administrative office. All other space on the property would be scheduled. They have currently requested 2,203 square feet. The annual market value of that is \$15,324. It would be set up in quarterly payments, making each payment \$3,831. The Pioneer Craft House needs a transition plan because they cannot come up with this immediately. For the calendar year of 2012 the total payment for the dedicated space would be \$5,000. Starting January 1, 2013 they would be making quarterly payments in the full amount. Their payment for this year would not be due until October 1<sup>st</sup>. With additional expenses they might be obligated to pay about \$10,000 which is a big jump to go from paying \$1 a year to \$10,000. Provisions regarding high functioning non-profit organizations have also been added to the lease amendment. This requires them to file certain documents with the City annually to make sure they are complying with State and other requirements.

Any open space would have preferential scheduling for the Pioneer Craft House. Schedules will be made up to a year in advance. They will have the schedule opened up to them a week or month in advance before the public can come to schedule space. They came up with two payment plans for this open space. There have been issues in the past with Pioneer Craft House blocking out time for classes and then those classes never happen. The first payment option would be unique to the Pioneer Craft House. If they come forward with a scheduled request and they give the City a non-refundable payment the time would be blocked off and it is theirs. They would get a price break on the fee since it is a non-refundable payment. It would be billed at 50% of what the Consolidated Fee Schedule outlines as the charge for the room. If they don't want to do that they would have to pay a deposit and two weeks prior to the scheduled time they have to pay the fee for the reservation at full price. This is the same process for everyone else as well. The Pioneer Craft House can also rent out their dedicated space but they have to charge at least what the City charges according to the Consolidated Fee Schedule. This is to eliminate any competition that might arise. It is also now a requirement for them to track any third party users of their dedicated space and how much they get paid for the space.

Council Member Rutter asked what would happen if people want to rent out a space that would only fit in the dedicated space Pioneer Craft House has.

Mr. Creswell advised the Pioneer Craft House has a lease with the City so it is their space. If they fail to make any of the payments outlined in the amended agreement they are in default and the lease would be terminated.

Also, if someone else asks to enter into a long term lease of another portion of the property, Pioneer Craft House would be told about it and they would get the first right to buy the dedicated space.

Council Member Rutter asked if there will be any space available for a charter school to move into the other portion of the building.

Mr. Creswell advised Council Member Rutter that they are talking to a charter school about possible space in the Columbus Center, not the Craft House.

**ACTION ITEMS**

**New Council Business**

- 1. Appointments by the Mayor.** Mayor Wood presented Andrew Rail to the Council for advice and consent to appoint him to be an alternate on the Planning Commission.

Council Member Rutter moved to suspend the rules to act on this tonight.

MOTION: Michael Rutter  
 SECOND: LeRoy Turner

Voice Vote:

Fitts	Aye
Gold	Aye
Jones	Aye
Marshall	Aye
Rutter	Aye
Turner	Aye
Weaver	Aye

Council Member Rutter moved to give consent to appoint Mr. Rail.

MOTION: Michael Rutter

SECOND: LeRoy Turner

Voice Vote:

Fitts	Aye
Gold	Aye
Jones	Aye
Marshall	Aye
Rutter	Aye
Turner	Aye
Weaver	Aye

Council Member Turner moved to adjourn.

MOTION: LeRoy Turner

SECOND: Ryan Gold

Voice Vote:

Fitts	Aye
Gold	Aye
Jones	Aye
Marshall	Aye
Rutter	Aye
Turner	Aye
Weaver	Aye

The meeting adjourned at 7:35 p.m.

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Irvin H. Jones, Jr., Council Chair

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Craig D. Burton, City Recorder