

# **SALT LAKE COUNTY**

*2001 So. State Street  
Salt Lake City, UT 84114  
(385) 468-7500 TTY 711*



## **Meeting Minutes**

**Tuesday, July 2, 2019**

**4:00 PM**

### **SECOND AMENDED AGENDA**

**Council Chambers, N1-110**

**County Council**

**1. CALL TO ORDER**

- Present:** Council Member Shireen Ghorbani  
Council Chair Richard Snelgrove  
Council Member Jim Bradley  
Council Member Arlyn Bradshaw  
Council Member Ann Granato  
Council Member Steve DeBry  
Council Member Aimee Winder Newton
- Excused:** Council Member Michael Jensen  
Council Member Max Burdick

Invocation - Reading - Thought

Pledge of Allegiance

**Mr. Ryan Lambert**, Deputy District Attorney, led the Pledge of Allegiance to the Flag of the United States of America.

**2. CITIZEN PUBLIC INPUT**

Comments are limited to 3 minutes unless otherwise approved by the Council. To comment by phone, please call (385-468-7480) by the beginning of the meeting. Those who are present may be asked to speak first.

**Mr. Steve Van Maren** stated there were no seats in the lobby. The seats that used to be against the wall in the lobby have been removed, and two additional rows of seats were now in the Council Chambers.

**3. REPORT OF ELECTED OFFICIALS:**

- 3.1. Council Members
- 3.2. Other Elected Officials
- 3.3. Mayor

**4. PROCLAMATIONS, DECLARATIONS, AND OTHER CEREMONIAL OR COMMEMORATIVE MATTERS****5. PUBLIC HEARINGS AND NOTICES**

- 5.1 Reminder Notice of Cancellation of July 9, 2019 and July 23, 2019 Council Meetings

**6. RATIFICATION OF DISCUSSION ITEM ACTIONS IN COMMITTEE OF THE WHOLE**

- 6.1 Budget Adjustment: Equestrian Park's Request for New Electrical Capital Project. Project will be funded from \$20,000 in Under expend from the Asphalt Repair Project** [19-835](#)

**Attachments:** [526400YE01 TRCC](#)

A motion was made by Council Member Bradshaw, seconded by Council Member DeBry, that this agenda item be ratified. The motion carried unanimously.

- 6.2 Ordinance of the Legislative Body of Salt Lake County, Utah, Amending Section 2.97.050 of the Salt Lake County Code of Ordinances, 2001, Entitled "Debt Review Committee" Reducing Membership to Seven and Reducing the Auditor's Office to One Member, Allowing the County Council and Auditor to Name Designees** [19-803](#)

**Attachments:** [Staff Report](#)  
[Debt Review Letter Reducing Committee to 7 Members](#)  
[Debt Review ordinance6.19.19\(2\)](#)

This is the Formal Adoption of the Ordinance

ORDINANCE NO. 1853

AN ORDINANCE OF THE LEGISLATIVE BODY OF SALT LAKE COUNTY, UTAH, AMENDING SECTION 2.97.050 OF THE SALT LAKE COUNTY CODE OF ORDINANCES, 2001, ENTITLED "DEBT REVIEW COMMITTEE" REDUCING MEMBERSHIP TO SEVEN AND REDUCING THE AUDITOR'S OFFICE TO ONE MEMBER, ALLOWING THE COUNTY COUNCIL AND AUDITOR TO NAME DESIGNEES

The County Legislative Body of Salt Lake County ordains as follows:

SECTION 1. The amendments made herein are designated by underlining the new substituted words. Words being deleted are designated by brackets with a line drawn through said words.

SECTION II. Section 2.97.050, of the Salt Lake County Code of Ordinances, 2001 is hereby amended to read as follows:

**2.97.050 - Membership.**

The committee shall be composed of [~~eight~~] seven members consisting of the mayor or mayor's designee, the mayor's chief financial officer, [~~one~~] two individuals from the council office chosen by the council, [~~the council budget director, two members of~~] the county auditor[~~s~~] or designee [~~office designed by the county auditor~~], the county treasurer or designee, the district attorney or designee. The chair of the committee shall be rotated annually among the members representing the county auditor, district attorney and county treasurer. The county's financial advisor shall serve as a non-voting, ex-officio member of the committee.

SECTION III. This ordinance shall become effective fifteen (15) days after its passage and upon at least one publication in a newspaper published and having general circulation in Salt Lake County.

APPROVED and ADOPTED this 2nd day of July, 2019.

SALT LAKE COUNTY COUNCIL

ATTEST (SEAL)

By /s/ RICHARD SNELGROVE  
Chair

By /s/ SHERRIE SWENSEN  
County Clerk

A motion was made by Council Member Bradshaw, seconded by Council Member DeBry, that this agenda item be ratified. The motion carried unanimously.

- 6.3 An ordinance amending section 3.42.073, entitled [19-824](#) "Department Director Power - Fees," of the Salt Lake County Code of Ordinances, 2001, is hereby amended by providing that a division director's recommendation to waive fees is finally determined by the County Council, and making related changes (Formal Adoption Will Take Place on July 16, 2019)**

**Attachments:** [Staff Report](#)  
[Fee waiver ordinance amendments](#)

This ordinance was forwarded to the July 16, 2019, Council meeting to be formally considered.

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**6.4 Appointment of Colby Hill as a Member of the TRCC Advisory Board** [19-825](#)

**Attachments:** [Staff Report](#)  
[Colby Hill Resume](#)

A motion was made by Council Member Bradshaw, seconded by Council Member DeBry, that this agenda item be ratified. The motion carried unanimously.

**6.5 Proposed Amendments to: Salt Lake County Countywide Policy on Standards for Geographic Information System - 1013** [19-837](#)

**Attachments:** [Staff Report](#)  
[1013 AATF GIS Procedures](#)  
[1013 \(with Markup\) GIS Procedures 6.27.19](#)

A motion was made by Council Member Bradshaw, seconded by Council Member DeBry, that this agenda item be ratified. The motion carried unanimously.

**6.6 Utah Association of Counties Matters** [19-839](#)

**Attachments:** [Staff Report](#)

A motion was made by Council Member Bradshaw, seconded by Council Member DeBry, that this agenda item be ratified. The motion carried unanimously.

**6.7 Council's Legal Counsel Interviews** [19-81](#)

**Attachments:** [Staff Report](#)

A motion was made by Council Member Bradshaw, seconded by Council Member DeBry, that this agenda item be ratified. The motion carried unanimously.

**6.8 Real Estate Matters and Resolution** [19-820](#)

**Attachments:** [Staff Report](#)

RESOLUTION NO. 5601

RESOLUTION AUTHORIZING A GROUND LEASE WITH AN OPTION TO PURCHASE FOR \$1.00 BETWEEN SALT LAKE COUNTY AND SALT LAKE COUNTY NMTC, INC., A UTAH NONPROFIT CORPORATION, AS MAY BE ASSIGNED TO KEARNS LIBRARY,

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LLC, AN ENTITY WHOLLY OWNED BY SALT LAKE COUNTY NMTC, INC.

WHEREAS, on June 11, 2019, the Salt Lake County Council approved Resolution No. 5588 authorizing the contribution of money and the leasing of real property to Salt Lake County NMTC, Inc. (“SLCONMTC”), a 501(c)(3) non-profit organization, and Kearns Library, LLC (“Kearns Library”), the sole member of and manager of which is SLCONMTC, making Kearns Library a disregarded entity for tax purposes, for the purpose of constructing a new library for Salt Lake County Library Services on property (the “Property”) located at approximately 4290 West 5415 South (also identified as 4257 West 5345 South), Parcel No. 21-07-458-009 and 4220 West 5350 South, Parcel No. 21-07-457-003, in Kearns, Utah (the “Project”); and

WHEREAS, the ground lease between Salt Lake County and SLCONMTC, which may be assigned to Kearns Library, has been modified to include a clause that will allow the tenant to exercise an option to purchase the Property at the end of the term of the lease; and

WHEREAS, pursuant to Utah Code Annotated Section 17-50-303(3), a county may appropriate money to or provide nonmonetary assistance to a nonprofit entity if, in the judgment of the county legislative body, the assistance contributes to the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of county residents; and

WHEREAS, pursuant to Salt Lake County Countywide Policy 1200, the Salt Lake County Council (“County Council”) may contribute funds, property and personnel to a charitable organization in order to promote the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of County inhabitants; and

WHEREAS, the County Council desires to approve the modified ground lease to include a clause allowing the tenant to exercise an option to purchase the Property at the end of the term of the lease; and

WHEREAS, the County Council finds that this lease, including the option clause, will benefit the residents of Salt Lake County contribute to the safety, health, prosperity, moral well-being, peace, order, comfort, and/or convenience of county residents;

NOW, THEREFORE, BE IT RESOLVED:

1. The County Council hereby authorizes the leasing of the Property to SLCONMTC through a ground lease containing a \$1.00 option clause and the assignment of that lease to Kearns Library.
2. The County Council hereby authorizes the signature and execution of all documentation, including the ground lease and any documents related to the option clause (but only if the option is properly exercised by the tenant) to be signed and executed by the designated and authorized County official.

APPROVED and ADOPTED in Salt Lake City, Salt Lake County, Utah this 2nd day of July, 2019.

SALT LAKE COUNTY COUNCIL

ATTEST (SEAL)

By /s/ RICHARD SNELGROVE  
Chair

By /s/ SHERRIE SWENSEN  
Salt Lake County Clerk

A motion was made by Council Member Bradshaw, seconded by Council Member DeBry, that this agenda item be ratified. The motion carried unanimously.

**6.9 Salt Lake County Countywide Policy on Preservation and [19-840](#)  
Protection of Public Property**

**Attachments:** [Staff Report](#)  
[Use of Public Property Policy Draft \(Approved as to Form\)](#)

A motion was made by Council Member Bradshaw, seconded by Council Member DeBry, that this agenda item be ratified, with the notation that a typographical error be corrected. The motion carried unanimously.

**7. RATIFICATION OF CONSENT ITEM ACTIONS IN COMMITTEE OF THE WHOLE**

A motion was made by Council Member Bradshaw, seconded by Council Member DeBry, to ratify the consent agenda. The motion carried unanimously.

**7.1 Clark Planetarium requests approval of \$45,808 in [19-833](#)  
promotional fee waivers and discounts for 2019 quarters  
three and four.**

**Attachments:** [Staff Report](#)  
[2019 Planetarium Promotions Cover Letter and Budget](#)

The vote on this consent item was ratified.

- 7.2 Resolution of the Salt Lake County Council declaring official intent to reimburse expenditures to its General Fund or other county funds for the financing of project costs associated with acquiring, improving, or extending Open Space, Natural Habitat, Parks and Community Trails, and related facilities** [19-810](#)

**Attachments:** [Staff Report](#)  
[GO bond reimbursement resolution](#)

RESOLUTION NO. 5602

RESOLUTION OF THE SALT LAKE COUNTY COUNCIL DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES TO ITS GENERAL FUND OR OTHER COUNTY FUNDS FOR THE FINANCING OF PROJECT COSTS ASSOCIATED WITH ACQUIRING, IMPROVING OR EXTENDING OPEN SPACE, NATURAL HABITAT, PARKS AND COMMUNITY TRAILS AND RELATED FACILITIES.

The Legislative Body of Salt Lake County resolves as follows:

WHEREAS, Salt Lake County (“County”) expects to issue tax-exempt obligations to provide the funding for acquiring, improving or extending open space, natural habitat, parks and community trails and related facilities (“Projects”); and

WHEREAS, because the funds will not become available prior to December 31, 2019, the County must provide interim financing to cover the costs of the Projects incurred for certain capital expenditures, including due-diligence-initial acquisition and construction and planning expenses; and

WHEREAS, it is anticipated that permanent long-term financing will be authorized and issued at a time when the Projects plans are finalized and approved, and site is acquired by the County; and

WHEREAS, it is necessary, desirable, and in the best interests of the County to advance moneys from its funds on hand on an interim basis until the



obligations can be issued and the bond funds become available.

NOW, THEREFORE, be it resolved by the Salt Lake County Council as follows:

1. The County intends to finance the Projects with long-term debt to be issued by the County.
2. The County shall make expenditures as needed from its funds on hand to pay the costs of the Projects until the proceeds of the bond obligations become available.
3. The County hereby declares its official intent under 26 CFR Section 1.150-2 to reimburse said expenditures advanced for the Projects with proceeds of the bond obligations, the principal amount of which is not expected to exceed \$50 Million dollars.
4. No funds for payment of the Projects from sources other than the obligations are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the County pursuant to its budget or financial policies.
5. Resolutions of the County together with minutes of meetings and other documents pertinent to the Projects are and will be reasonably available at the office of the Council Clerk, Salt Lake County Government Complex, 2001 South state Street, N2-700, Salt Lake City, Utah (“Government Center”). Plans, specifications, architectural drawings and related information are and will be reasonably available as they are developed at the office of the Salt Lake County Parks and Recreation, Suite S4-700, which is located at the Government Center.

This Resolution shall become effective upon its adoption and approval.

APPROVED and ADOPTED this 2nd day of July, 2019.

ATTEST (SEAL)

SALT LAKE COUNTY COUNCIL

By /s/ RICHARD SNELGROVE  
Chair

By /s/ SHERRIE SWENSEN

Salt Lake County Clerk

The vote on this consent item was ratified.

- 7.3 Resolution of the County Council of Salt Lake County approving and authorizing execution of an interlocal cooperation agreement between Salt Lake County and Murray City for a contribution of TRCC funds to fund renovation of Murray Theater** [19-814](#)

**Disbursement up to \$3,636,500**

**Attachments:** [Staff Report](#)  
[Resolution TRCC Murray City Theater](#)

RESOLUTION NO. 5603

A RESOLUTION OF THE COUNTY COUNCIL OF SALT LAKE COUNTY APPROVING AND AUTHORIZING EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN SALT LAKE COUNTY AND MURRAY CITY FOR A CONTRIBUTION OF TRCC FUNDS TO FUND RENOVATION OF MURRAY THEATER

#### RECITALS

A. Salt Lake County (the “County”) and Murray City (the “City”) are “public agencies” as defined by the Utah Interlocal Cooperation Act, Utah Code Ann. §§ 11-13-101 et seq. (the “Cooperation Act”), and, as such, are authorized by the Cooperation Act to enter into this Agreement to act jointly and cooperatively on the basis of mutual advantage in order to provide facilities in a manner that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities.

B. The County receives funds (“TRCC Funds”) pursuant to the Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax Act, Utah Code Ann. §§ 59-12-601 et seq. (the “TRCC Act”). The TRCC Act provides that TRCC Funds may be used, among other things, for the development, operation, and maintenance of publicly owned or operated recreation, cultural, or convention facilities.

C. In 2018, the City requested TRCC Funds from the County - through the County's Cultural Facilities Support Program - to help it fund the renovation of City's Murray Theater (the "Project"). The County Council appropriated TRCC Funds for this purpose in the 2019 Salt Lake County Budget. The City and the County now desire to enter into the Interlocal Cooperation Agreement attached hereto as ATTACHMENT A (The "Interlocal Agreement") wherein the County agrees to grant TRCC Funds to the City to help fund the Project and wherein the City agrees to abide by the terms and conditions outlined in the Agreement.

D. The County Council believes that its contribution and assistance under the Agreement will contribute to the prosperity, moral well-being, peace and comfort of Salt Lake County residents.

#### RESOLUTION

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the County Council of Salt Lake County:

1. That the Interlocal Agreement between Salt Lake County and Murray City is approved, in substantially the form attached hereto as ATTACHMENT A, and that the Salt Lake County Mayor is authorized to execute the same.
2. That the Interlocal Agreement will become effective as stated in the Interlocal Agreement.

APPROVED AND ADOPTED in Salt Lake City, Salt Lake County, Utah, this 2nd day of July, 2019.

SALT LAKE COUNTY COUNCIL

ATTEST (SEAL)

By /s/ RICHARD SNELGROVE

Chairperson

By /s/ SHERRIE SWENSEN

Salt Lake County Clerk

The vote on this consent item was ratified.

surplus real property and approving the conveyance of the same by quit-claim deed to Equiwest, a Nevada corporation.

**Attachments:** [Staff Report](#)  
[Tax Sale Property Resolution - Pruitt](#)  
[Equiwest Real Estate Contract](#)

RESOLUTION NO. 5604

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL DECLARING SURPLUS REAL PROPERTY AND APPROVING THE CONVEYANCE OF THE SAME BY QUIT-CLAIM DEED TO EQUIWEST, A NEVADA CORPORATION

RECITALS

1. Salt Lake County (the “County”) owns a parcel of real property, Parcel No. 15-16-427-002, located at approximately 2013 West 1700 South, Salt Lake City, Utah (the “Property”), which was struck off to the County after the tax sale in 1988.
2. Equiwest, a Nevada corporation (the Buyer”), owns a parcel of land adjacent to a portion of the Property.
3. Buyer has offered to purchase from the County the portion of the Property immediately adjacent to its property (the “Parcel”) for its appraised value, and has paid a fee of \$100, which amount shall be credited towards the purchase prices of the Parcel. This offer is in the form of a Tax Sale Property Purchase Agreement (the “Agreement”) attached hereto as Exhibit A.
4. The County has determined that the Parcel is not currently in public use and that the Property has an appraised value of \$7,000.00. Proceeds from the sale of the Parcel will be distributed in accordance with Section 59-2-1351.5 of the Utah Code.
5. The best interest of the County and the general public will be served by the sale and conveyance of the Parcel to Buyer for its fair market value. The sale and conveyance will be in compliance with all applicable state statutes and county ordinances.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Salt Lake County Council that the Parcel described in Exhibit 1 of the Agreement is hereby declared surplus property.

IT IS FURTHER RESOLVED by the Salt Lake County Council that the sale and conveyance of the Parcel by quit-claim deed to Buyer as provided in the Agreement for the agreed appraised value of Seven Thousand Dollars (\$7,000.00) is hereby approved; and the Mayor is hereby authorized to execute the Agreement and the Mayor and County Clerk are authorized to execute the Quit-Claim Deed, attached to the Agreement as Exhibit 2, and to deliver the fully executed documents to the salt Lake County Real Estate Division for delivery to Buyer in accordance with the terms of the Agreement.

APPROVED AND ADOPTED this 2nd day of July, 2019.

SALT LAKE COUNTY COUNCIL

ATTEST (SEAL)

By /s/ RICHARD SNELGROVE  
Chair

By /s/ SHERRIE SWENSEN  
Salt Lake County Clerk

The vote on this consent item was ratified.

- 7.5 **A Resolution of the Salt Lake County Council Approving Amendment of the Interlocal Agreement with Sandy City for Improvements to Dry Creek Channel within Sandy City Boundaries** [19-804](#)

**Disbursement of \$250,000**

**Attachments:** [Staff Report](#)  
[Sandy City Interlocal Agrmt Dry Creek](#)  
[Council Resolution Sandy City - Dry Creek](#)

RESOLUTION NO. 5605

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL APPROVING AMENDMENT OF THE INTERLOCAL AGREEMENT WITH SANDY CITY FOR IMPROVEMENTS TO DRY CREEK

## CHANNEL WITHIN SANDY BOUNDARIES

## WITNESSETH

WHEREAS, the Parties are local governmental units and “public agencies” that are therefore authorized by the Utah Interlocal Cooperation Act, Section 11-13-101, *et seq.*, Utah Code Annotated (the “Interlocal Act”), to enter into agreements with each other for joint and cooperative action to make the most efficient use of their powers on a basis of mutual advantage; and

WHEREAS, the County through its Department of Public Works Flood Control and Engineering Division operates a Flood Control system in Salt Lake County (“County System”);

WHEREAS, the City desires to complete portions of the Dry Creek Channel Improvements and the County desires to amend an existing interlocal agreement to provide funding to City to assist in making the improvements to the Dry Creek channel; and

WHEREAS, the County and the City desire to amend the agreement to modify the obligations and responsibilities of both parties in City’s completion of these improvements; and

WHEREAS, it has been determined that the best interests of the County and the general public will be served by the execution of the attached Amendment to the Interlocal Cooperation Agreement and by participating as required therein.

## RESOLUTION

NOW, THEREFORE, IT IS HEREBY RESOLVED by the County Council of Salt Lake County that the attached First Amendment to the Interlocal Cooperation Agreement is approved; and the Mayor is authorized to execute said agreement, a copy of which is attached as Exhibit 1 and by this reference made a part of this Resolution.

APPROVED and ADOPTED this 2nd day of July, 2019.

SALT LAKE COUNTY COUNCIL

ATTEST (SEAL)

By /s/ RICHARD SNELGROVE

Chair

By /s/ SHERRIE SWENSEN

Salt Lake County Clerk

The vote on this consent item was ratified.

**8. TAX LETTERS****8.1 Tax Administration's Tax Letters** [19-813](#)

**Attachments:** [3.1 Family Housing Solutions, LLC](#)  
[4.1 Maxfield Holdings, LLC](#)  
[Recording of Liens on Delinquent Properties Deferred from Sale](#)

A motion was made by Council Member Bradshaw, seconded by Council Member DeBry, that this agenda item be approved. The motion carried unanimously.

**8.2 Auditor's Tax Letters** [19-828](#)

**Attachments:** [2018 Property Valuation - SweetPea Properties, LLC - Change from \\$1,293,100 to \\$835,700\\_Redacted](#)  
[2016 Property Valuation - RTTTA, LLC - Change from \\$1,242,000 to \\$934,900\\_Redacted](#)  
[2017 Property Valuation - KBSIII 155 North 400 West - Change from \\$36,417,900 to \\$35,600,000\\_Redacted](#)  
[2016-2017 Property Valuation - Cristo, LLC - Multiple Parcels\\_Redacted](#)  
[2018 Property Valuation - McLofts, LLC - Change from \\$304,700 to \\$292,500\\_Redacted](#)  
[2018 Property Valuation - Paul, Charles Randall - Change from \\$2,666,000 to \\$2,550,000\\_Redacted](#)

A motion was made by Council Member Bradshaw, seconded by Council Member DeBry, that this agenda item be approved. The motion carried unanimously.

**9. LETTERS FROM OTHER OFFICES****10. PRIVATE BUSINESS DISCLOSURES****10.1 Flood Control Business Disclosure:** [19-639](#)  
**Kaylene Eldridge: BKR&J Solutions-50% owner**

**Kaylene Eldridge: CDS-Employee for Costco taste testing company**

**Attachments:** [Staff Report](#)  
[Flood Control Buisness Disclosure](#)

A motion was made by Council Member Bradshaw, seconded by Council Member DeBry, that this agenda item be approved. The motion carried unanimously.

**11. APPROVAL OF MINUTES**

**11.1 Approval of Council Budget Minutes for June 18, 2019 [19-816](#)**

**Attachments:** [061819 Council Budget Min](#)

A motion was made by Council Member Bradshaw, seconded by Council Member DeBry, that this agenda item be approved. The motion carried unanimously.

**ADJOURN**

THERE BEING NO FURTHER BUSINESS to come before the Council at this time, the meeting was adjourned at 4:05 PM until Tuesday, July 16, at 4:00 P.M.

SHERRIE SWENSEN, COUNTY CLERK

By \_\_\_\_\_  
DEPUTY CLERK

By \_\_\_\_\_  
CHAIR, SALT LAKE COUNTY COUNCIL