



Midvale City
7505 South Holden Street
Midvale, UT 84047
801-567-7200
www.midvalecity.org

**MIDVALE CITY COUNCIL MEETING
AGENDA
November 15, 2016**

PUBLIC NOTICE IS HEREBY GIVEN that the **Midvale City Council** will hold a regular meeting on the **15th Day of November, 2016** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

6:30 PM

INFORMATIONAL ITEMS

I. DEPARTMENT REPORTS

II. CITY MANAGER BUSINESS

7:00 PM

REGULAR MEETING

III. GENERAL BUSINESS

A. WELCOME AND PLEDGE OF ALLEGIANCE

B. ROLL CALL

IV. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise on the Agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Governing Body. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.

V. COUNCIL REPORTS

- A. Councilmember Wayne Sharp
- B. Councilmember Stephen Brown
- C. Councilmember Paul Glover
- D. Councilmember Paul Hunt
- E. Councilmember Quinn Sperry

VI. MAYOR REPORT

- A. Mayor JoAnn B. Seghini

VII. CONSENT AGENDA

- A. Approve Minutes of November 1, 2016 [*Rori Andreason, H.R. Director/City Recorder*]

- B. Set date and time (7:00 p.m. on December 6, 2016) for a public hearing to consider amending the FY2017 budget [*Laurie Harvey, Assistant City Manager, Admin. Services Director*]

VIII. ACTION ITEMS

- A. Adopt Ordinance No. 2016-O-16 Amending Title 5.10.030 F. 7. Single Event Permit [*Phillip Hill, Assistant City Manager, Community Development Director*]
- B. Approve a Final Subdivision Plat Approval for White Pines Phase VIII P.U.D. Subdivision located at 189-193 East 8000 South [*Lesley Burns, City Planner*]

IX. DISCUSSION ITEMS

- A. Trans Jordan Landfill Presentation [*Mark Hooyer*]
- B. UTOPIA Update [*Kane Loader, City Manager*]
- C. Discuss Proposed Budget Amendments to the FY 2017 Budget for the General Fund and other funds as necessary [*Laurie Harvey, Assistant City Manager/Admin. Services Director*]
- D. Open and Public Meetings Act Training [*Lisa Garner, City Attorney*]

X. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days advance notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice Website at <http://pmn.utah.gov>. Council Members may participate in the meeting via electronic communications. Council Members' participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

PLEASE MAKE SURE ALL CELL PHONES ARE TURNED OFF DURING THE MEETING

DATE POSTED: NOVEMBER 10, 2016

**RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER**



CITY COUNCIL MEETING
Minutes

November 15, 2016

Midvale City
7505 South Holden St
Midvale, UT 84047

MAYOR: Mayor JoAnn B. Seghini - Excused

COUNCIL MEMBERS: Council Member Wayne Sharp
Council Member Stephen Brown
Council Member Paul Glover
Council Member Paul Hunt
Council Member Quinn Sperry

STAFF: Kane Loader, City Manager; Phillip Hill, Asst. City Manager/CD Director; Laurie Harvey, Asst. City Manager/Admin. Services Director; Rori Andreason, H.R. Director/City Recorder; Lisa Garner, City Attorney; Danny Walz, Redevelopment Agency Director; Chief Scott McBride, UFA; Chief Jason Mazuran, Midvale UPD; Annaliese Eichelberger, RDA Project Manager; Lesley Burns, City Planner;; and Jarin Blackham, IT Manager.

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

I. INFORMATIONAL ITEMS

A. DEPARTMENT REPORTS

Chief Jason Mazuran introduced Detective Jeff Nelson as Employee of the Month for October 2016. Detective Nelson has spent a significant amount of time training their department on high risk traffic stops. He did that while keeping up with this regular job duties. Officer Kim Lundberg was also presented with Employee of the Month for his excellent police work and saving a man's life. Chief Mazuran thanked Kane and the staff for being so responsive on the needs of the Midvale precinct.

Kane Loader said there has been a real problem with the roof at the precinct and getting it fixed. Larry Wright took that over and got it done and is now working on other items to get the building back to where it needs to be.

Chief Scott McBride said there are three candidates chosen for the new fire chief. The successful candidate will be announced on Monday.

Laurie Harvey said she was notified that Fitch ratings had upgraded the general obligation bond rating from AA- to AA. One reason is flexibility and the willingness to adjust when it's needed (i.e. as raising taxes when needed.) Also, they noted that the City Council favor small tax rate increases rather than large increases.

Phillip Hill updated the Council on the 7200 South and I-15 project which will go forward in Spring 2018. There will be two construction seasons for the project. He updated the Council on other projects within the City. He said the Community Development Department will be partnering with the U of U for their Real Estate Development class. City staff will serve as the planning commission for the students here at City Hall to give them experience in that setting.

Danny Walz distributed the 2016 annual report for the Redevelopment Agency.

Larry Wright reported that the soft ball chips on the playground will be delivered this week.

Rori Andreason expressed appreciation for Lt. Mark Olson and Jarin Blackham for their assistance with the election. She discussed the Employee Christmas Luncheon on December 14th.

II. CITY MANAGER'S REPORT

Kane Loader asked when the Council would like the Christmas lights to be turned on. The Council said the day after Thanksgiving. He discussed the purchase of two senior vans, which staff has been trying to get for months. The process and program have become extremely difficult to deal with so he is having second thoughts about getting the vans. He said he would keep the Council updated on the status of this issue.

III. GENERAL BUSINESS

A. Welcome and Pledge of Allegiance

B. Roll Call – Council Members Stephen Brown, Paul Hunt, Wayne Sharp, and Quinn Sperry and Paul Glover was present at roll call.

IV. PUBLIC COMMENTS

Sophia Hawes-Tingey said she is very excited to be seeing some work on North Grant Street. She said they are starting to have issues with transformers and power lines. It might be a good time to run conduit and cables under the street. She said the Community Council will be having a Holiday pot luck the 1st Wednesday of December.

Lorene Butler thanked staff for their efforts during the election. She also expressed her appreciation for the work on North Grant Street. She asked staff to please remove the TOD zones. She also expressed her appreciation for the Arts Council and the great things they do for the City as well as the Christmas banners and the RDA.

V. COUNCIL REPORTS

A. Councilmember Stephen Brown – discussed having a rumor mill type section on the city website where issues that are brought up by residents they may be incorrect, can be responded to and corrected. The Council discussed this at length. Rori Andreason said she would look into creating something similar.

B. Councilmember Paul Glover – had nothing to report.

C. Councilmember Paul Hunt – had nothing to report.

D. Councilmember Quinn Sperry – had nothing to report.

E. Councilmember Wayne Sharp – had nothing to report.

VI. MAYOR REPORT
Mayor JoAnn B. Seghini – Excused

VII. CONSENT AGENDA

- A. APPROVE MINUTES OF NOVEMBER 1, 2016**
- B. SET DATE AND TIME DECEMBER 6, 2016 AT 7:00 P.M. FOR A PUBLIC HEARING TO CONSIDER AMENDING THE FY2017 BUDGET**

MOTION: Councilmember Paul Hunt MOVED to approve the consent agenda. The motion was SECONDED by Councilmember Paul Glover. Mayor Pro-Tem Sharp called for discussion on the motion. There being none the he called for a roll call vote. The voting was as follows:

Council member Stephen Brown	Aye
Council member Paul Glover	Aye
Council member Paul Hunt	Aye
Councilmember Wayne Sharp	Aye
Council member Quinn Sperry	Aye

The motion passed unanimously.

VIII. ACTION ITEMS

- A. ADOPT ORDINANCE NO. 2016-O-16 AMENDING TITLE 5.10.030 F.7. SINGLE EVENT PERMIT**

Phillip Hill stated the current Midvale City Municipal Code limits single event permits for corporations, churches, political organizations and associations to twice per calendar year. A single event permit authorizes local consent for the issuance of a single event permit by the Utah Alcoholic Beverage Control Commission. Single event permits are regulated the same as all other permits, in that they require a list of all owners and agents, background checks, site plan, and company policies. Upon submitting all of the required documentation, the complete application is reviewed by the Community Development Department, Police Department, Fire Department and City Attorney prior to approval or denial by the Mayor. Event permits are also reviewed to ensure that they are not being sought as a means to circumvent other applicable requirements of State Code.

Measures are required to be put in place to ensure that minors are not served alcohol. Such measures may include wrist bands or 21 and older only events.

The proposal is to amend the City code to reflect the State Code, allowing the entities noted above to apply for single event permits up to twelve times per calendar year, and in duration of no more than 72 consecutive hours for each event.

MOTION: Councilmember Paul Hunt MOVED to approve Ordinance No. 2016-O-16 amending Title 5.10.030 F.7. -Single Event Permit. The motion was SECONDED by Councilmember Stephen Brown. Mayor Pro-Tem Sharp called for discussion on the motion. There being none the he called for a roll call vote. The voting was as follows:

Council member Stephen Brown	Aye
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Council member Paul Glover	Aye
Council member Paul Hunt	Aye
Councilmember Wayne Sharp	Aye
Council member Quinn Sperry	Aye

The motion passed unanimously.

B. FINAL SUBDIVISION PLAT APPROVAL FOR WHITE PINES PHASE VIII P.U.D. SUBDIVISION LOCATED AT 189-193 EAST 8000 SOUTH

Lesley Burns stated that on August 9, 2016, the City Council approved the preliminary subdivision plat for the White Pines Phase VIII master planned development located at 189-193 East 8000 South. This nine unit townhouse project is an extension of the existing White Pines development. It includes the extension of the private road in Phase VI, and additional improved common area and walkways that will be incorporated into the overall White Pines community. The City Council's preliminary approval included the following conditions:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer and City Council.
2. Prior to the final subdivision plat approval, the applicant shall obtain final site plan approval for the master planned development.
3. The applicant shall expand the area covered by the existing declaration of covenants, conditions and restrictions for the White Pines development to include the Phase VIII area, ensuring this area becomes part of the existing homeowners association. This amended document shall be recorded concurrently with the subdivision plat.
4. The existing structures on the property shall be demolished and removed prior to the final subdivision plat being recorded.

The applicant has prepared the final subdivision plat, which has been reviewed and approved by the City Engineer. The final site plan for this project has been recently approved. The applicant has prepared a document to expand the existing CC&R's for the White Pines development to incorporate the Phase VIII area. At the time of this report, staff is reviewing this document. Before the subdivision plat is recorded, the existing structures on the property will need to be demolished and removed.

Staff recommended approval of the final subdivision plat for the White Pines Phase VIII P.U.D. Subdivision with the following conditions:

1. The applicant shall obtain all required signatures on the subdivision plat Mylar.
2. The existing structures on the property shall be demolished and removed prior to the final subdivision plat being recorded.
3. The document to expand the area covered by the existing CC&R's for the White Pines development to include the Phase VIII area, ensuring this area becomes part of the existing homeowners association, shall be finalized and recorded concurrently with the subdivision plat.

Steve Brindle expressed his appreciation to the City for supporting him with his developments.

Council Member Quinn Sperry asked Mr. Brindle if he was still in control of the CC&Rs and about the annexation of the properties.

Mr. Brindle said the CC&Rs don't require a vote by the property owners but he did talk with them about it. He also read the CC&Rs in this regard.

MOTION: Councilmember Stephen Brown MOVED that we approve the final subdivision plat for the White Pines Phase VIII P.U.D. Subdivision located at 189-193 East 8000 South with the following conditions:

1. The applicant shall obtain all required signatures on the subdivision plat Mylar.
2. The existing structures on the property shall be demolished and removed prior to the final subdivision plat being recorded.
3. The document to expand the area covered by the existing CC&R's for the White Pines development to include the Phase VIII area, ensuring this area becomes part of the existing homeowners association, shall be finalized and recorded concurrently with the subdivision plat.

The motion was **SECONDED** by Councilmember Quinn Sperry. Mayor Pro-Tem Sharp called for discussion on the motion. There being none the he called for a roll call vote. The voting was as follows:

Council member Stephen Brown	Aye
Council member Paul Glover	Aye
Council member Paul Hunt	Aye
Councilmember Wayne Sharp	Aye
Council member Quinn Sperry	Aye

The motion passed unanimously.

IX. DISCUSSION ITEM

A. TRANS JORDAN LANDFILL PRESENTATION

Kane Loader introduced Mark Hooyer, Executive Director of the TransJordan Landfill.

Mark Hooyer expressed appreciation for Kane Loader who is currently the Chair of the Board and does an excellent job. He presented the following updates on the Trans-Jordan Landfill:

Midvale by the Numbers

Among the Trans-Jordan Cities, Midvale contributes:

- 7.2 % of our population
- 6.3% of our total municipal waste - 9,134 tons/year
- 1.5 pounds of trash per person/day (0.3 tons/year)
 - (Nat'l average = 4.4 lbs./person/day; 0.8 tons/year)
 - Midvale is below the national average because:
 - 1) low glass content (0.01% vs. 7% nationally)
- 1.0 % of our municipal green waste (112 tons/yr. of 10,419 tons/yr.)

Debris Management

- Where does debris go after a natural disaster? He discussed the landfill's role in assisting with the debris after natural disasters.

Debris Management Plan

- Agreement allows Midvale to stage debris at Trans-Jordan
- Formalized agreement will facilitate FEMA reimbursement for waste-handling expenses.

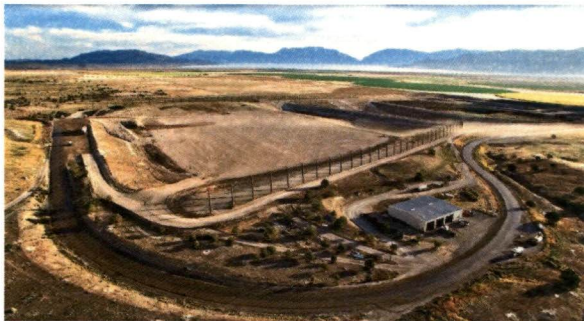
Cell 6A Construction

- Capacity of Cell 6a: 2.4 MM yd³
= 2.1 MM tons capacity
= ~4.5 years until cell is full

Northern Utah Environmental Resource Agency (NUERA)

- Trans-Jordan design capacity: ~14 MM tons. Currently 9.3 MM tons Waste-in-Place.
- Remaining landfill life = ~ 10+ years.
- NUERA = Interlocal agency formed to focus on resource sharing among municipal solid waste entities.
- Purchase of the Bayview Landfill: Trans-Jordan, WIWMD (Davis Co.) North Pointe (No. Utah County) SUVSWD (So. Utah County).
- Purchase Price: **\$6,250,000**. Our cost = **\$1,562,500**

NUERA – Bayview Landfill -Elberta, UT.



B. UTOPIA UPDATE

Roger Timmerman, Executive Director, reviewed year to date sales numbers. Progress has been very good. Seeing growth and demand in all of the cities. He discussed the UIA Bond performance. He discussed the high take rates they are experiencing. He reviewed several options to building out the system. The Council discussed this issue at great length and expressed their frustrations with some of the marketing techniques. They would like to discuss this issue further after reviewing the proposed options available for buildout.

C. DISCUSS PROPOSED BUDGET AMENDMENTS TO THE FY2017 BUDGET

Laurie Harvey discussed the following proposed budget amendments:

General Fund

- Preliminary financial report - \$(350,000) reduction in Fund Balance for FY 2016
- Fund Balance = \$2.4 million – 14% of FY 2017 Budget
- Presentation of Audit Report December 13, 2016

Proposed Amendments to General Fund FY 2017

- Upgrade UTOPIA connection to provide 250 megabit speed
 - \$6,000 for upgraded spam filter
 - \$24,000 for SAN upgrade
 - \$25,000 appropriated in original budget for mid-grade
 - \$49,000 estimated for highest quality plus installation
 - Funding source – ULGT dividend of \$39,100

Proposed Amendments to General Fund FY 2017

- Improvements for Homeless Shelter
 - Revenue included in original budget - \$688,000
 - Revenue granted - \$638,000
 - Difference – (\$50,000)
 - Additional revenue granted in contract amendment - \$198,000
 - \$110,000 for 9th Avenue Trax pedestrian crossing
 - \$88,000 for perimeter fencing, playground remodel, shade structures
 - Net increase to budget - \$148,000
 - \$88,000 pass through to The Road Home
 - \$110,000 pass through to UTA
 - \$(50,000) decrease in contribution to CIP for 9th Avenue reconstruction

Proposed Amendments to General Fund FY 2017

- Grant from Bureau of Justice Assistance (JAG)
 - \$16,615 awarded - pass through grant to UPD
 - Ballistic shields
 - Entry ram
 - Printers for detective's cars
 - Professional services - Lobbyist contract
 - \$90,000 – RRJ Consulting (partial RDA)

Proposed Amendments to CIP Fund FY 2017

- Combine Curb & Gutter Replacement and Sidewalk Replacement line items into one
- Transfer funds remaining in line items to Splash Pad:
 - State Street light pole enhancements - \$30,200
 - Pedestrian Improvements - \$63,300
 - Total transferred to Splash Pad project - \$93,500
 - Allocate \$200,000 of \$400,000 CIP reserve for design of road and sidewalk projects (Series 2018 Bond)
 -

Proposed Amendments to CIP Fund FY 2017

- Carryforward funds for the following projects:
- Traffic Calming - \$5,700
- General Plan - \$6,400
- 7200 South (7th East to Union Park Ave) - \$1,152,800
- UPD Building repairs - \$63,200
- Amphitheater study - \$120,000
- Splash pad - \$398,500
- 9th Avenue reconstruction - \$(18,500)
-

Proposed Amendments to Enterprise Funds FY 2017

- Water - \$625,000 capital projects
- Storm Water - \$875,000 capital projects
- Storm Water - \$6,000 software for field employees

Other Budget Issues

- Senior Vans
 - Considering other options – federal grant may be too restrictive
- Finance FTE
 - Purchasing/Contracts Agent
- Pickle ball Court
 - Awaiting estimates from contractors
- Cameras at Bingham Junction Park
 - Will require UTOPIA connection
- Repay advance of Administrative Fees from RDA
 - \$300,000

The Council said they do not want to spend the funds on the dahl conference room projector and screen at this time.

D. OPEN MEETING ACT TRAINING

Lisa Garner provided training to the City Council regarding the Open Meetings Act.

X. ADJOURN

MOTION: Councilmember Paul Hunt MOVED to adjourn the meeting. Councilmember Wayne Sharp SECONDED the motion. Mayor Pro-Tem Sharp called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

Proceedings of the Midvale City Council Meeting
November 15, 2016

The meeting adjourned at 10:16 p.m.



Rori/L. Andreason, MMC
H.R. DIRECTOR/CITY RECORDER

Approved this 6th day of December, 2016.



