



CITY COUNCIL MEETING
Minutes
Tuesday October 1, 2024

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Marcus Stevenson

COUNCIL MEMBERS: Council Member Paul Glover
Council Member Bonnie Billings
Council Member Dustin Gettel
Council Member Bryant Brown
Council Member Heidi Robinson

STAFF: Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Jerimie Thorne, Deputy Public Works Director; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Laura Magness, Communications Director; Wendelin Knobloch, Planning Director; Elizabeth Arnold, Senior Planner; Bryton Mecham, Utility Water Quality & Regulatory Administrator; Chief April Morse, UPD; Chief Brad Larson, UFA; and Josh Short, Junior Network Administrator.

6:00 p.m. – REGULAR MEETING

Mayor Marcus Stevenson called the business meeting to order at 6:00 p.m.

I. GENERAL BUSINESS

A. Welcome and Pledge of Allegiance

B. Roll Call - Council Members Heidi Robinson, Dustin Gettel, Bryant Brown, Bonnie Billings, and Paul Glover were present at roll call.

C. Unified Fire Authority Report – *[Chief Brad Larson]*

Chief Brad Larson discussed the fire that took place last Thursday, September 26th in Midvale. The crew was dispatched to a shed fire which ended up engulfing three sheds. The young girl that called 911 saved the house next to the shed. Utah Task Force One was activated to assist with the weather disasters. Out of 45 members, 22 are from unified fire. UFA will be starting the Fall Camp for new hires with a Winter Camp starting in January.

Council Member Bryant Brown and Mayor Marcus Stevenson expressed their appreciation for the crews that worked so diligently on the fire.

**D. Informational Presentation on the Salt Lake County Public Safety Bond –
[Dea Theodore, Salt Lake County Councilmember & Kelly Colopy, Salt
Lake County Human Services Director]**

Council Members Dea Theodore and Susanne Harris were present to discuss the Salt Lake County Public Safety Bond on the ballot in November. They both spoke in favor of the bond.

Katherine Fife, Associate Deputy Mayor, discussed the following power point:



Public Safety Bond

A product of extensive countywide collaboration, bipartisan input, and a critical element of the County's Systemic Reform Plan.

- **Balances** public safety and human services needs.
- **Realigns** and sets the Salt Lake County Jail and Human Services systems for success.
- **Creates** structured and secure environments to reduce repeat offenses and put people on a path towards self-reliance.
- **Funds** a critical missing element of the broader system.
- **Replaces** outdated infrastructure and treatment programs.



Quick Overview: Human Services, Homelessness, and Criminal Justice Action Plan

Bi-partisan partnerships between Governor Cox, key legislators, the business community, municipal leaders, and others in Salt Lake County are at an **all time high**.

We are collectively moving forward with **PURPOSE + PARTNERSHIP + URGENCY**

To achieve a shared vision:

That homelessness is brief, rare, and non-recurring.

Systems were mapped, service gaps and barriers identified, other successes evaluated, and costs analyzed.



System Gaps & Barriers



Supportive Housing Needs

An estimated 1,000 people are living unsheltered in Salt Lake County at any given time, requiring varying levels of intervention and a stable living environment to put them on the path towards self-reliance.

300 Intensive
300 Moderate
400 Light



Criminal Justice and Law Enforcement Challenges

America's drug crisis has led to increased substance use and criminal activity on our streets.

Jail is the largest mental health and substance use treatment facility in the County—at great expense to taxpayers. 50+ inmates are unhoused and have a severe mental illness. Jail stays are 3.5x longer for people experiencing homelessness.

\$136 daily cost per inmate
25% inmates unhoused
1,200 unstably housed individuals on probation and pre-trial



Systemic Gaps

Workforce

Insufficient behavioral healthcare workforce.

Health and Wellness Care

Insufficient coordinated healthcare system for unsheltered population.

Mental Health Services

Insufficient mental health capacity for unsheltered in the community and in the jail.

Integrated Data System

To better serve clients and evaluate system outcomes.



Salt Lake County Action Plan Solutions:



Expand Housing Unit Availability



Build Justice & Accountability Center



Enforcement and Criminal Justice Reform



Expand and Improve County Jail Mental Health Access



Address Systemic Gaps



Support Drug Enforcement (DEA) Task Force



Public Safety Bond Addresses Vital Parts of the Action Plan



Address Systemic Gaps



Expand Housing Units



Build Justice and Accountability Center



Enforcement and Criminal Justice Reform



Improve and Expand Jail and Mental Health Unit



Support Drug Enforcement (DEA) Task Force



Public Safety Bond is a catalyst for essential parts of the systemic plan:

Justice and Accountability Center, including structured space for:

- mental health and substance use disorder (SUD) services
- job training and employment resources
- connection to housing opportunities

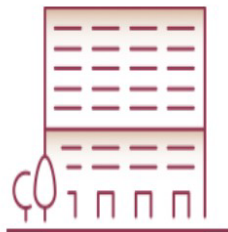
Combine two County jails (Adult Detention Center and Oxbow) and:

- update and increase mental health unit/services
- Increase capacity



Justice & Accountability Center

Supervised and secure alternative for low-level offenders with resources to reduce repeat offenses and support people's path to self-reliance.



Wrap-Around Stabilization Units

- Dedicated case workers
- Job training and employment services
- Mental health and substance use disorder treatment
- Connection to housing options

Behavioral Health Stabilization Units

Intensive mental health/substance use treatment unit to prepare people to transition to the wrap-around space.

Approximately \$75/day (per occupant)

\$60/day less than jail

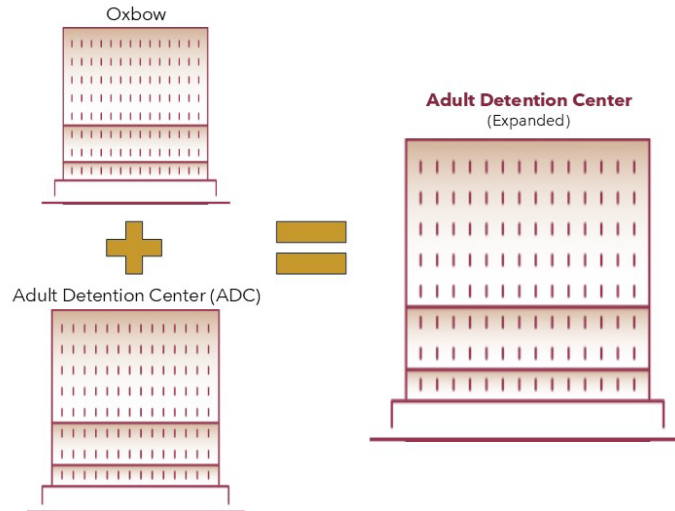
\$22,500/yr less than jail

\$6.8 million less per year than jail at full capacity



County Jail System Revamp

Combine the two jails—increase capacity, expand mental health unit, and build step-down unit



General Population (includes SUD Treatment Unit)

Increased general population; built for future growth as well as improved substance use disorder treatment (SUD) unit.

Mental Health Unit

Expanded and modernized behavioral health unit to better serve population.

Community Reentry Stepdown Unit

Transitional unit to help prepare inmates to rejoin society on a path towards self-reliance.

Total Newly Constructed Beds = 812

Rebuild Oxbow capacity (552 beds)
Renovate and enhance mental health pod (160 beds)
Build Re-entry Step-down Unit (100 beds)



Public Safety Bond

Quick Facts

Justice and Accountability Center

Cost-reducing diversionary and stabilization space for low-level offenders and those exiting the jail in need of a structured environment with resources to put them on a path towards self-reliance.

- Connected to the criminal justice system
- 25% exiting jail lack stable environment
- 1,200 individuals on probation or pretrial lack stable environment
- Supervised and secure treatment facility
- Drug-free environment
- Resources to reduce repeat offenses
- Approximately \$75/day (per occupant)
 - \$60/day less than jail
 - \$22,500/year less than jail
 - \$6.8 million less per year than jail at full capacity

County Jail System Revamp

Combine two county jails to improve efficiencies and reduce operational costs. Build additional capacity, including expanded mental health space and a transition to prepare those exiting jail to reenter the community.

- Oxbow near end of lifespan (half-century old)
- \$90+ million would only extend life a maximum of 10-15 years
- No additional capacity constructed since 2001, yet population has grown by more than 300,000
- Population growth requires additional space
- Jail system stricken with logistical and operational challenges
- Construction of Community Re-entry Step-down Unit
- Transition back to community on a path towards self-reliance
- Additional law enforcement and public safety capital investments
- Maintenance and improvements
 - Adult Detention Center
 - Sheriff's Office Bureau





Total Capital Cost

General Obligation Bond

FACILITY	COST
Maintenance and Improvements (Adult Detention Center and Sheriff's Office Bureau)	90,000,000
Jail Expansion and Improvements	427,000,000
Justice and Accountability Center	100,000,000
Sale of Oxbow Property	(20,000,000)
Oxbow Demolition	10,000,000
County Set Aside	(100,000,000)
TOTAL BOND	\$507,000,000

IMPACT	MONTHLY	ANNUAL
Residence	\$4.91	\$58.94
Business	\$8.93	\$107.16
<i>Based on average property value of \$602,000</i>		



BOND LANGUAGE

Shall Salt Lake County, Utah, be authorized to issue general obligation bonds in an amount not to exceed \$507,000,000 and to mature in no more than twenty-one (21) years from the date or dates of issuance of such bonds for the purpose of financing:

- 1) **Acquiring and constructing a Justice and Accountability Center** primarily for people who have had multiple encounters with law enforcement and who need a supervised and structured environment with resources to reduce repeat offenses, including for mental health and substance abuse treatment, job related services, and connection to housing opportunities;
- 2) **Combining the two county jails into one and increasing capacity, including an expanded mental health unit and a transitional unit to prepare those exiting the jail to reenter the community;**
- 3) **Completing necessary capital maintenance on existing correctional facilities;** and
- 4) **Acquiring, constructing, expanding, equipping, renovating and remodeling related County public safety facilities and ancillary buildings** under the charge of Salt Lake County, Utah; and, to the extent necessary, for providing moneys for the refunding, at or prior to the maturity thereof, of general obligation bonds of the County authorized hereunder or heretofore issued and now outstanding?





Questions?

More info: slco.to/bond

Additional info/follow up:

Brad Townley

385.202.6067

btownley@saltlakecounty.gov

Public Safety Bond



Salt Lake County is moving a bond question to the public to finance significant countywide criminal justice system needs and improvements.

What Will the Public Safety Bond Cover?

Consolidating and Improving the County Jail:

- Consolidating the two county jails to improve efficiencies and reduce operational costs.
- Increasing mental health beds and providing expanded mental health treatment.
- Expanding for future population growth. Since 2001, not a single jail bed has been added. Yet, Salt Lake County's population has increased by nearly 300,000 people over the last 20+ years.
- Building a Community Re-entry Step Down Unit to help people leaving jail prepare to rejoin society. This will provide a dedicated space where inmates preparing to exit jail will be connected with case workers and providers who will identify risks, needs, and the resources needed for them to rejoin society on a path toward self-reliance.

Building a Justice and Accountability Center:

- Primarily for low-level offenders who are repeatedly involved in the criminal justice system because of underlying issues, such as unstable housing, and mental health and substance use disorders that have not been addressed.
- The Justice and Accountability Center will provide intervention in the form of a structured environment with resources to stop the cycle of criminal behavior, including dedicated case workers, job training and employment services, mental health and substance use disorder treatment, and connection to housing opportunities.
- Holds people responsible for their actions while simultaneously helping them reenter our community on a path toward self-reliance.

Why is the Public Safety Bond on the Ballot?

- The Public Safety Bond for the Justice and Accountability Center and Jail expansion is a key part of Salt Lake County's comprehensive **Human Services, Homelessness, and Criminal Justice Action Plan**. More info: slco.to/plan
- **America's drug crisis has led to increased substance use and criminal activity** on our streets. In addition to the County's expanded Drug Enforcement Agency (DEA) Task Force, law enforcement and community resources like the Justice and Accountability Center and Jail Re-entry Step Down Unit will help break the cycle of repeat offenses.



Facility Needs	Bond Costs
Maintenance and Improvements: Jail (Adult Detention Center)/Sheriff's Office Building	\$90,000,000
Jail Expansion and Improvements	\$427,000,000
Justice and Accountability Center	\$100,000,000
Oxbow Demolition	\$10,000,000
TOTAL:	\$627,000,000
Source	Cost Offsets
Oxbow Sale	-\$20,000,000
County Set Aside	-\$100,000,000
Bond Total:	\$507,000,000

Taxpayer Cost:

- Average household: **\$58.94/year, under \$5/month**
- Average business: **\$107.16/year, under \$9/month**

More info: slco.to/bond



Public Safety Bond | Page 2 of 2
04SEPT24



Salt Lake County Human Services, Homelessness, and Criminal Justice Reform Action Plan

We have arrived at a unique time

in which Governor Cox, key legislators, the business community, Salt Lake County, Salt Lake City and other cities in Salt Lake County are investing more directly in solutions to help homelessness, which is different than in previous years. Within this momentum, we're collectively moving forward with **PURPOSE + PARTNERSHIP + URGENCY**.

To achieve the shared vision

that homelessness is brief, rare, and non-recurring, it is essential that the systems connected with homelessness intersect and are functional. These complex systems include:

CRIMINAL JUSTICE, HOUSING AND TEMPORARY SHELTER, AND BEHAVIORAL HEALTH TREATMENT AND WORKFORCE.

A weakness in any one element of the system as a whole, leads to a loss of efficiency and effectiveness.

Salt Lake County has

MAPPED THE GAPS IN THE SYSTEM, IDENTIFIED BARRIERS, AND ANALYZED THE COST

of necessary additional investment. These are in alignment with the state's homelessness strategic plan and the Coordinated Homeless Services Plan signed by Governor Cox, Mayor Mendenhall, and Mayor Wilson in the Fall of 2023.



Our Goals

Bolster System Access

Create an efficient system to access housing, behavioral health, employment, and other needed services to reduce the number of people living on our streets, and develop clear, successful pathways to housing and additional opportunities for people experiencing homelessness.

Increase Collaboration/Efficiency = Reduce Costs

Increase collaboration and systemic efficiency to realize cost savings and improved client outcomes.

Require Criminal Accountability

Hold people accountable for criminal acts and prevent people from further penetrating the criminal justice system.

Decriminalize Homelessness

Ensure accountability in our communities while not criminalizing acts related to homelessness.

*Data from Homeless Management Information System



Supportive Housing Need

Salt Lake County estimates that 1,000 people are living unsheltered within the county.

300 people require intensive mental health treatment and housing support such as residential or ACT team levels of care.

300 people require permanent supportive housing with case management and a focus on mental health support.

400 people need various levels of housing which could be permanent supportive housing or rental subsidies with less intensive behavioral health supports.



Criminal Justice and Law Enforcement Challenges

- Systems are not aligned nor coordinated.
- America's drug crisis has led to increased drugs on our streets.
- Law enforcement response for people who are homeless or in mental health crisis is not standardized.
- Inconsistent Crisis Intervention Trained (CIT) officers.

Due to a lack of affordable housing and sufficient mental health treatment and other social services, jail has become the defacto system to serve people experiencing homelessness who have mental illness and substance use disorders.

Length of stay in jail is 3.5x longer for those in emergency shelters vs those in more permanent housing.

Over 50 unhoused people in jail at anytime, have a severe mental illness.

1,200 people who are in pretrial and probation, are unstably housed.



Systemic Gaps

Workforce:

Insufficient behavioral health workforce for mental health treatment and supportive housing needs.

Health and Wellness Care:

Insufficient coordinated health and wellness care system to meet the needs of people experiencing homelessness.

Mental Health Services:

Insufficient mental health capacity to serve those with severe mental illness in the community and in the jail.

Integrated Data System:

Need for integrated data system to better serve clients and evaluate system outcomes.

*Data from Homeless Management Information System



Solution: Expand Housing Units in Salt Lake County

Bring an additional 1,000 units online over the next 5 years.

Current Housing		Additional Housing Needed
92 Units operating in the group home facilities	+	300 New Group Home Units
115 Permanent Supportive Housing Units focused on mental health	+	300 New Permanent Supportive Housing Units focused on mental health
765 Transitional and Permanent Housing Units	+	400 New Permanent Supportive Housing Units for people experiencing homelessness

Progress:

- Opened Valley Oaks Group Home with 29 beds in November, 2023
- Opened Canyon Rim Group Home for 40 women in Millcreek on April 15, 2024
- Potential renovation and expansion (12 beds to 40) of existing group home – Salt Lake City
- Two sites purchased by non-profit partner for development of permanent supportive housing for those with serious mental illness (approximately 90 units)
- Studying capital and construction costs for a mix of housing to meet the 400 general PSH.

*Data from Homeless Management Information System



Solution: Enforcement and Criminal Justice Reform

Engage in system policy change and reform, to bring about cost savings and efficiencies for better outcomes.

Provide:

Regional SLCO-wide Crisis Intervention Training for local law enforcement.

Progress: Criminal Justice Advisory Council (CJAC) Work Group has been established and is working on a plan to implement/fund. Applying for Federal funding to support for training and coordination.

Work:

With State to design and implement an effective HOME Court program.

Progress: SLCO Human Services is working with the state DHHS and court system on an implementation plan - \$2M funded for 5-year pilot.

Support:

Regional Law Enforcement education and training for use of the new Receiving Center alternative to jail for those in substance use disorder (SUD) and mental health crisis.

Progress: CJAC Work Group has been established and is working with state and LE partners on guiding criteria and educational campaign for Spring 2025 opening.

Reinforce:

SLC Justice Court Familiar Faces program.

Progress: This program is operational at the SLC Justice Courts. SLCO Criminal Justice Services is partnering with the court to support this initiative. The program continues to grow.



Solution: Drug Enforcement Agency (DEA) Task Force

By further investing we can continue to get drugs off the street and hold criminals accountable.

The federal government provides hard cost support for the local DEA operations but the salaries of the enforcement officers is a local responsibility.

DEA operations have not been as extensive as possible due to the decentralized law enforcement system in Salt Lake County.

Many local jurisdictions cannot afford officers.

Estimated Annual Amount =

\$1,600,000 for 10 additional officers

Progress:

- DEA Task Force Leadership presented to the SLCO Council on April 9, 2024
- DEA Task Force Leadership presented to the Criminal Justice Advisory Council on April 10, 2024
- DEA Task Force Expansion Working Group has been added to the Systemic Reform Committee structure to be led by Sheriff Rosie Rivera to review and determine the timing/cadence of adding 10 new DEA Task Force officers, the funding (County & Federal) and evaluate systemic impacts of the expansion to determine if other gaps are created and/or need to be addressed

*Data from Homeless Management Information System



Solution: Build An Accountability and Justice Center

- 1. Add 100 bed community correctional step down model as part of the jail expansion to provide behavioral health treatment, workforce training, and other supports in an environment of accountability as people prepare to leave jail.**
- 2. Build 250-300 housing units focused on housing stability, mental health services, training and other support services for those with criminal involvement and experiencing homelessness or housing instability.**

Progress:

- System Mapping and Personas Research Completed
- Held 2/4/24 Mapping and Personas Workshop for review and feedback with stakeholders
- Held 2 half day retreats with County Elected Officials, Staff and Legislators 3/11/24 & 3/14/24 to discuss and determine jail expansion and justice accountability center model
- Final decisions, programs and cost estimates in process
- On track to finalize and submit to County Council a ballot initiative in August for placement on the November 2024 ballot for voter approval



Solution: Address Systemic Gaps

Workforce:

Implement workforce training programs and a peer support specialist program to help meet service needs and provide employment opportunities.

Progress: Convening local peer support coalition to support their needs and receive feedback for program expansion. Program expansion ready for implementation once funding source is determined. Federal appropriation submitted through Congressman Curtis's office for pilot program. Additional applications for federal funding are being drafted. Also, SLCO supported legislation passed this session to assist with workforce needs.

Health and Wellness Care:

Expand medical and street services for those who are unsheltered.

Progress: Program is developed and ready for expansion through 4th Street Clinic and VOA once funding source is determined.

Mental Health Services:

Expand mental health supports in the jail and in expanded SMI housing.

Progress: Need currently being evaluated and finalized within the Jail Expansion/JAC design model.

Integrated Data System:

Develop data sharing agreements and design and implement an integrated data system to support better client outcomes.

Progress: Work group has been established and data integration mapping both internal and external to SLCO is underway.

*Data from Homeless Management Information System

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. MAYOR REPORT

Mayor Marcus Stevenson congratulated Chief Morse on her new appointment to Midvale Precinct Chief. He expressed appreciation to the UFA Crews for their hard work on the fire in Council Member Bryant Brown's neighborhood.

IV. COUNCIL REPORTS

A. Council Member Bonnie Billings – said Valley Mental Health is contemplating developing some property. They would like to hold an open house to encourage the community to participate in their decision. The open house will be October 30th from 6:30 – 7:30 at the Valley Mental Health building located at 6856 S 700 E.

B. Council Member Paul Glover – had nothing to report.

C. Council Member Heidi Robinson – also welcomed Chief Morse and congratulated her. She also thanked the fire fighters who were present. She mentioned the October is Breast Cancer Awareness month and encouraged all women to get their exams.

D. Council Member Bryant Brown – thanked the fire department for all their hard work. He said he would like to recognize the young girl who called 911 on the fire for her bravery and quick thinking. He expressed concern for providing any support to Valley Mental Health from the City since that is not done for others.

E. Council Member Dustin Gettel – also welcomed Chief Morse and congratulated her. He wished a Happy Birthday to Former President, Jimmy Carter who is 100 yrs old. He is not only an exemplary public servant, but he has also remained active and built homes into his 90's. Council Member Gettel also thanked UFA for their exemplary work on the Midvale fire.

V. CITY MANAGER REPORT

A. Nate Rockwood, Assistant City Manager, updated the Council on projects including the City Hall plaza, lighting on Main Street, housing project on Main, Vincent park, and the bank building at the end of Main. He said there is another mural going up on Main Street

Mayor Stevenson said the public hearings were scheduled for 7:00 p.m. and since it is too early to hold the hearings, he suggested moving into the discussion items first.

MOTION: Council Member Dustin Gettel **MOVED** to move immediately into Discussion Items A and B. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

VI. DISCUSSION ITEMS

A. DISCUSSION ON THE MIDVALE CITY LEAD AND COPPER SERVICE LINE INVENTORY, ALONG WITH UPCOMING ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS FOR REPLACEMENT

Bryton Mecham said the Environmental Protection Agency (EPA) mandates that all drinking water systems submit a service line inventory by October 16, 2024. This inventory must include all service lines connected to the public water system, regardless of ownership, and categorize each line as lead, galvanized (requiring replacement), unknown, or non-lead. During this meeting, we will review the findings from Midvale City's inventory and outline our future plans now that the inventory is complete.



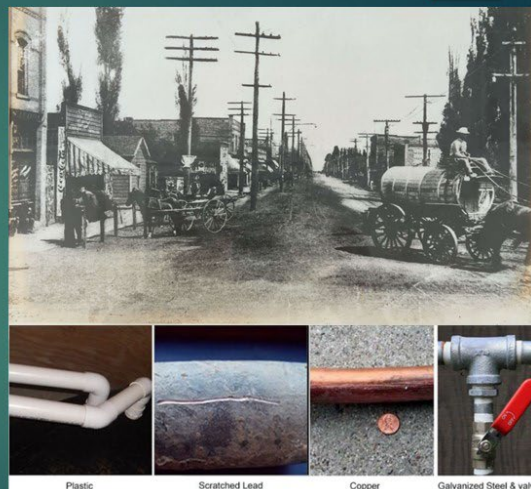
Midvale
City

EPA LCRR
Inventory

What is LCRR?

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- ▶ EPA Lead and Copper Rule Revision (LCRR) was announced by the EPA January 15, 2021.
- ▶ The LCRR strengthens the current water lead and copper rule enforced by the EPA.
- ▶ The EPA LCRR is requiring public water systems to evaluate all service lines throughout the public water system (PWS) and create a material inventory for each service line both city owned and privately owned.



Why would lead be in our water?

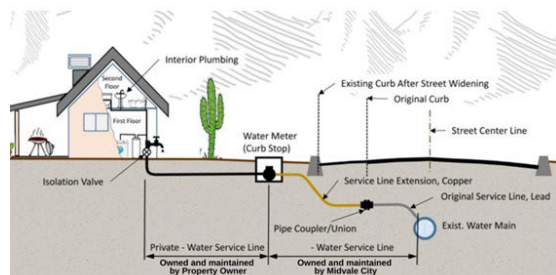
- Prior to 1986, the EPA had very few regulations regarding the materials plumbers could use in home construction. Due to the lack of education and specific regulations concerning lead exposure, many plumbing companies utilized lead pipes and other water fixtures that by today's standards and knowledge are considered toxic and hazardous.
- Lead from an upstream source can adsorb into the galvanized pipe over time. The LCRR requires that when lead connectors are encountered, they be removed or disconnected.



Inventory Requirements

- ▶ Inventory all service lines installed before 1989 and submit the inventory to the EPA by October 16th, 2024.
- ▶ Create public communication and education dashboard.
- ▶ Create new lead and copper sampling plan to meet new LCRR guidelines.
- ▶ Create replacement plan once inventory is completed to eliminate any hazardous materials.

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External Funding

- ▶ On August 1st, 2023, Midvale city applied for \$100,000 in external Hardship Criteria funds to assist with the completion of the LCRR inventory.
- ▶ On June 21, 2024, Midvale City was awarded \$100,000 in grant reimbursement funding for the LCRR inventory project.

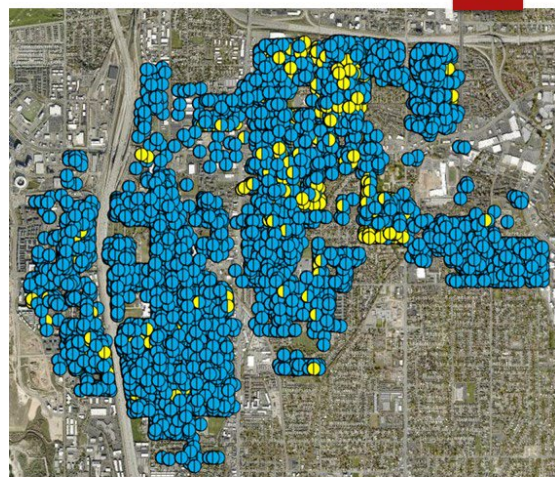
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APPLICATION FOR EXPEDITED APPROVAL FUNDING
Service Line Inventory/ Lead Service Line Replacement Plan Development



Inventory Summary

- ▶ A detailed GIS map can be found on Midvale City's website showing all the service lines that were inventoried and their material classification.



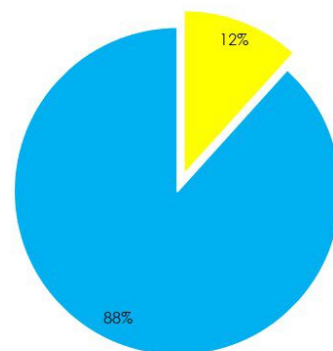
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Inventory Summary

- ▶ Midvale City has 5,580 structures built prior to 1989.
- ▶ Out of those 5,580 structures Midvale City had 5,094 service lines that were needing to be inventoried.
- ▶ 597 service lines were classified as Galvanized needing to be replaced.
- ▶ 4,497 service lines were classified as Non-Lead.
- ▶ Midvale City completed the LCRR inventory in June and submitted their findings to the EPA on July 22nd

Service lines

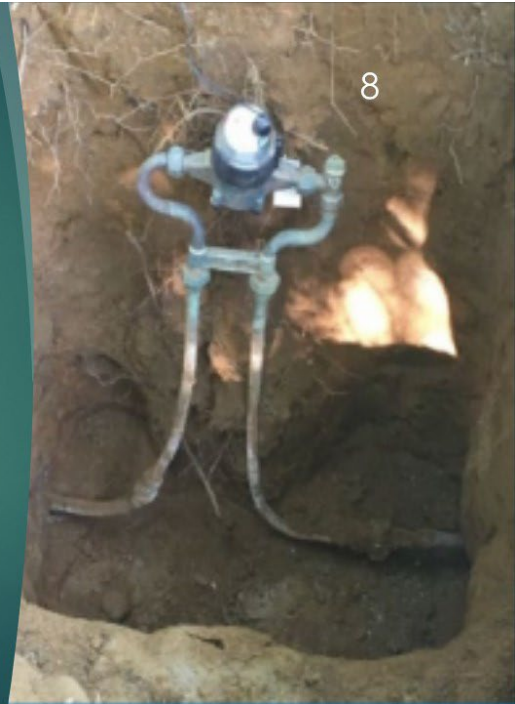
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■ Galvanized needing to be replaced
■ Non-Lead

Inventory Summary

- ▶ Roughly 4,075 out of the 5,094 service lines inventoried were completed by physically excavating within the meter barrel and visually inspecting the service line material coming into the meter barrel and leaving the meter barrel.
- ▶ Total documented hours spent on this project were 1,707 hours.



What's Next?

- We are required to replace 10% out of those 597 service lines classified as galvanized annually.
- To replace a ¾" service line it is roughly \$4,850 and \$5,250 to replace a 1" service line.
- Replacement funding is available, and the city is working on acquiring funding to assist with this project.



B. DISCUSSION ON THE UPDATED MIDVALE CITY WATER CONSERVATION PLAN

Bryton Mecham said every five years, water systems with over 500 connections must submit a water conservation plan to the Utah Division of Water Resources to comply with the Water Conservation Act. Midvale's Water Conservation Plan has been updated as required and contains existing and proposed water conservation measures that outline

how Midvale City and its residents will effort water conservation to reduce per capita consumption, ensure adequate water supplies for future needs and to meet Regional Water Conservation Goals. Staff will present the water conservation plan to the city council during the meeting. Staff is requesting that the approval of the water conservation plan be placed on the consent agenda for the October 15th city council meeting.

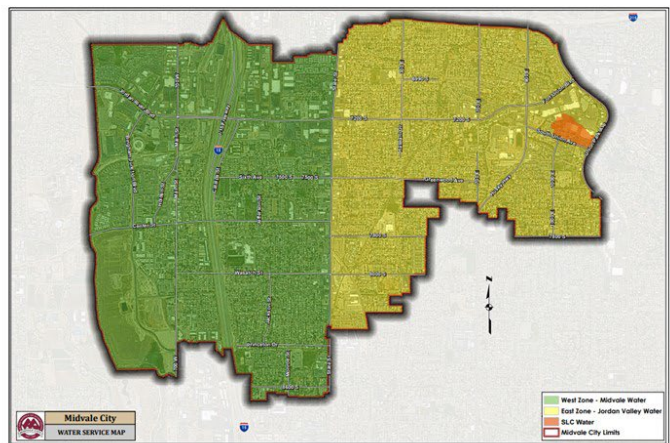
Utah
Water
Savers



2025 Midvale City Water Conservation Plan

Background

Utah's water providers and suppliers are diligent in continually improving efficiency efforts to conserve water. Every five years, systems with over 500 connections must submit a water conservation plan to the Utah Division of Water Resources to comply with the Water Conservation Act. These plans contain existing and proposed water conservation measures that outline how the entity and the end culinary water user will conserve water, limit or reduce per capita consumption, ensure adequate water supplies are available for future needs and meet Regional Water Conservation Goals. The division reviews these plans and provides assistance as systems work to improve water efficiency. Systems that do not submit a water conservation plan every five years are considered non-compliant and are ineligible for state loans or funding.



Process

1. Submit a draft conservation plan to the State that meets all legal requirements outlined in the DEQ's Water Conservation Plan and Best Management Practices Guide
2. State Conservation Coordinators review the draft conservation plan. The coordinator notifies the water provider if the plan meets all requirements or is incomplete, outlining what is needed to be complete.
3. Once the draft is approved by the State Conservation Coordinator, the plan must be adopted by City Council with the minutes and a copy of the resolution submitted to the State.

Historical Per Capita Daily Use

Based on population estimates collected from the US Census for Midvale City, the per capita water use for the city from 1998 through 2001 was approximately 250 gallons per capita per day (gpcd). From 2002 through 2009, the water use dropped to about 200 gpcd. From 2009 through 2014 the use dropped to about 190 gpcd. In the past 5 years, Midvale has continued to show a declining trend in water use. The average for the last 5 years has been 148 gpcd.



Calculating Water Use

The Utah Division of Water Resources uses one GPCD method to calculate **all** water delivered to **all** customers in Utah.

This method lets us account for all of the water currently delivered so that we can make robust plans for the future.



$$\text{GPCD} = \frac{\text{Water Use}}{\text{Population}} / 365$$

Other entities may calculate GPCD differently, depending on their needs.

A city with many summer homes might calculate GPCD by adding seasonal occupants to its population

$$\text{GPCD} = \frac{\text{Water Use}}{\text{Population} + \text{Seasonal}} / 365$$

A county studying how much water is consumed by its population might exclude water returned to the watershed from its GPCD calculation.

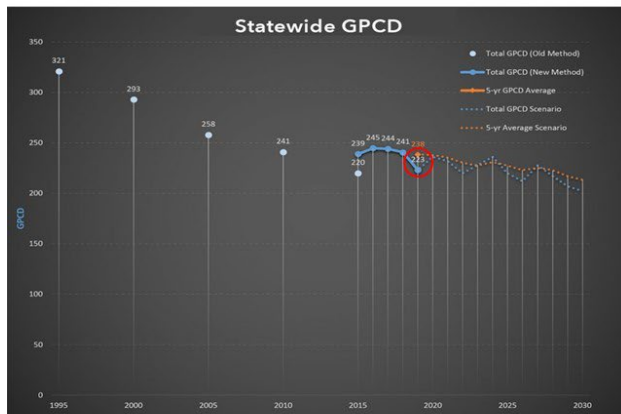
$$\text{GPCD} = \frac{\text{Water Use} - \text{Water Returned}}{\text{Population}} / 365$$

A water provider treating drinking water might only consider potable water when calculating GPCD.

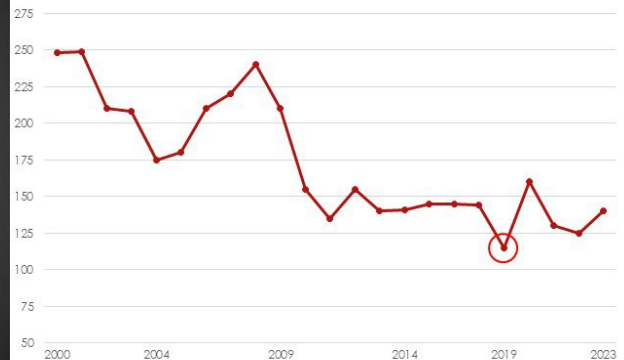
$$\text{GPCD} = \frac{\text{Potable Water Use}}{\text{Population}} / 365$$

Because GPCD can be calculated many ways, **you cannot compare numbers** from different sources. So if you hear that Utah uses more water than other cities or states: **check the math!**

Historical Per Capita Daily Use



Midvale City Historical Water Use



Historical Water Use

- ▶ The city currently receives drinking water from three active wells, and several wholesale connections to Jordan Valley Conservancy District (JWCD).
- ▶ Internal water rights from wells 5,275 AC-FT.
- ▶ Jordan Valley Water Conservancy District 3,085 AC-FT.
- ▶ Total: 8,360 AC-FT.

YEAR	SOURCE SUPPLIED (AC-FT)					TOTAL (AC-FT)
	Hancock well	Million gallon Well	Oak street well	Jwcd	other external use	
2015	1144.3	1648.3	448.6	180.51	2,071.27	5,493
2016	856.1	2052.8	358.2	131.1	1,958.8	5,357
2017	979.2	1763.7	345.9	165.6	2,042.6	5,297
2018	915.2	2336.1	332.5	390.1	1,659.1	5,633
2019	1390.0	1393.5	277.5	2627		5,688
2020	1453.15	1459.65	453.2	3542		6,908
2021	1172.35	1218.45	443.2	3113		5,947
2022	920.9	1896.7	168.4	3092		6,078
2023	928.5	1415.9	513.6	3053		5,911

Existing and Future Water Use

Water losses in the system were low, but if water losses could be reduced to 4%, the estimated additional water savings at build-out would be about 360 ac-ft/year.

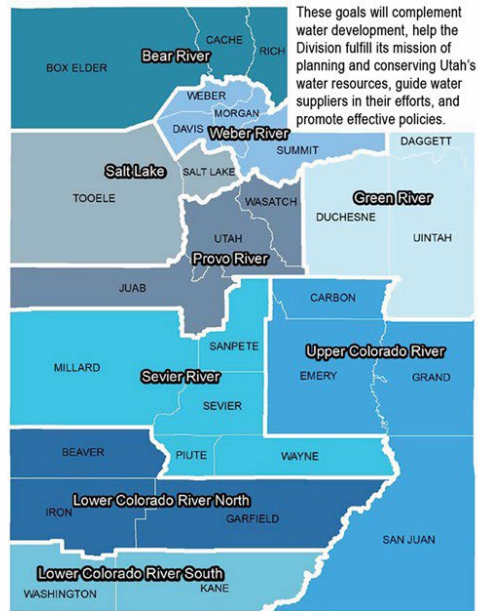
The city recently had a consultant review its current and future buildout source requirements. It was determined that current sources exceed buildout requirements and that no new sources will be required, especially if water conservation efforts continue.

State Goals

State regional water conservation goals:

- Utah has reduced per capita water use by at least 18% due to the efforts of residents and water providers. While progress is significant, more action is needed, including policy changes at various government levels. Balanced efforts in water development and conservation are crucial to meet long-term needs. This is the first time regional conservation goals have been set, building on the statewide goal of a 25% reduction by 2025, based on 2000 water use data.

Year	Supplied Water (ac-ft)	Metered Water Use (ac-ft)	Percent Difference
2015	5,492	4,831.0	-12%
2016	5,357	5,173.0	-3.4%
2017	5,297	5,065.0	-4.4%
2018	5,633	5,261.0	-6.6%
2019	5,688	4,856.0	-14.6%
2020	6,908	6,266.0	-9.3%
2021	5,947	5,384.6	-9.5%
2022	6,078	5,194.0	-14.5%
2023	5,911	5,222.0	-11.7%



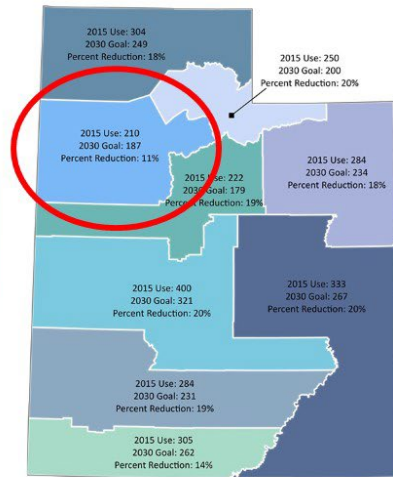
Midvale City Goals

Midvale City's goal:

- ▶ Midvale City has reached the state-wide goal of reducing our Per capita water consumption by 25%. A goal was also set in 2015 for each city in Salt Lake County to be below 187 GPCD. Midvale City currently has a gallon per capita daily water use of 148 based on current US Census data. Even though Midvale has completed both State goals and the new regional goal set in place in 2019 we will continue to promote conservation with a goal to reduce our per capita use by 11% aligning with the regional goal. Which would bring Midvale City's GPCD to roughly 131.72 GPCD.



M&I Water Conservation Regions 2015 Use Vs 2030 Goals



A regional approach allows the goals to be tailored for nine different regions and takes into account climate, elevation, and each region's characteristics. Note: Use is measured in gallons per capita per day.

Conservation Measures

- ▶ Public education
- ▶ Require water saving fixtures
- ▶ Replace old water service laterals
- ▶ Replacement program of old pipelines
- ▶ Replacement program of old water meters
- ▶ Restricted water use for public landscape areas
- ▶ Separate meters for large landscape areas
- ▶ Regular evaluation of our water rate structure.



Ever wondered how much water is used in your home?



Jordan Valley Water Conservancy District Conservation Measures

- ▶ As of 2024 Midvale City adopted the Jordan Valley Water Conservancy District (JVWCD) water efficiency standards allowing all Midvale City residents the ability to utilize the conservation measures implemented by JVWCD in conjunction with the conservation efforts enforced by Midvale City.



JORDAN VALLEY WATER
CONSERVANCY DISTRICT

Jordan Valley Water Conservancy District Conservation Benefits

Midvale city residents and businesses are now eligible for.

- ▶ Free water audits
- ▶ Water-wise landscape classes
- ▶ Large water user workshop
- ▶ Water quest- Saving water by the yard
- ▶ Residential landscape incentives
- ▶ Commercial/industrial/institutional incentives
- ▶ Toilet Replacement
- ▶ A summary of JVWCD efforts can be found at.
<https://jvwcd.org/public/conservation>

Reducing Water Use at Home

There are a number of easy practical measures every family can take to ensure they're not wasting water in and around the home.



Utah Water Savers

Get Paid to Remove Your Lawn

Utah Water Saver's Landscape Incentive Program offers up to \$3 per square foot of lawn you replace with water-efficient landscaping. Landscaping project options include park strip, side yard, and full yard conversions. Commercial projects, irrigation retrofit, and tree-planting incentives are also available in certain areas.

Smart Controller Program

Utah Water Saver's Smart Controller Program offers cash incentives to replace your irrigation controller with a smart, water-efficient one. Earn a rebate of up to \$75 when you purchase an eligible WaterSense-labeled smart controller for your yard.

Toilet Replacement Program

Through the Toilet Replacement Program, receive up to \$100 for replacing an old toilet with a new, Water Sense-labeled one. Toilets from homes built before 1994 may qualify for the program.

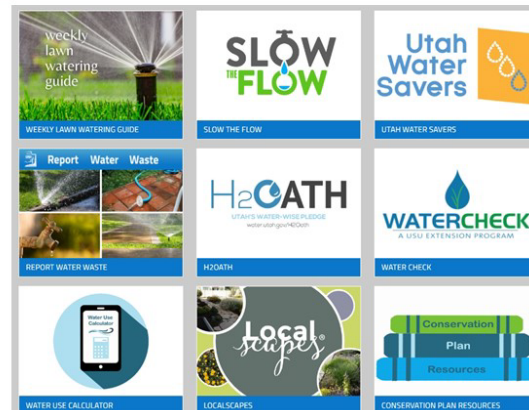
► A summary of Utah Water Savers water conservation benefits can be found at <https://www.utahwatersavers.com/>



The screenshot shows the Utah Water Savers website with three main program tiles: 'Landscape Incentive' featuring a house with a new landscape, 'Smart Controller' showing a smart irrigation system, and 'Toilet Replacement' with a modern toilet. Navigation links for Home, More Info, and Sign In are visible at the top right.

Implementation Summary

- Even though Midvale City has completed both state goals and the new regional goal set in place in 2019, Midvale will continue to promote conservation with a goal to reduce the 2023 148-gallon per capita daily use by 11% by 2030. This goal will be achieved by implementing the proposed conservation measures and educating City residents about Jordan Valley Water Conservancy District conservation measures that are now available to them. Conservation measures will be evaluated annually. An annual water use report will be pulled each year to track the progress of decreasing the Midvale City 2023 GPCD use by 11%. This goal will align with the Salt Lake regional goal to reduce per capita use by 11%. Midvale City's staff are dedicated to achieving the established objectives and ensuring that necessary actions are implemented. Midvale City will establish a realistic timeline for each project to ensure that targets are met within the specified timeframe. Midvale City will also continue to revise the plan to ensure it adapts to evolving conditions and requirements within the City. This plan will be updated and resubmitted to the Utah Division of Water Resources when it is scheduled for submission.



The Council recommended scheduling this item for approval on the Consent Agenda for October 15, 2024.

VII. PUBLIC HEARINGS

A. CONSIDER A MIDVALE CITY INITIATED TEXT AMENDMENT TO SECTIONS OF TITLE 17 OF THE MIDVALE CITY MUNICIPAL CODE. THIS

**AMENDMENT CLARIFIES THE DEFINITION OF BUILDING HEIGHT AS
WELL AS DEVELOPMENT STANDARDS RELATING TO HEIGHT IN EACH
ZONE**

Elizabeth Arnold said Midvale City requests an amendment to section 17-2-2“B” regarding building height, and to the following sections of the Midvale City Municipal Code all governing building height development standards within individual zone sections: 17-7-1.4(C), 17-7-1.8(D), 17-7-1.10(B)(1)(e)(viii), 17-7-2.4(C), 17-7-2.8(D), 17-2-2.10(B)(1)(e)(viii), 17-7-3.4(C), 17-7-3.8(D), 17-7-4.4(C), 17-7-4.8(D), 17-7-8.3(4), 17-7-8.3(7)(d), 17-7-9.12.1.4(D), 17- 7-9.12.1.4(G)(3), 17-7-9.12.1.5(B), 17-7-9.12.2.4(E), 17-7-9.12.2.4(H)(4), 17-7- 9.12.3.5(E), 17-7-9.12.3.5(H)(4), 17-7-10.11.3(5), 17-7-10.11.6(A), 17-7-15.4(A)(2), 17- 7-15.4(D)(4), 17-7-15.12(B)(2)(a)(iii).

The proposed amendment clarifies the definition of building height and makes the interpretation of building height regulations in development standards of individual zones clearer.

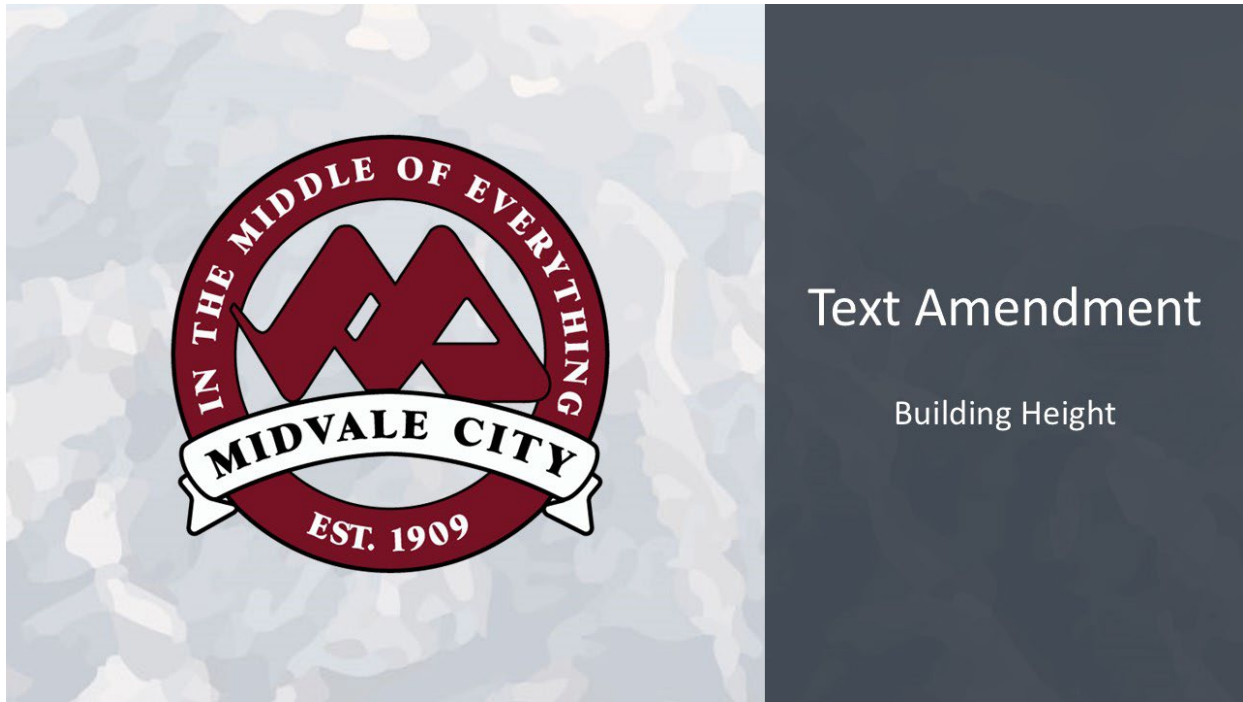
Public notice was sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments have been received as of the writing of this report.

-ZONING CODE AMENDMENT CRITERIA-

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets both the second and third criteria listed above.



Text Amendment

This amendment:

1. Clarifies the definition of building height.
2. Updates development standards relating to building height in each zone.

Changes

Midvale Municipal Code Chapter 17-2, Definitions

Page 1 of 1

17-2-2 "B" definitions.

"Building height" means the vertical distance from ~~the lowest existing grade point within the building footprint~~ ~~the existing grade~~ to the highest point of the cornice of a flat roof or to the deck line of a mansard roof or to the midpoint of the highest gable of a pitch or hip roof.

Midvale Municipal Code Section 17-7-1.4, Development standards

Page 1 of 1

17-7-1.4 Development standards.

C. *Height.* The maximum height for a structure ~~in the zone~~ is twenty-eight feet ~~to the midpoint~~ for a ~~pitched~~ sloping roof and twenty-five feet ~~to the cornice~~ for a flat roof.

~~a. Projections. Chimneys can project up to three feet above the maximum height.~~

17-7-1.8 Unoccupied accessory structure and external accessory dwelling unit standards.

D. *Height.* The height of an unoccupied accessory structure or an EADU may not exceed twenty feet ~~for a pitched~~ ~~to the midpoint~~ for a sloped roof and sixteen feet ~~to the cornice~~ for a flat roof.

17-7-1.10 Conditional use standards of review.

B. *Specific Review Criteria for Certain Conditional Uses.*

1. Conditional Use.

e. *Neighborhood Commercial-2 (NC-2).* Each application for a neighborhood commercial use shall demonstrate that the proposed use:

viii. Is architecturally compatible with the SF-1 zone including a maximum height of twenty-eight feet ~~to the midpoint~~ for a ~~pitched~~ sloping roof and twenty-five feet ~~to the cornice~~ for a flat roof.

MOTION: Council Member Paul Glover MOVED to open the public comment portion of the public hearing. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

There were no public comments on this issue.

MOTION: Council Member Dustin Gettel MOVED to close the public hearing. The motion was **SECONDED** by Council Member Bryant Brown. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: Consider Ordinance No. 2024-O-26 Approving a Text Amendment to sections of Title 17 of the Midvale City Municipal Code. This amendment clarifies the definition of building height as well as development standards relating to height in each zone.

MOTION: Council Member Dustin Gettel MOVED to Approve Ordinance No. 2024-O-26 Approving a Text Amendment to sections of Title 17 of the Midvale City Municipal Code. This amendment clarifies the definition of building height as well as development standards relating to height in each zone. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion.

There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

**B. CONSIDER A FINAL SUBDIVISION REQUEST FOR MAAD TOWNHOMES
CONSISTING OF 8 LOTS LOCATED AT 7488 S CASA BLANCA DRIVE IN
THE MULTIFAMILY RESIDENTIAL – MEDIUM TO HIGH DENSITY (RM-25)
ZONE**

Elizabeth Arnold said The Maad Townhomes project has a development agreement that was recorded on May 8, 2023, and a site plan that was approved September 27, 2023. Nothing regarding either document is changing. The application is to subdivide the units to allow for individual ownership.

This proposal has been reviewed by Planning Staff, the City Engineer, and the Unified Fire Authority for compliance with the respective guidelines, policies, standards, and codes. Staff finds the proposal complies with requirements outlined in Midvale City Municipal Code for minor subdivisions (16.04.050) and the lot development standards of the RM-25 zone (17-7-4.4).

Public notice has been sent to property owners within 500 feet of the subject parcel. Three written emailed comments were received for the Planning Commission meeting held on September 11, 2024. No new written comments have been received for the City Council meeting as of the writing of this report.



Final Subdivision

MAAD Townhomes

Vicinity Map



Final Subdivision

MAAD TOWNHOMES
CONDOMINIUM PLAT

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASIN AND MORGAN
TABS SOUTH CASH BLANCA DRIVE, MORGAN, UTAH

SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly licensed surveyor in the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears on the records of the County of Salt Lake, State of Utah.

LEGAL DESCRIPTION
The above described land is situated in the County of Salt Lake, State of Utah, and is more particularly described as follows: [Detailed description of the land area]

OWNER'S DECLARATION AND CONSENT TO RECORD
I, the undersigned, being the owner of the above described land, do hereby declare that the foregoing is a true and correct copy of the original survey as the same appears on the records of the County of Salt Lake, State of Utah.

NOTARY ACKNOWLEDGMENT
I, the undersigned, being a duly licensed notary public in the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears on the records of the County of Salt Lake, State of Utah.

GENERAL NOTES
1. The above described land is situated in the County of Salt Lake, State of Utah, and is more particularly described as follows: [Detailed description of the land area]

MAAD TOWNHOMES
CONDOMINIUM PLAT
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASIN AND MORGAN
TABS SOUTH CASH BLANCA DRIVE, MORGAN, UTAH

Ward Engineering Group
Surveying & Engineering
1000 N. 1000 E. Suite 100
Morgansville, UT 84053
Phone: 801-221-1111 Fax: 801-221-1112

COUNTY SURVEYOR
Name of Surveyor: _____
Address: _____
City: _____
State: _____
Zip: _____

COUNTY HEALTH DEPARTMENT
Name of Health Officer: _____
Address: _____
City: _____
State: _____
Zip: _____

MOVABLE CITY PLANNING COMMISSION
Name of Planning Commissioner: _____
Address: _____
City: _____
State: _____
Zip: _____

MOVABLE CITY ENGINEERING
Name of Engineer: _____
Address: _____
City: _____
State: _____
Zip: _____

CITY ATTORNEY
Name of Attorney: _____
Address: _____
City: _____
State: _____
Zip: _____

MAJOR
Name of Mayor: _____
Address: _____
City: _____
State: _____
Zip: _____

SALT LAKE COUNTY RECORDER
Name of Recorder: _____
Address: _____
City: _____
State: _____
Zip: _____

1 OF 2

Final Subdivision

MAAD TOWNHOMES
CONDOMINIUM PLAT

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASIN AND MORGAN
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TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASIN AND MORGAN
TABS SOUTH CASH BLANCA DRIVE, MORGAN, UTAH

Ward Engineering Group
Surveying & Engineering
1000 N. 1000 E. Suite 100
Morgansville, UT 84053
Phone: 801-221-1111 Fax: 801-221-1112

COUNTY SURVEYOR
Name of Surveyor: _____
Address: _____
City: _____
State: _____
Zip: _____

COUNTY HEALTH DEPARTMENT
Name of Health Officer: _____
Address: _____
City: _____
State: _____
Zip: _____

MOVABLE CITY PLANNING COMMISSION
Name of Planning Commissioner: _____
Address: _____
City: _____
State: _____
Zip: _____

MOVABLE CITY ENGINEERING
Name of Engineer: _____
Address: _____
City: _____
State: _____
Zip: _____

CITY ATTORNEY
Name of Attorney: _____
Address: _____
City: _____
State: _____
Zip: _____

MAJOR
Name of Mayor: _____
Address: _____
City: _____
State: _____
Zip: _____

SALT LAKE COUNTY RECORDER
Name of Recorder: _____
Address: _____
City: _____
State: _____
Zip: _____

2 OF 2

MOTION: Council Member Paul Glover **MOVED** to open the public comment portion of the public hearing. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

There were no public comments on this issue.

MOTION: Council Member Dustin Gettel **MOVED** to close the public hearing. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: Consider a Final Subdivision request for Maad Townhomes consisting of 8 units located at 7488 S Casa Blanca Drive in the Multifamily Residential – Medium to High Density (RM-25) zone.

MOTION: Council Member Heidi Robinson **MOVED** to Approve a Final Subdivision request for Maad Townhomes consisting of 8 units located at 7488 S Casa Blanca Drive in the Multifamily Residential – Medium to High Density (RM-25) zone. The motion was **SECONDED** by Council Member Paul Glover. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

VII. CONSENT AGENDA

A. Consider Minutes of September 17, 2024

MOTION: Council Member Paul Glover **MOVED** to Approve the Consent Agenda. The motion was **SECONDED** by Council Member Dustin Gettel. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

VIII. DISCUSSION ITEM

C. DISCUSSION ON ULCT LEGISLATIVE POLICY COMMITTEE APPOINTMENT

Mayor Stevenson said Midvale City is actively involved with several interlocal, non-profit, and governmental organizations. Each year, the Mayor and City Council carefully

consider and appoint representatives to serve on the various governing boards and committees of these organizations.

The Board and Committee Assignment List reflects the current appointments and includes an open position on the Utah League of Cities and Towns (ULCT) Legislative Policy Committee. This vacancy has arisen due to the Mayor's recent appointment to the ULCT Board, leaving the City in need of a new voting member for the Legislative Policy Committee.

Council Member Dustin Gettel said he would really like to serve on this committee.

Mayor Stevenson said the list will be brought back at the next meeting for approval.

IX. ADJOURN

MOTION: Council Member Paul Glover MOVED to adjourn the meeting. The motion was SECONDED by Council Member Dustin Gettel. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting was adjourned at 7:23 p.m.



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



Approved this October 15, 2024