Minutes of the
Millcreek City Council
July 14, 2025
6:30 p.m.
Work Meeting
7:00 p.m.
Regular Meeting

The City Council of Millcreek, Utah, met in a public work meeting and regular meeting on July 14, 2025, at City Hall, located at 1330 E. Chambers Avenue, Millcreek, UT 84106. The meeting was recorded for the City's website and had an option for online public comment.

PRESENT:

Council Members
Jeff Silvestrini, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2
Cheri Jackson, District 3 (electronic)
Bev Uipi, District 4 (excused)

City Staff
Mike Winder, City Manager
Elyse Sullivan, City Recorder
Francis Lilly, Assistant City Manager
John Brems, City Attorney
Kurt Hansen, Facilities Director
Rita Lund, Communications Director
Kayla Mayers, Promise Program Director
Chris Catalano, Emergency Manager

Attendees: Chief Petty-Brown, Peter Frost, Chris Geddes (electronic), Marianne Stuck (electronic), Rick Hansen, Lindsay Adams, Alyson Kyle, Laura Renshaw, Philip Halliday, Hailey Plecst, Ken Vo, Zendi Moo, Miadanet Gonzalex, Jack Adams

WORK MEETING – 6:30 p.m.
TIME COMMENCED: 6:33 p.m.

Mayor Silvestrini called the work meeting to order.

1. **Meadowbrook Station Area Plan Discussion with Design Workshop**
   Francis Lilly said the Meadowbrook Station Area Plan is one of two planning initiatives aimed at aligning the city with state statute due to its location within a half mile of a fixed guideway TRAX station. Following last year's completion of the Murray North Station Area Plan, this year Millcreek and South Salt Lake are collaborating on the Meadowbrook plan. The project is sponsored and funded through a grant from the Wasatch Front Regional Council. Design Workshop was selected as the consultant for the project and has been doing commendable work to date. The goal now is to move forward with the adoption process through both the Millcreek and South Salt Lake City Councils.

   Chris Geddes, Design Workshop, said the Meadowbrook and Millcreek stations are two plans being developed together due to their close proximity and shared characteristics as part of the

regional transit network. Design Workshop, with team members in Denver and Salt Lake City, is leading the effort, and has made significant progress to date. A public survey launched on July 19 is live through July 27, allowing the community to weigh in on key concepts. Both stations are among the most culturally and economically diverse along the Wasatch Front, so the planning process is centered on creating inclusive, community-oriented, and transit-connected spaces. The project goals include identifying economic potential, promoting catalytic development, expanding housing options, improving safety and environmental sustainability, and enhancing walkability and transportation choices. Community engagement has been a priority, including events in May at each station and a recent two-day design charrette at Meadowbrook. Feedback emphasized the need for safe, accessible transit, affordable housing, and a strong community identity. At Meadowbrook, specific needs emerged for a small grocery store, senior services, and improved pedestrian and bike access. Two concept plans were presented: one focused on mixed-use housing and retail, and another incorporating a potential recreation center on the Salt Lake Community College site. The community is encouraged to participate in the survey and help shape the future of these station areas, with final plans due to be certified by the state by the end of the year.

Mayor Silvestrini asked about the half mile radius around the station. He noted only two corners on 3900 S had been acknowledged, not the entire half mile area from the station. Geddes said they have identified catalyst sites as opportunities for growth or front end investment. The survey is focused on land use to help identify change. Mayor Silvestrini requested integration with the other station area plan.

2. Staff Reports

Mike Winder expressed appreciation for the Independence Eve event and the East Mill Creek Lions Club parade on the 4th. He noted that he, the Finance Director, the mayor, and Jason Burningham [city's financial advisor] went to San Francisco to obtain a bond rating for the potential Millcreek Common East bond. The city has previously obtained an AA+ rating with other bonds.

3. Discussion of Agenda Items, Correspondence, and/or Future Agenda Items

There was none.

Council Member DeSirant moved to adjourn the work meeting at 7:00 p.m. Council Member Catten seconded. Mayor Silvestrini called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

REGULAR MEETING – 7:00 p.m.
TIME COMMENCED: 7:01 p.m.

1. Welcome, Introduction and Preliminary Matters

1.1 Pledge of Allegiance

Mayor Silvestrini called the meeting to order and led the pledge of allegiance.

1.2 State of Afterschool Funding; Kayla Mayers, Promise Program Director

Mayor Silvestrini prefaced the item by saying the discussion would focus on the current status and future of Millcreek's after-school programming, which has been a vital support system for local youth, particularly those from underserved and refugee communities. Led by the city's Promise Program in partnership with the Asian Association of Utah, United Way, and Salt Lake County, these programs aim to ensure that students graduate from high school and are prepared for college or trade school, with a long-term goal of achieving 100% graduation at Cottonwood High School. Over the years, programs have been offered at various locations including William Penn Elementary, the Sunnyvale Neighborhood Center, the International Charter School, Evergreen Junior High, and Cottonwood High School. These initiatives have often relied on federal funding sources such as 21st Century Community Learning Center grants and AmeriCorps support. However, many of these funding sources are now either discontinued, underfunded, or uncertain, putting several programs at risk. The city is actively engaging with Utah's congressional delegation to advocate for continued support, emphasizing the broader societal benefits such as reduced crime, lower public safety costs, and increased economic productivity of keeping youth engaged and supported after school.

Kayla Mayers provided important context regarding the current challenges facing Millcreek's afterschool programs. Over the past year, federal funding cuts have significantly impacted programs that support local youth, including reductions from the Department of Health and Human Services and a current pause in 21st Century funding through the Department of Education. Additionally, changes in school boundaries have shifted more students from South Salt Lake to Millcreek schools, including Moss Elementary and the Utah International Charter School, which recently relocated to Millcreek. In response, South Salt Lake had planned to phase out its support for programs at these schools, and a transition plan was developed in partnership with the Asian Association of Utah to ensure continued service. The upcoming school year was intended to be a shared transition period; however, due to the funding uncertainty, South Salt Lake has withdrawn its involvement, leaving the Asian Association under-resourced despite prior planning. Mayers emphasized the city's strong, long-standing partnership with the Asian Association and expressed concern over the potential loss of these high-quality programs. She reaffirmed a commitment to pursuing alternative funding and called on support for Peter Frost's forthcoming presentation, also noting the presence of Moss Elementary's principal to speak during public comment.

Mayor Silvestrini said Moss Elementary, located in Millcreek just north of Brickyard on 500 East, has always been a Millcreek school, though it historically served many students from South Salt Lake. Following boundary adjustments and the closure of Millcreek Elementary, South Salt Lake initially funded afterschool programs at Moss and Roosevelt elementary schools because many of their students attended those schools. However, with the boundary changes and South Salt Lake students no longer attending Moss, it is understandable that they have shifted their funding focus. This created an opportunity for a transition year in which Millcreek could assume more responsibility for supporting its own students at Moss, though that transition is now in question due to funding constraints. The city has long partnered with the Asian Association of Utah to deliver after-school programming, particularly due to their early work at the Sunnyvale Neighborhood Center supporting refugee youth; efforts that predate Millcreek's incorporation. This partnership model has allowed Millcreek to deliver effective

programming without the high costs of building and staffing a dedicated city department. The city has previously provided funding to the Asian Association through COVID relief funds, justified by a study confirming it served the general welfare of Millcreek residents. If additional city funding is to be considered, a new study would be required to evaluate the proposal in accordance with municipal responsibilities.

1.3 Afterschool Program Funding Request from the Asian Association of Utah; Peter Frost, Director of Refugee Services

Peter Frost provided additional background on their long-standing involvement with Millcreek, beginning in 2012 with afterschool programming at the Sunnyvale Neighborhood Center. Since then, their services have expanded to Evergreen Junior High and beyond, with the goal of supporting students consistently from elementary through high school, such as those progressing from William Penn Elementary to Evergreen Junior High and eventually to Olympus or Cottonwood High School. Frost emphasized the dual value of these programs: not only are they economically beneficial to the community, but they also provide critical human and social support to local youth. The Asian Association views its role as both preventive in reducing risky behaviors and promotive in encouraging positive development through social-emotional learning and afterschool engagement. While the organization's core mission is to serve refugees and immigrants, all youth are welcome to participate in the programs as space allows. However, Frost pointed out that program capacity is directly tied to available funding; without sufficient resources, enrollment must be capped. He shared budget details with the council and noted the increased demand for afterschool programs, calling for additional financial support from the city to help expand staffing to meet the growing need. The Asian Association remains committed to being a long-term partner and hopes to scale its services to reach more youth in Millcreek.

Mayor Silvestrini said as highlighted in Peter Frost's letter and supported by data from the After School Alliance, youth who participate in after-school programs are 63% less likely to skip classes, 44% less likely to use drugs, and 37% less likely to engage in criminal activity—widely recognized outcomes of effective after-school programming. The question of why Millcreek is involved in supporting such efforts is often raised, and the answer lies in the reality that local schools are financially strained and focused on academic instruction during school hours. Many students, especially those with working parents or in single-parent households, lack support during critical after-school hours, increasing their risk of academic failure, truancy, or dropping out, all of which carry long-term costs to both individuals and society. Supporting after-school programs aligns with Millcreek's mission to build an inclusive, supportive community and strengthens the city's economic future by helping youth stay on track, complete their education, and become productive, tax-paying members of society.

Peter Frost emphasized the long-term value of investing in youth through afterschool programming, noting that such support yields measurable returns for the city over time. He presented a detailed breakdown of the Asian Association of Utah's budget for the seven afterschool program sites serving Millcreek students, six within city boundaries and one at Olympus High School, which, while technically outside Millcreek, serves local students. The goal for the 2025–26 school year is to serve 200 students across these sites. Frost provided a narrative explaining each budget category and described the

ongoing challenge of securing annual funding through partnerships at the city, county, and state levels. He reiterated his commitment to continually seeking outside funding but acknowledged the current year poses exceptional difficulties, prompting his request for City Council support. He shared a full-time employee cost analysis, illustrating how different funding levels directly impact staffing and student capacity. Programs are structured with a minimum of two staff per site, one full-time and one part-time, to maintain quality. Ultimately, while more funding enables broader and higher-quality service, Frost affirmed that the team would maximize the impact of any support they receive to deliver strong outcomes for local youth.

Mayor Silvestrini acknowledged the funding request was for $110,000. He asked about consequences if the council funds it for one year and it cannot be replaced the following year. Frost said it would mean a reduction in youth served or reduction in programming. Council Member Catten asked about the Utah Charter School remaining in the old Millcreek Elementary School. Frost said they had one more school year there per their current lease.

Lindsay Adams, Principal of James E Moss Elementary, addressed the City Council to request financial support for the school's after-school program, which is facing a $100,000 loss in federal 21st Century Grant funding. Adams emphasized the school's role as a Title I community school serving over 480 students, 70% of whom qualify for free lunch, and more than 64% of whom speak a language other than English at home. Due to recent school boundary changes and a shift in federal funding, the afterschool program is transitioning earlier than expected from Promise South Salt Lake to the Asian Association of Utah. Despite this disruption, demand for the program remains high, historically operating with a waitlist nearly equal to the number of enrolled students. Without additional funding, the school will be forced to reduce the number of students served and the quality of services offered. Adams outlined a wide range of enrichment activities provided through the program, including small group tutoring, literacy and math support, Girls on the Run, Girl Scouts, Lego League, cooking classes, social skills lessons, STEM field trips, a basketball clinic, and a chess club. The program also hosts family education events with childcare, based on parent input. Adams urged Millcreek, where most of the school's families now reside following the boundary adjustment, to step in and help sustain this impactful programming, which has been made possible through past partnerships. She concluded by thanking the Council for their support and asking for serious consideration of the funding request to continue serving Moss Elementary's students and families.

Mayor Silvestrini said the city had built a fund balance of almost 35% of the city's budget. The reason the council has done that is for "rainy day" events, and he felt this was one of them. A one-time appropriation would require a budget amendment and a public hearing process to give taxpayers the opportunity to comment about it.

1.4 Public Comment

Laura Renshaw, Millcreek Library Manager, noted there may be overlap in activities discussed with the Asian Association and what the County Library System does. She reported that the average monthly count has gone up to 19,000 people coming to the library, about 72 people an hour. She highlighted upcoming events at the library.

The council discussed item 1.3. Council Member Catten felt this was a good use of taxpayer dollars as it goes back to them, and she supported the one time funds. Council Members DeSirant and Jackson agreed. The council directed staff to commission a study for the appropriation. The mayor thanked those in the audience for their work with the youth.

2. Business Matters

2.1 Discussion and Consideration of Resolution 25-27, Approving an Appointment to the Planning Commission

Mayor Silvestrini said the current Planning Commission Chair, Shawn LaMar's, term had expired. Appointments to the commission are appointed by the mayor with the consent of the council. The mayor noted LaMar serves the commission well and he would like him to be reappointed.

Council Member Catten moved to approve Resolution 25-27, Approving an Appointment to the Planning Commission. Council Member DeSirant seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

2.2 Discussion and Consideration of Resolution 25-28, Adopting the Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan, Including the Millcreek City Annex

Chris Catalano gave a brief overview of the updated plan. The 2025 update to the Millcreek Hazard Mitigation Plan serves as an annex to the Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan, a requirement of FEMA that must be updated every five years—the last update occurring in 2019. This plan has already been reviewed by Salt Lake County and the State of Utah and is currently under FEMA review. Once approved, it will be officially adopted. Participation in this regional plan is essential, as it ensures Millcreek remains eligible for FEMA funding opportunities, such as BRIC (Building Resilient Infrastructure and Communities) or HMGP (Hazard Mitigation Grant Program). Without inclusion, Millcreek would be excluded from applying for federal disaster mitigation funding. By aligning with the county plan, Millcreek strengthens its position to apply for grants independently or in collaboration with county partners. The top hazards identified for mitigation in the plan include earthquakes as the highest risk, followed by wildfires and flooding. Mayor Silvestrini said in 2020 the city faced a severe windstorm, and related expenses were reimbursed by FEMA. The city is also participating in a FEMA grant for the Neffs Canyon Debris Basin. Losing eligibility with FEMA would be a hit to the city's finances. He acknowledged Millcreek City Hall has an emergency operations center.

Council Member DeSirant moved to approve Resolution 25-28, Adopting the Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan, Including the Millcreek City Annex. Council Member Jackson seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

2.3 Discussion and Consideration of Resolution 25-29, Admitting the City of Holladay as a Member of the Central Wasatch Commission

Mayor Silvestrini said this resolution authorizes the City of Holladay to become a member of the Central Wasatch Commission (CWC), of which Millcreek is already a member. The CWC is an interlocal agency comprising various communities and counties that collaboratively manage the Central Wasatch Mountains, spanning from Draper to Parleys Canyon. The commission plays a critical role in coordinating efforts such as restroom maintenance, trail upkeep, and conservation through grant programs, all aimed at protecting the natural resources and watershed that serve the region. Membership involves an annual contribution—approximately $70,000 to $75,000—from each jurisdiction, which funds these essential programs. Approving this resolution allows Holladay to officially join the commission, expanding collaborative stewardship of the Central Wasatch area.

Council Member Catten moved to approve Resolution 25-29, Admitting the City of Holladay as a Member of the Central Wasatch Commission. Council Member DeSirant seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

2.4 Discussion and Consideration of Ordinance 25-30, Amending Chapters 2.04 and 2.11 of the Millcreek Municipal Code Regarding the City Council and Elections

Elyse Sullivan said the proposed code changes primarily aim to update and align the city's practices with current standards. Notably, the requirement for the council to formally declare special meetings by order is being removed, as this has not been practiced. The official meeting address has been updated to Chambers Avenue to reflect the electronic meeting anchor location. Additional minor revisions include updates to legislation procedures such as proclamations and ordinance formatting. On the election front, new provisions are added to require candidates and elected officials to disclose conflicts of interest and to affirm that campaign finance disclosures will comply with state law.

Council Member Catten moved to approve Ordinance 25-30, Amending Chapters 2.04 and 2.11 of the Millcreek Municipal Code Regarding the City Council and Elections. Council Member DeSirant seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

3. Reports

3.1 Mayor's Report

The mayor reported on recent activities and events with the city and attending meetings with bond rating committees in San Francisco. Regarding the recent trip for bond rating evaluations, city officials, including financial advisor Jason Burningham, met extensively with Standard & Poor's and Fitch rating agencies. These agencies conducted a thorough review of the city's financial health, focusing on the city's ability to repay bonds without burdening taxpayers. Millcreek's strong financial position was highlighted, including a debt coverage ratio nearly three times the city's debt, supported by tax increment revenue from ongoing redevelopment projects like the Cottonwood Highlands apartment

complex. The city plans to issue approximately $24 million in new bonds to fund economic development on the east side of Millcreek Common, including parking structures that will generate rental income to offset bond payments. The meetings with the rating agencies went very well, and the city anticipates maintaining or potentially improving its strong bond rating, which will help secure lower interest rates and reduce repayment costs. The comprehensive financial presentation showcased Millcreek's sound budgeting, capital improvement plans, and debt management strategies. Once the rating is finalized, the city will proceed with bond sales, mostly tax-exempt, helping fund future development while protecting taxpayer interests.

3.2 City Council Member Reports
Council Member DeSirant appreciated the Venture Out events.

3.4 Staff Reports
There were none.

4. Consent Agenda

4.1 Approval of June 23, 2025 Work Meeting and Regular Meeting Minutes

Council Member DeSirant moved to approve the June 23, 2025 Work Meeting and Regular Meeting Minutes. Council Member Catten seconded. Mayor Silvestrini called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

5. New Items for Subsequent Consideration
There was none.

6. Calendar of Upcoming Meetings

- Planning Commission Mtg., 7/16/25, 5:00 p.m.
- City Council Mtg. 7/28/25 7:00 p.m.

ADJOURNED: Council Member DeSirant moved to adjourn the meeting at 8:01 p.m. Council Member Catten seconded. Mayor Silvestrini called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

APPROVED: _____ **Date** 7-28-2025
Jeff Silvestrini, Mayor

Attest: _____
Elyse Sullivan, City Recorder