



Midvale City  
CITY COUNCIL WORKSHOP MEETING  
*Minutes*

Tuesday, September 09, 2014  
Council Chambers  
655 West Center Street  
Midvale, Utah 84047

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**MAYOR:** JoAnn Seghini - Excused

**COUNCIL MEMBERS:** Council Member Wayne Sharp  
Council Member Stephen Brown  
Council Member Robert Hale  
Council Member Paul Glover - Excused  
Council Member Paul Hunt

**STAFF:** Kane Loader, City Manager; Phillip Hill, Asst. City Manager/CD Director; Laurie Harvey, Asst. City Manager/Admin. Services Director; Rori Andreason, City Recorder/H.R. Director; Ken Vance, Public Works Director; Danny Walz, Redevelopment Agency Director; Annaliese Eichelberger, Planner I/RDA Coordinator; Jesse Valenzuela, Emergency Manager; and Jarin Blackham, IT Manager.

Mayor Pro-tem Hale called the meeting to order at 6:30 p.m.

**I. DISCUSSION ITEMS**

**A. DISCUSS ROAD FUNDING OPTIONS**

Phillip Hill introduced Vern Keeslar and Charles Allen from Interplan to discuss road funding options.

Vern Keeslar reviewed the following:

**What is a Transportation Utility Fee (TUF)?**

- History of TUFs
- TUF Process: Two Phases
- Observations
- Summary
- Questions and Answers

**What is a TUF?**

- Transportation Utility Fees
- A municipality treats access to the transportation infrastructure as a municipal utility service and assigns fees to properties based upon infrastructure usage
- Also known as:
  - Road user fees/fund
  - Street utility fees/fund
  - Street maintenance fees/fund
  - Utility transportation fees/fund

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**History of TUFs**

- First Adopted in 1984 by Fort Collins, CO
  - Used for only three years
  - Upheld in 1990 by Colorado Supreme Court
  - TUF readopted and in use
- Accepted in Colorado, Oregon, and Texas
- Prohibited in Florida, Idaho and Washington
- Adopted by Provo City, Utah in 2013

**TUF Process**

- Phase One – Needs Assessment and Financial Analysis
- Identify annual maintenance needs
- Distribute costs among users

**Phase Two - Implementation**

- Public outreach
- City ordinance
- Utility billing coordination
- Annual review

**Phase One**

- Needs Assessment and Financial Analysis
- Identify annual maintenance needs
- Pavement preservation plan
- Remaining service life analysis
- Identify existing funding sources
- Bonds
- B & C road funds
- Utility transfers
- Distribute Costs among Users

**Calculating a TUF**

- Acreage by Land Use
- Address
- Commercial Units
- Equivalent Residential Units
- Gross Floor Area
- Residential Units
- Trip Generation
- Combination

**Adjustments to Calculations**

- Agricultural/Vacant property
- Disabled/Elderly/Low-income persons
- Hospitals

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- Religious organizations
- Some public uses

**TUF Process**

- Phase Two - Implementation
- Public outreach
- Major property owners
- Other government entities
- Elected officials
- City ordinance
- Utility billing coordination
- Ongoing city maintenance
- Annual review and adjustment

**Public Role for Starting a TUF**

- Public Education
- Inform the public about the deteriorating street conditions
- Show how current funding is insufficient for maintenance
- Explain the cost benefits of preventative maintenance (Good roads cost less)
- Meetings
- Civic Group Presentations
- Chamber of Commerce
- Neighborhood Meetings
- Public Hearings

**Maintaining Public Support**

- Maintain Accountability and Credibility
- Demonstrate that funds are being used for their intended purpose
- Annual newsletter
- Show Public Results
- Announce maintenance projects funded with TUF revenue in newsletters, online, in budgets, etc.
- Post signs at TUF funded project sites

**Observations**

- Is the existing system failing?
- TUFs Impact
  - Economic development
  - Public facilities, both public and private
  - Residential
- Adjustments
- Consider other methodology
- Consider raising less revenue

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**Summary**

- Transportation Utility Fees
- Infrastructure is a utility funded by usage fees
- Dedicate funds exclusively to maintenance of transportation infrastructure
- Fees are billed monthly and can be applied to tax exempt properties
- The fees can be calculated a variety of ways with or without adjustments
- Provo City Video <http://vimeo.com/72859312>

**B. DISCUSS EMERGENCY MANAGEMENT**

Jesse Valenzuela discussed the elected official's roll in a disaster. He discussed the importance of going out within the first couple of hours in a disaster to access the damages. He also discussed the benefits of the Council and staff attending training in Emmitsburg. The Council thanked Jesse for explaining the roles of the Elected Officials.

**C. DISCUSS SURPLUS PROPERTY**

Ken Vance discussed the proposed surplus property for Public Works.

**D. DISCUSS BEE ORDINANCE**

Phillip Hill discussed the bee ordinance and whether the Council wanted to revisit the ordinance to make some changes. The Council instructed staff to bring back the ordinance in a workshop to review it and discuss it further.

**E. DISCUSS RESOLUTION AGREEING TO SUPPORT A SINGLE COMPUTER AIDED DISPATCH PLATFORM**

Kane Loader discussed the resolution agreeing to support a single computer aided dispatch platform. VECC has approved the Interlocal Agreement and Salt Lake County has set aside \$1.3 million dollars to help fund this system along with 911 funds. The County has asked that each entity agree to live by the results of the RFP process for the system. He said Midvale will support whatever the recommendation is and the move over to the system. This is a formality for the City to approve a resolution showing support.

Council instructed staff to place this item on the consent agenda for the next meeting.

**II. ADJOURN**

Mayor Seghini adjourned the meeting at approximately 7:50 p.m.

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**Rori L. Andreason, MMC  
CITY RECORDER**

Approved this 16<sup>th</sup> day of September, 2014.