



Midvale City
CITY COUNCIL MEETING
Minutes

Tuesday, August 19, 2014
Council Chambers
655 West Center Street
Midvale, Utah 84047

MAYOR: JoAnn Seghini

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

STAFF: Kane Loader, City Manager; Phillip Hill, Assistant City Manager/Community and Economic Development Director; Laurie Harvey, Assistant City Manager/Admin. Services Director; Rori Andreason, H.R. Director/City Recorder; Chad Woolley, City Attorney; Lt. Bill Robertson, UPD Midvale Precinct; Brad Larson, Battalion Chief, UFA; Danny Walz, RDA Director; and Matt Pierce, IT Dept.

I. INFORMATIONAL ITEMS
A. DEPARTMENT REPORTS

Lt. Bill Robertson expressed appreciation for staff's work and coordination for Harvest Days.

Laurie Harvey reported on the Fitch ratings as well as the meeting held with Lewis Young regarding the comprehensive financial plan.

Michelle Henderson thanked the Council for the market adjustments for the Court Clerks. She discussed providing a free legal aid clinic in the new city hall. She said there is a great need for this kind of service and the attorneys provide their services for free once a month. There would be no cost to the city. Kane Loader said he felt it is a great idea and a great service to provide to the community and the citizens. He does not see a down side to it at all.

Councilmember Wayne Sharp said he was sure there are negatives although he doesn't know what they are. Councilmember Paul Glover asked if it would take any staff time. Kane Loader said Michelle would attend and she does not get paid overtime. He said he would monitor it and look at getting assistance from other surrounding cities. He said if it can be done for free, he would like to provide the service. Michelle Henderson said she would contact other legal clinics to see if there are any issues that need to be addressed. Chad Woolley said he could not see a downside to the clinic. The time is donated and it is really a needed service. Michelle Henderson said she would report back after researching it a little further.

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Ken Vance said they no longer have trees in front of Public Works so the remodel is progressing. He invited the Council to visit the new remodel in the back of the building as well. He discussed the Union Irrigation Board. They have voted to disband the company because no one would serve as the water master. The shareholders were told they would not have to pay overages for May, June and July. He sent a letter out stating if they wanted to be part of this program they would have to sign over their shares. They have about eight shares signed over to Midvale. There is a company now that has decided they want to purchase the union irrigation company which puts a new twist on this. Due to this face, he would like to offer the shares back to the owners so they can sell the shares to this new company.

Councilmember Paul Glover asked what water rights they get with the shares.

Kane Loader said they will get the “early water”, which basically starts in May and runs approximately to the end of June. It is the surplus water from Little Cottonwood Creek. The City has been involved with the canal company since 1998 and still has a liability as well as Sandy City. Midvale is in a tough spot because Sandy City offered to start purchasing the shares of water so further discussion with Sandy City is needed. He said he would have an assessor come in and have the water shares value assessed.

B. CITY MANAGER’S REPORT

Kane Loader commended Midvale staff and those who worked on the Harvest Days Committee. Tyler Sharp did a great job and surrounded himself with some great people. He asked the Council to email any issues they heard at the block parties that need to be addressed. He updated the Council on Utopia. He said there is a proposal from First Digital to take over the network but it has a lot less detail. He said he would be voting as a Board member to move forward to continue with MacQuarie unless the Council says otherwise. He said he has seen the First Digital proposal and is not interested.

The Mayors did make the decision to make this a ballot question. The Lt. Governor has said it cannot be put on the ballot. He met with the Lt. Governor to try and make this work but was unsuccessful. He discussed three available options. The Mayors would like to hold a citywide election to put this on the ballot and put it out to the registered voters. He is meeting today with MacQuarie who is in full support of the election. It will give them the opportunity to reach out to the public and explain their proposal. Before this goes to the ballot, the cities need to know what the utility fee is and what service it brings. There are still a couple of other things the cities are trying to get information on. The suggestion is not to run this election with the general election so it will be staggered about two weeks after the general election. They would like to have ballots back before Thanksgiving. It will be a vote by mail only election.

Councilmember Wayne Sharp asked what the language would be on the ballots.

Kane Loader said they have not decided on the language for the ballots yet. He said it needs to be very clear to the residents on what it is they are voting on.

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Councilmember Paul Glover said he does not have the information from MacQuarie regarding fees and telecommunication companies he needs to make a decision.

Mayor JoAnn B. Seghini opened the regular meeting at 7:30 p.m.

II. REGULAR CITY COUNCIL MEETING

III. GENERAL BUSINESS

A. Welcome and Pledge of Allegiance

B. Roll Call – Council Members Stephen Brown, Paul Glover, Paul Hunt, Wayne Sharp, were present at roll call, and Robert Hale was excused.

IV. PUBLIC COMMENTS

Richard Homer and Lee Homer said they wanted to ask the Council about bee keeping in Midvale City. There's been a lot of news about the demise of the honey bee in Utah. The City's ordinance requires 1/3 acre to have a hive so very few lots in the City are large enough to keep a hive. Many of the neighboring cities have taken a lot more proactive stance on this area. All of these cities have ordinances in place that any size lot can have a bee hive. They do have location restrictions for the hives to protect the public. The other requirements of the City's ordinance are in line with other cities except the lot size and large fees. He said they would like to propose the City look at this and alter the ordinance to make it a more bee friendly City. The state of Utah requires registration of all bee hives. They also employ inspectors to insure that the public is safe. Bees benefit the City by pollinating the fruit trees, gardens and flowers.

Councilmember Wayne Sharp said he wouldn't mind looking at this again. The Council agreed.

David Dawes 7855 South 155 East said if the Utopia fee is set who will say if it increases. He told the Council this should be something they consider.

Christine Passey said she is running for District 44 and has the endorsement of Representative Tim Cosgrove. She is a resident of Midvale, and is the daughter of a small business owner. They have been up at the legislature for the past 3 years to pass autism insurance, which was not an easy task. She said she is excited to run for this position.

Alan Anderson 7353 South 700 East said he is interested in serving in Council District No. 1. He would like to take Robert Hale's seat while he is on a mission.

V. COUNCIL REPORTS

A. Councilmember Paul Hunt reported he had a wonderful time at the block parties. He will send Kane an email on pending issues. He said the Arts Council has had some great interviews for the Administrative Assistant. Also, Bess has been doing a great job at the Copperview Recreation Center. They want to put up a boxing ring in that area.

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- B. Councilmember Robert Hale** was absent.
- C. Councilmember Wayne Sharp** thanked everyone for being so involved with Harvest days. He said the City has employees that appear to really care about Midvale and he appreciates that. He appreciated that the police had an officer in the park Friday night for Harvest Days; their presence was great. He said Tyler would like the City to decide if Harvest Days is better the first or second week of August so he can get started on next year's celebration.

Kane Loader said first week of August is better due to other events taking place on the second week.
- D. Councilmember Stephen Brown** also thanked everyone for Harvest Days. The park was very busy all day. He commented on how great the BBQ was. He would like to team up with them next year for Harvest Days. The traffic light on Cottonwood and 7200 South needs to split phase it.
- E. Councilmember Paul Glover** thanked everyone for Harvest Days.

VI. MAYOR REPORT

Mayor JoAnn Seghini had nothing to report.

VII. CONSENT AGENDA

A. APPROVE MINUTES OF AUGUST 5, 2014

B. SET DATE AND TIME (SEPTEMBER 2, 2014 AT 7:00 PM) FOR A PUBLIC HEARING TO CONSIDER A PRELIMINARY SUBDIVISION PLAT FOR THE COTTAGES ON 78TH AMENDED TOWNHOME DEVELOPMENT LOCATED AT 385 EAST 8000 SOUTH

C. SET DATE AND TIME (SEPTEMBER 2, 2014 AT 7:00 PM) FOR A PUBLIC HEARING TO CONSIDER A PRELIMINARY SUBDIVISION PLAT FOR PRESIDIO OFFICE BUILDING LOCATED AT 920 WEST RIVER GATE DRIVE

D. SET DATE AND TIME (SEPTEMBER 2, 2014 AT 7:00 PM) FOR A PUBLIC HEARING TO CONSIDER A TEXT AMENDMENT MODIFYING DEVELOPMENT STANDARDS FOR PARKING IN THE FRONT SETBACK OF LARGE BUILDINGS; THE JUNCTION AT MIDVALE OVERLAY

E. SET DATE AND TIME (SEPTEMBER 2, 2014 AT 7:00 P.M. FOR A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE FISCAL YEAR 2015 BUDGETS FOR THE GENERAL FUND AND OTHER FUNDS AS NECESSARY

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MOTION: Councilmember Wayne Sharp **MOVED** to approve the Consent Agenda. Councilmember Paul Glover **SECONDED** the motion. Mayor JoAnn Seghini called for discussion on the motion. There being none, she called for a vote.

Council member Stephen Brown	Aye
Council member Paul Glover	Aye
Council member Robert Hale	Absent
Council member Paul Hunt	Aye
Councilmember Wayne Sharp	Aye

The motion passed unanimously.

VIII. ACTION ITEMS

A. APPROVE RESOLUTION NO. 2014-R-38 DECLARING SURPLUS PROPERTY

Rori Andreason said in preparation of moving into the new city hall, there are several old items that need to be declared surplus in order to dispose of them. Staff will try to get the best price possible for these items but they need to be moved out in order for us to proceed with moving records and files.

City ordinance requires that the Council declare any property, equipment, etc. surplus before disposal. A resolution has been prepared for your consideration to declare miscellaneous equipment and office furniture as surplus.

MOTION: Councilmember Stephen Brown **MOVED** to approve and adopt Resolution No. 2014-R-38 declaring miscellaneous equipment and office furniture, as outlined in Attachment 'A', as surplus. Councilmember Paul Glover **SECONDED** the motion. Mayor JoAnn Seghini called for discussion on the motion. There being none, she called for a vote.

Council member Paul Glover	Aye
Council member Paul Hunt	Aye
Council member Robert Hale	Absent
Council member Wayne Sharp	Aye
Councilmember Stephen Brown	Aye

The motion passed unanimously.

B. APPROVE ORDINANCE NO. 2014-O-07 AMENDING CHAPTER 2.28 OF THE MIDVALE MUNICIPAL CODE REGARDING PROCUREMENT

Laurie Harvey said staff proposes amendments to the Purchasing Ordinance allowing prequalification of potential vendors. This two-phase process consists of a technical first phase composed of one or more steps in which bidders submit unpriced technical bids to be evaluated by the department and Purchasing Agent, and a second phase in which those bidders whose technical bids are determined to be acceptable during the first phase have their price bids considered. The process is a closed-end process; available only for one-time purchases or projects.

It is designed to obtain the benefits of competitive sealed bidding by award of a contract to the lowest responsive, responsible bidder, and at the same time obtain the benefits of the request for

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proposal process through the solicitation of technical bids and the conduct of discussions to arrive at technical bids and terms acceptable to the department and suitable for competitive pricing. One advantage of prequalifying vendors over a standard invitation to bid process is the aspect within the process that allows the department to have discussions with the bidder, and the opportunity for the bidder to then modify their technical bid allowing the department to have more qualified bidders.

MOTION: Councilmember Wayne Sharp MOVED that we I move we adopt Ordinance 2014-O-7, Amendments to the Midvale City Purchasing Ordinance. Councilmember Stephen Brown SECONDED the motion. Mayor JoAnn Seghini called for discussion on the motion. There being none, she called for a vote.

Council member Paul Hunt	Aye
Council member Robert Hale	Absent
Council member Wayne Sharp	Aye
Council member Stephen Brown	Aye
Council member Paul Glover	Aye

The motion passed unanimously.

IX. DISCUSSION ITEMS

A. DISCUSS A PRELIMINARY SUBDIVISION PLAT FOR THE COTTAGES ON 78TH AMENDED TOWNHOME DEVELOPMENT LOCATED AT 385 EAST 8000 SOUTH

Matt Hilderman said On August 13, 2014, the Planning Commission approved a multifamily development for an additional 10 townhome units to be combined with The Cottages on 78th multi-family subdivision development which received final approval on June, 2014. The applicant is making this request in order to add an additional three (3) structures located on the southern portion of the property to further expand the approved Cottages on 78th multi-family townhome development. This proposal will provide an overall total of 37 single- and two-story buildings totaling a maximum build-out of 117 units. The applicant has also provided an additional private roadway, relocated the guest parking stalls, and located each proposed structure at similar distances from adjacent property lines thus creating an orderly and consistent development pattern for this project. This property includes approximately 1.066 acres and is located within the RM-12 zone district.

The following conditions were part of the Planning Commission's site plan approval:

1. The applicant shall coordinate with the Fire Marshall to determine what areas will be identified to allow two-additional on-street guest parking spaces to further satisfy the guest parking space requirement.
2. Units 36-38 shall be located within 3-feet of the 25-foot build-to line. The associated landscaping elements may need to be adjusted to accommodate this change.

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3. A six-foot high screening fence is required around the perimeter of the project and may not exceed four-feet in the front yard setback. The applicant shall work with the adjoining property owners in constructing these fences.
4. Construction plans for the private roads and required utilities shall be prepared, reviewed, and approved by the City Engineer. These plans shall include road improvements, utilities, storm water improvements, street lights, street signs, conduit for future citywide fiber optics network, and other improvements required by the City Engineer.
5. All requirements of the Fire Marshall and Building Official shall be satisfied.
6. The final site plan shall be prepared in accordance with Section 17-3-3E of the Zoning Ordinance.
7. The applicant shall obtain duty to serve letters for water and sewer prior to Building Permits being issued.

It is the intent of the residential developer, Brad Reynolds Construction, Inc., to create a “for sale” housing product. In order to do this, a subdivision plat designating the individual townhome units, is required. The applicant is requesting approval of a Preliminary Subdivision Plat for the entire project. The final site plan for the project will need to be approved prior to the subdivision plat approval.

These plats reflect the project boundary and the preliminary development layout approved by the Planning Commission. The plat provides for individual ownership of each townhome unit and adjacent yard space. The remainder of the property will be included in common areas, including the pedestrian sidewalks and private roads. The common areas will be owned and maintained by a homeowners association, with all individual owners having an equal ownership interest in the association and these areas. The limited common area is intended to be for the use of the occupants of the associated residential unit, but still included in the common ownership.

The Planning Commission reviewed this request and conducted the required public hearing on August 13, 2014. Following the public hearing, the Planning Commission forwarded a positive recommendation to the City Council to approve the preliminary subdivision plat for The Cottages on 78th Amended with the following conditions:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer and City Council.
2. The applicant shall obtain duty to serve letters for water and sewer prior to the subdivision plat being recorded.
3. The applicant shall provide evidence that courtesy notices have been sent to Questar Gas, Utah Power, UTOPIA, Comcast Cable, and Qwest Communications regarding the utility easements on the subdivision plat prior to final approval.

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4. The applicant shall submit a declaration of covenants, conditions, and restrictions, including the creation of a homeowners association for the development. This document shall be recorded concurrently with the subdivision plat.
5. Prior to the subdivision plat being recorded, the applicant shall obtain final site plan approval for the multifamily development.

The proposed preliminary subdivision plat for The Cottages on 78th Amended, to include 117 townhome units, common and limited common areas, complies with the development layout approved by the Planning Commission for the Brad Reynolds Construction, Inc. multifamily development project. This proposed plat creates the mechanism for the townhome units to be individually sold and complies with the preliminary subdivision plat requirements of the Code.

B. DISCUSS A PRELIMINARY SUBDIVISION PLAT FOR PRESIDIO OFFICE BUILDING LOCATED AT 920 WEST RIVER GATE DRIVE

Matt Hilderman said the applicant, Marty Biljanic representing Wadsworth Development, is requesting approval to subdivide the property located at 920 West River Gate Drive. The developer is proposing a two-story, 34,992 sq. ft. office building within the Riverwalk West at Bingham Junction Retail Development Large Scale Master Plan (LSMP), located in the northwest portion of the site. This will be the second proposed development within this LSMP, (the initial development being Progressive Insurance approved in December, 2012) which was approved by the Planning Commission on November 14, 2012 (see attached LSMP). This area is subject to the requirements of the Bingham Junction Zone, the Riverwalk Overlay and the Riverwalk West Retail Development Agreement.

The proposed subdivision plat, Riverwalk at Bingham Junction, Phase 2, creates a 2.676 acre lot for the Presidio Office building site and depicts the initial location of the east-west road connection through the LSMP area, with the remaining area of the Riverwalk West Retail area as one, large lot (parcel) to be further subdivided in the future as other projects are developed.

The Planning Commission conducted a public hearing on this preliminary subdivision plat on August 13, 2014. Based on compliance with subdivision requirements and consistency with the approved Large Scale Master Plan for the Riverwalk West Retail Project, the Planning Commission forwarded a positive recommendation to the City Council to approve the preliminary subdivision plat for the Riverwalk at Bingham Junction Phase 2 Subdivision with the following conditions:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer and City Council. This subdivision plat shall include the following:
 - Relocating the identified 65-foot sewer, water and public utility easement to accurately reflect the proposed private right-of-way.
 - The 'initial west common driveway', described as Note 7, shall be removed.
 - The amended plat name shall be changed in the owner's dedication title block to reflect the proposed subdivision plat name.
2. The applicant shall obtain a water and sewer availability letter prior to final subdivision plat being recorded.

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3. The applicant shall provide evidence that a courtesy notice has been sent to Questar Gas, Rocky Mountain Power, Comcast Cable, Utopia and Qwest Communications regarding the utility easements on the subdivision plat prior to the subdivision plat being recorded.
4. The applicant shall prepare an amended declaration to include this lot with the existing development. This ensures that both short term and long term maintenance of commonly used areas, landscaping, and parking, as well as continued shared access throughout the LSMP area. This document shall be recorded concurrently with the subdivision plat.”

The Bingham Junction zone does not have minimum lot area standards, so the proposed lot complies with the Zoning Ordinance. The subdivision plat has been reviewed and approved by the City Engineer and Fire Marshall. The subdivision process requires that all of the utility companies are notified of the proposed plat and that all the required public utility easements are in place. A duty to serve letter will be required for water and sewer service before the plat can be recorded. Midvale City will be providing water and sewer to this development and has anticipated this in its utility planning.

The subdivision plat is intended to work in conjunction with the approved LSMP, which anticipates this area to be a cohesive development with shared amenities, accesses and parking. In order to ensure this happens as more owners are involved in the property, as it is subdivided and sold, the existing Declaration of Covenants, Conditions and Restrictions (CC&R's) for this development will need to be amended in conjunction with this plat and be in place before recordation occurs. The CC&R's will establish the relationship between the various owners and ensure both short term and long term maintenance of commonly used areas and landscaping, and ensure continued shared accesses through the LSMP area.

C. DISCUSS A DEVELOPMENT AGREEMENT FOR VIEW 8 OFFICE SPEC BUILDING, A PORTION OF VIEW 72 OFFICE BUILDING MASTER PLANNED DEVELOPMENT, LOCATED AT 910 WEST LEGACY CENTER WAY

Matt Hilderman said the Planning Commission has approved a Small Scale Master Plan for an office building development near the southwest corner of 7200 South and Bingham Junction Boulevard directly north of the Savage Office Building. This development is part of the Large Scale currently working on the final site plan and has also been working with Staff on a Development Agreement. The City Council will be asked to approve this Development Agreement at the next available meeting date. Because the City Council has not been involved in the specific review of this project, Staff would like to provide the Council with an overview of the development. This discussion item will provide the Council with an opportunity to ask questions and become familiar with the project before being requested to take action on the Development Agreement. The development, known as View 8 Office Building, is located on approximately 10.37 acres. The project includes a 50-foot perpetual open space easement along Bingham Junction Boulevard and a 70-foot perpetual open space easement along 7200 South. The site also includes 384 parking stalls, associated interior and perimeter landscaping, and construction of a private access drive between Savage and View 8 office buildings. This project also includes a portion of the 8-foot wide continuous trail system along Bingham Junction Boulevard and also provides a pedestrian plaza with associated amenities.

D. DISCUSS A TEXT AMENDMENT MODIFYING DEVELOPMENT STANDARDS FOR PARKING IN THE FRONT SETBACK OF LARGE BUILDINGS; THE JUNCTION AT MIDVALE OVERLAY

Lesley Burns said it is the intent of the development standards in The Junction at Midvale Overlay to locate buildings near the roads with parking located behind in order to create interest along the public roadways. The ordinance includes provisions for build-to line requirements and no parking in front setbacks. However, the ordinance also provides for some exceptions to these standards when pedestrian oriented elements, i.e. plazas, outside seating, special landscaping, etc., are utilized, as well as allowing for some handicapped and executive visitor parking near the main front entry of large office buildings to address the operating needs of large corporations/businesses in modern office parks. These provisions have been successfully utilized by the existing office buildings in the area, i.e. FL Smidth and Savage. Sections 17-7-9.12.2.6 (C) (1) and 17-7-9.12.2.11 of the Zoning Ordinance include these provisions.

As the City has begun reviewing development proposals for larger single tenant office buildings, it has been realized that the current standard for handicapped and executive visitor parking near the front entry of large office buildings is not workable for the new, larger development proposals coming into the City. Specifically, the current 20 parking space maximum of handicapped and executive visitor parking spaces allowed in front of a building is not sufficient. For example, in considering a 250,000 square foot office building, the standard will not allow the number of handicapped parking spaces required by Building Code.

To address this issue, Staff has prepared some modifications to the existing language in the ordinance. This proposed language is included in Attachment A. Primarily; the proposed change eliminates the current flat not-to-exceed parking space number, and replaces it with a multiplier to be used with the building square footage. This multiplier was created based on the square footage and amount of executive guest parking for the existing large office buildings in the area. The proposed language also better defines the 2 design expectations in utilizing this provision to ensure the overall intent of creating an appropriate streetscape throughout the Junction at Midvale area is maintained.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed this proposed text amendment and held a public hearing on August 13, 2014. At that time, the Planning Commission made the following motion:

“In order to accommodate the needs of larger office buildings in The Junction at Midvale area and ensure the overall intent of creating appropriate streetscapes along the public roadways is maintained, I move that we forward a positive recommendation to the City Council to modify the development standards for parking in the front setback of large buildings in The Junction at Midvale Overlay (Sections 17-7- 9.12.2.6 (C) (1) and 17-7-9.12.2.11 of the Zoning Ordinance)

E. DISCUSS PROPOSED AMENDMENT TO THE SOUTH VALLEY WATER RECLAMATION FACILITY INTERLOCAL AGREEMENT

Chad Woolley discussed a proposed amendment to the South Valley Water Reclamation Facility Interlocal Agreement. It states anyone that damages the system will have to pay for the damages.

X. CLOSED SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY

MAYOR: JoAnn Seghini

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

STAFF: Kane Loader, City Manager; Phillip Hill, Assistant City Manager/Community and Economic Development Director; Laurie Harvey, Assistant City Manager/Admin. Services Director; Rori Andreason, H.R. Director/City Recorder; Chad Woolley, City Attorney; Danny Walz, RDA Director; and Jarin Blackham, IT Manager

MOTION: Councilmember Paul Hunt **MOVED** to go into a closed session to discuss the purchase, exchange, or lease of real property. Councilmember Paul Glover **SECONDED** the motion. Mayor JoAnn Seghini called for discussion on the motion. There being none, she called for a vote.

Council member Stephen Brown	Aye
Council member Paul Glover	Aye
Council member Robert Hale	Absent
Council member Paul Hunt	Aye
Councilmember Wayne Sharp	Aye

The motion passed unanimously.

The Council went into closed session at 8:37 pm.

MOTION: Councilmember Wayne Sharp **MOVED** to reconvene into open session. Councilmember Paul Hunt **SECONDED** the motion. Mayor JoAnn Seghini called for discussion on the motion. There being none, she called for a vote. The motion passed unanimously.

The Council reconvened into open session at 9:00 pm.

XI. ADJOURN

MOTION: Councilmember Wayne Sharp **MOVED** to adjourn the meeting. Councilmember Paul Hunt **SECONDED** the motion. Mayor JoAnn Seghini called for discussion on the motion. There being none, she called for a vote. The motion passed unanimously.

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Mayor JoAnn B. Seghini adjourned the regular meeting at approximately 9:00 p.m.

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

Approved this 2nd day of September, 2014.