



## **CITY COUNCIL MEETING** *Minutes*

**Tuesday January 2, 2024**  
**Council Chambers**  
**7505 South Holden Street**  
**Midvale, Utah 84047**

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**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:** Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Aaron McKnight; Deputy City Attorney; Keith Ludwig, City Engineer; Glen Kennedy, Public Works Director; Mariah Hill, Administrative Services Director; Cody Hill, Economic Development Director; Wendelin Knobloch, Planning Director; Laura Magness, Communications Director; Elizabeth Arnold, Senior Planner; Erinn Summers, Project and Policy Manager; Jonathan Anderson, Planner II; Chief Randy Thomas, UPD; Chief Jason Mazuran, UPD; Chief Brad Larson, UFA; and Josh Short, Junior Network Administrator.

### **6:00 PM SWEARING-IN CEREMONY FOR NEWLY ELECTED COUNCIL MEMBER**

Rori L. Andreason conducted the swearing in ceremony for Council Members Bonnie Billings, Paul Glover, and Heidi Robinson.

### **6:30 PM – REGULAR MEETING**

Mayor Marcus Stevenson called the business meeting to order at 6:34 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 DEPARTMENT REPORT**

Chief Brad Larson reported that the Emergency Management Division is providing CPR classes. The safety message for the month is regarding home fires in the winter. There are more home fires in the winter than any other season. He suggested checking all smoke alarms once a month and install a carbon monoxide detector. He said to have a

plan with your families to have two ways to get out of the home in an emergency. Keep the driveway and walkways clear of ice and snow for a safe exit from the home and clear access for fire crews to enter the home in an emergency. Make sure the house number is visible from the street. Be a good neighbor and check on those that may need help. Only use generators outdoors. Keep flashlights on hand with extra batteries in case of power outages. Keep portable heaters at least three feet away from anything that can burn. And do not leave a portable heater unattended when it is on. He said there were 80 calls less this holiday year than last year.

## **II. PUBLIC COMMENTS**

There was no one who desired to speak.

## **III. MAYOR REPORT**

Mayor Stevenson expressed appreciation and enthusiasm to be working with the Council Members.

## **IV. COUNCIL REPORTS**

**A. Council Member Paul Glover** – thanked the residents of Midvale for going out to vote and wished everyone a Happy New Year.

**B. Council Member Bonnie Billings** – thanked residents of Midvale for their support for her in District 1. She said she is excited to work with the Council and city staff.

**C. Council Member Dustin Gettel** - said Happy New Year to everyone. He thanked City staff and the Mayor for all the hard work on issues that arose over the last few weeks. He welcomed Bonnie Billings to the Council and congratulated Paul and Heidi on their re-election. He said it is amazing to have two women council members on the council.

**D. Council Member Bryant Brown** – expressed his excitement to work with the newly elected and re-elected council members. He said he keeps getting reports on shootings in the Copper Recreation area. He reminded everyone to call the police if they hear anything like a gunshot.

**E. Council Member Heidi Robinson** – welcomed Bonnie Billings and congratulated Paul Glover. She said she is excited to work with city staff for another four years.

## **V. CITY MANAGER REPORT**

Matt Dahl wished everyone a Happy New Year. He said he is working on a lot of great things this year that will benefit the community. He welcomed Council Member Bonnie Billings and said he is looking forward to working with her. He introduced Erinn Summers who is the new policy and project manager that will be working on upcoming projects.

## **VI. CONSENT**

**A. CONSIDER MINUTES OF NOVEMBER 30, AND DECEMBER 6, 2023**

**MOTION:** Council Member Paul Glover MOVED to Approve the Consent Agenda. 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.

## **VII. ACTION ITEMS**

### **A. CONSIDER RESOLUTION NO. 2024-R-01 AUTHORIZING THE CONVEYANCE OF AND ACCEPTANCE OF THE PARK AREA ADJACENT TO ZIONS (JORDAN BLUFFS)**

Adam Olsen said on November 16, 2021, the Council approved the final plat of Jordan Bluffs 2<sup>nd</sup> Amended Subdivision. The plat identified "Parcel B" consisting of 4.2 acres. Parcel B, intended for park and open space purpose, has been improved as the first phase of a multi-phase park; ultimately consisting of 15 acres and extending south along the top of the bluff overlooking the Jordan River. Parcel B is fully landscaped and improved, has been inspected by Community Development and Public Works staff, and is recommended for conveyance to the City. Improvements include a children's play area, field area, pickleball court, half basketball court, volleyball court, BBQ stands and picnic tables. In addition, a trail connection from the top of the bluff to the Jordan River Parkway Trail has been constructed.

Section 3.3.1, Amended and Restated Master Development Agreement for Jordan Bluffs (MDA), outlines the process for park construction and conveyance, stating in part "the required park improvements shall be completed...in conjunction with the construction of each project phase with frontage adjacent to the central community park"; further stating "the City will accept the required park improvements in phases as the work is completed". This first phase is compliant with Section 3.3.1 of the MDA.

Conveyance documents, as well, are provided per Section 3.3.1 of the MDA. The City's Legal Department reviewed conveyance documents and finds them acceptable. Staff has prepared a resolution for consideration of formal acceptance and conveyance of the park area for the January 2, 2024, Council meeting. Acceptance of the park area will officially open it for public use.

### **STAFF RECOMMENDATION**

Approval of the resolution authorizing acceptance and conveyance of the Jordan Bluffs Park area.

Council Member Paul Glover asked about the warranty.

Adam Olsen said the warranty was extended for the trees if they don't come out of dormancy.

Glen Kennedy said the sprinklers will also be tested to see if they are working correctly.

Adam Olsen said the warranty will start in the spring and will be extended for one year.

Mayor Stevenson said he would like some sort of a grand opening in the spring.

Council Member Dustin Gettel said some of the best sunset viewing is at this park. The views are beautiful. He said he has some concerns of the conditions of the slopes and the area to the south.

**MOTION: Council Member Dustin Gettel MOVED to approve Resolution No. 2024-R-01 authorizing the Mayor to formalize the acceptance and conveyance of the Jordan Bluffs Park Area. 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:**

<b>Council Member Bonnie Billings</b>	<b>Aye</b>
<b>Council Member Paul Glover</b>	<b>Aye</b>
<b>Council Member Heidi Robinson</b>	<b>Aye</b>
<b>Council Member Bryant Brown</b>	<b>Aye</b>
<b>Council Member Dustin Gettel</b>	<b>Aye</b>

**The motion passed unanimously.**

**B. CONSIDER RESOLUTION NO. 2024-R-02 AUTHORIZING THE MAYOR TO ENTER INTO A FEDERAL AID AGREEMENT BETWEEN THE UTAH DEPARTMENT OF TRANSPORTATION AND MIDVALE CITY FOR THE RECONSTRUCTION OF THE BRIDGE OVER THE JORDAN SALT LAKE CANAL LOCATED AT APPROXIMATELY 80 EAST 8000 SOUTH**

Keith Ludwig said the City was contacted by UDOT some time ago regarding a program called the 'Bridge Formula Program' (BFP) which is part of the Infrastructure Investment and Jobs Act.

This program provides money to the states for the rehabilitation or replacement of bridges that are in poor condition and are not part of the federal aid system. The bridge over the Jordan and Salt Lake Canal on 8000 South qualifies for this program.

After gathering some preliminary information, UDOT is now ready to begin the design process. This bridge is being grouped into one package with four bridges in Sandy City and one in Draper City. To get this process started, the City will need to enter into a Federal Aid Agreement (FAA) with UDOT which outlines the responsibilities of each party.

UDOT will be administering all the design and construction contracts. The City will be able to provide input in all phases of design and construction. UDOT will select one of their engineering firms that has been pre-qualified to do the design work and will bid on the project using their typical process.

The BFP requires a 6.77% local match, which in our case amounts to \$203,100 which is spelled out in the FAA. The FAA was developed and vetted by the feds and the States Attorney General's office. Staff has reviewed the FAA as well.

He asked for consideration of a suspension of the rules so the agreement could be approved that evening.

### **FISCAL IMPACT**

The local match for this will be \$203,100 which is 6.77% of the total cost. These funds have been allocated out of the pavement management budget.

### **STAFF RECOMMENDATION**

Staff recommended approval of Resolution 2024-R-02, a resolution authorizing the mayor to sign the Federal Aid Agreement with UDOT.

**MOTION:** Council Member Dustin Gettel **MOVED** to suspend the rules and approve Resolution No. 2024-R-02, a resolution authorizing the Mayor to sign the Federal Aide Agreement with UDOT for the reconstruction of the bridge over the Jordan and Salt Lake Canal, located on 8000 South. 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	<b>Aye</b>
Council Member Paul Glover	<b>Aye</b>
Council Member Heidi Robinson	<b>Aye</b>
Council Member Bryant Brown	<b>Aye</b>
Council Member Dustin Gettel	<b>Aye</b>

The motion passed unanimously.

## **VIII. DISCUSSION ITEMS**

### **A. RECOMMENDATIONS FOR NAMING OF THE MIDVALE CITY COMMUNITY COALITION**

Matt Dahl said the Midvale City Community Coalition is an initiative that is intended to address the causes of youth violence in our community. The coalition has been operating as a community lead organization for 18 months, with support from the City and Salt Lake County. City staff members are currently working on preparing the necessary bylaws to make the coalition a formal City committee. City staff will present the bylaws to the City Council for consideration in early 2023.

The City and community stakeholders have selected to develop the coalition under the Communities that Care (CTC) framework. CTC is a national framework for community organizing that is based on evidence that has proven to be effective in helping support healthy behaviors that are protective factors against unhealthy habits that lead to an increase in violence. The City and community stakeholders hope to develop prevention programs to assist in developing protective factors for our youth and our community.

In accordance with the CTC framework, the coalition has representation from individuals and organizations serving vital roles in our community. These roles include:

- Law Enforcement
- Education
- Youth Serving Organizations
- Civic organizations
- Youth
- Parents
- Substance abuse treatment
- Healthcare professionals
- Media
- Business
- Religious organizations
- Governmental agencies

The coalition members have discussed options for formally naming the coalition. Staff intends for the City Council to formally adopt a name as part of the City Council's consideration of the bylaws in early 2024. The coalition has discussed several names, settling on 'Uplift Midvale' or 'Midvale G.R.I.T', (Generating Resiliency, Igniting Transformation) for recommendation to the City Council. The names were chosen by coalition members based on the belief that they represent our efforts to promote healthy youth behavior and decrease community crime. The coalition has submitted the proposed names to the City Council for consideration and direction.

Council Member Dustin Gettel said he did not like Midvale G.R.I.T. name. He felt it had a negative connotation to it. Uplift Midvale is a much better name and shows what this group is trying to do. He also suggested Midvale Cares as a name.

Council Member Paul Glover agreed with Council Member Dustin Gettel.

## **B. BOARD AND COMMITTEE ASSIGNMENTS FOR MIDVALE CITY**

Matt Dahl said Midvale City is a member entity to several interlocal, non-profit, and governmental organizations.

Each year the Mayor and City Council deliberate and consider individuals they feel would best represent the City on the various governing boards and committees for those organizations. The attached Board and Committee Assignment List has been updated to reflect changes that occurred in 2023, including open assignments resulting from changes to the City Council membership.

He discussed the following Boards and Committees that needed members to be assigned to:

UIA Board Alternate – Heidi Robinson  
Unified Fire – Mayor Stevenson  
Unified Police – Mayor Stevenson

Audit Committee – replace Paul Glover with Bonnie Billings  
ULCT Legislative Policy Committee – Bonnie Billings  
Shelter of the Homeless Board – Mayor Stevenson  
Canyons Education Foundation– Bonnie Billings  
Community Council – Heidi Robinson  
Harvest Days – Heidi Robinson  
Historical Society – Paul Glover  
Community Building Community – Mayor Stevenson  
Midvale Arts Council – Bryant Brown  
Mosquito Abatement – Paul Glover  
Planning Commission – Dustin Gettel

Matt Dahl said he would schedule this item for the next agenda for any additional adjustments and approval.

**C. DISCUSS CITY-INITIATED REQUEST TO AMEND TITLE 16, SECTIONS 17-2-4, 17-2-13, 17-2-16, 17-2-18, 17-2-19, 17-3-2, 17-3-13 AND TO CREATE TITLE 18 OF THE MIDVALE CITY MUNICIPAL CODE**

Aaron McKnight said the proposed ordinance rewrites the City’s subdivision ordinance to bring the ordinance into compliance with state law, particularly Senate Bill 174 from the 2023 General Session of the Utah Legislature, and to bring clarity and enforceability to the City’s subdivision process.

**BACKGROUND AND OVERVIEW**

Senate Bill (SB) 174 from the 2023 General Session created new requirements for municipal subdivision ordinances. Specifically, SB 174 requires municipalities to limit the number of review cycles they can engage in when reviewing subdivision applications.

SB 174 also prohibited city councils from being involved in the subdivision approval process and limited planning commissions’ participation to the approval of preliminary subdivision applications only.

Title 16 is Midvale City’s subdivision ordinance, and it needs to be updated to comply with SB 174 by February 1, 2024. Because of the widespread changes to the City’s subdivision ordinance required by SB 174 and deficiencies identified by staff, staff determined to re-write the entire Title to make it more easily understood and to ensure Title-wide compliance with state law. The new Title 16 clarifies the difference between preliminary and final subdivision applications and processes. It clarifies all the documents needed to properly process an application, and it eliminates the distinction between a “large subdivision” and a “minor subdivision.” The new Title 16 fully complies with state law and more clearly defines prohibited subdivisions of land.

Related sections in Title 17, the City’s zoning code, are also being amended to reflect the changes to Title 16. Most of these changes are to definitions found in Title 17 but are used in Title 16.

Finally, Title 18 is created to provide better defined infrastructure requirements and construction standards for when developers are constructing public infrastructure that will be dedicated to the City. Staff determined that better defined standards are necessary to protect the City's interest in roads, sidewalks, and other infrastructure dedicated to the City during the subdivision process.

Mayor Stevenson said he likes to have public hearings to have public comment.

Council Member Bryant Brown agreed.

Council Member Dustin Gettel said the developers will look at a public hearing as for show only. He said he does not want to get rid of public hearings; however, it looks like the Council's hands are tied, so to speak.

#### **STAFF'S RECOMMENDATION**

No formal action will be taken. Staff will bring the item back for formal action in the next City Council meeting through an ordinance.

#### **IX. ADJOURN**

**MOTION: Council Member Paul Glover MOVED to adjourn the meeting. 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.**

The meeting was adjourned at 7:57 p.m.

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

Approved this 16th day of January, 2024