



**Minutes of the
Millcreek City Council
April 27, 2026
5:00 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 April 27, 2026, 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

Cheri Jackson, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2
Nicole Handy, District 3
Bev Uipi, District 4

City Staff

Mike Winder, City Manager
Elyse Sullivan, City Recorder
John Brems, City Attorney
Kurt Hansen, Facilities Director
Francis Lilly, Assistant City Manager
(electronic)
Lisa Dudley, HR-Finance Director
Kayla Mayers, Promise Program Director
John Miller, Public Works Director
Jim Hardy, Building Services Director
Aimee McConkie, Community Life Director
Rita Lund, Communications Director
Carlos Estudillo, Planner
Kristofer Lands, Grants Manager
Brian Busch, GIS Analyst

Attendees: Assistant Chief Zach Robinson, Chief Christine Petty-Brown, Mike Oborn (electronic), Detective Grant Martinez, Gregg Golden, Andrei Tarassov, Russ Sorensen, Natalie Pulsipher, Amy & Bret Jordan, Bill Morey, Rob Mortensen, Kyle Mortensen, Catherine Frazier, Macy Atkin, Mackenzie Campana, Ada Frazier, Rebekah Jordan, Benazir Mohammadi, Airyn Phillips, Eloy Salazar

WORK MEETING – 5:00 p.m.

TIME COMMENCED: 5:03 p.m.

Mayor Jackson called the work meeting to order.

1. Executive Code of Conduct Training; Mike Winder, City Manager

Mike Winder provided an ethics and governance refresher for elected officials and department heads emphasizing the heightened responsibility that comes with public service leadership. Drawing from the International City/County Management Association Code of Ethics and the

city's employee handbook, he reviewed key principles of professional local government management, including integrity, accountability, impartiality, transparency, and respect in workplace and public interactions. He highlighted the importance of maintaining clear communication channels between staff and elected officials, noting that significant staff requests from elected officials should be coordinated through the city manager to preserve organizational efficiency and clarity.

Winder reinforced expectations for ethical conduct, respectful workplace behavior, and adherence to anti-harassment policies, while stressing the importance of treating community members, colleagues, and stakeholders with dignity and professionalism. He also reviewed policies related to reporting fraud, waste, and abuse; attendance and punctuality; truthfulness in presenting information to elected officials; and the responsibility of staff to faithfully implement policy decisions made by the governing body. Additionally, he addressed political neutrality, reminding staff and leadership to avoid political activities or public commentary that could undermine public trust in the city's impartiality.

The presentation also underscored the value of continued professional development, community engagement, and transparent communication with residents, highlighting the city's strong practices in public outreach and information sharing. Winder reviewed policies regarding fairness in personnel matters, workplace safety and confidentiality, and conflict-of-interest disclosures, including gift acceptance and appropriate use of city resources. In closing, he emphasized that public office is a public trust and reiterated the city's commitment to fostering an ethical, respectful, and professional workplace culture while maintaining the confidence and trust of the community. The council discussed including department directors on emails to staff.

2. Fireworks Restriction Map Discussion; UFA Assistant Chief Zach Robinson

Chief Zach Robinson presented a comparative review of fireworks restriction maps from Millcreek and neighboring communities to help guide discussion regarding the city's 2026 fireworks restrictions. He began by reviewing Millcreek's current 2025 restrictions as the baseline for comparison. He noted that Salt Lake City has adopted its 2026 restrictions without changes from the prior year, maintaining restrictions east of 900 East and in designated areas north of South Temple and west of Redwood Road, including portions of the Jordan River corridor due to dense vegetation and fire risk.

Chief Robinson also reviewed South Salt Lake's adopted 2026 restrictions, noting a broader approach that restricts areas west of 900 West, including the Jordan River corridor, as well as additional corridors along railways, canals, and several park areas. He reported that Murray similarly adopted its 2026 restrictions without changes, with restricted areas primarily focused on the Jordan River corridor and Murray City Park. Finally, Chief Robinson discussed Holladay's recently adopted restrictions, noting that they were the only neighboring city identified as making significant changes for the upcoming season. Holladay reverted to broader restrictions by prohibiting fireworks east of 1300 East, effectively restricting nearly the entire city, a policy similar to restrictions the city had in place prior to 2023. Chief Robinson concluded by offering to participate in further discussion and answer questions regarding the regional comparisons and Millcreek's potential approach moving forward.

Council Member DeSirant recommended that the city consider expanding its fireworks restriction areas to include riparian zones, similar to the approaches adopted by South Salt Lake

and Salt Lake City. He specifically referenced the riparian area near Scott Park and the Shady Brook neighborhood, describing it as a densely vegetated and difficult-to-access area along the creek that presents elevated fire risk concerns. Council Member DeSirant noted that the combination of fencing, limited access points through adjacent residential properties, and steep embankments along the creek make the area particularly challenging to navigate and respond to in the event of a fire, and suggested these characteristics warrant consideration for inclusion in the City's restricted fireworks zones.

The council discussed, reviewed aerial maps, and agreed to restrict the area from 700 E to 900 E from approximately Empire Avenue to 3300 S., north of Scott Avenue Park. Mayor Jackson asked about any future changes being allowed once the map was adopted. Chief Robinson said the council had the ability to make any necessary changes based on current conditions.

3. Recreation Bond Project Discussion; Kristofer Land, Grants Manager

Kristofer Land presented information regarding the upcoming Salt Lake County general obligation recreation bond opportunity, noting that applications are due by May 22. He explained that the bond, commonly referred to as the GO Bond, is funded through the voter-approved ZAP tax and is typically offered approximately every ten years to support parkland acquisition, recreation infrastructure, and capital improvements that demonstrate community need and include a county ownership interest. Land provided an overview of prior funding cycles, noting that recent bond pools have ranged from \$50 million to \$90 million, with the most recent bond approved in 2016. He also outlined the review process, explaining that applications will be reviewed by an advisory board, followed by recommendations to the County Council, with final voter approval occurring through the November ballot.

Land reviewed examples of eligible project types, including parks, trails, recreation facilities, and major renovations or expansions, while clarifying that operational costs such as programming, staffing, and temporary equipment are not eligible. He requested policy direction from the mayor and council regarding project priorities so staff could prepare one to three applications for consideration. Potential project ideas identified for consideration included the 3800/3900 South trail connection, open space trail improvements near Big Cottonwood Regional Park, Hillview Basin boardwalk trail improvements, Grandeur Peak trailhead enhancements, irrigation system upgrades at Canyon Rim Park, repairs and improvements at Scott Avenue Park, and potential land acquisition opportunities for future pocket parks.

Land noted that some projects, such as the 3900 South trail connection and Big Cottonwood open space improvements, may align strongly with county planning priorities but would require additional coordination and cost analysis. He also identified the Canyon Rim Park irrigation system replacement as one of the most shovel-ready and pressing infrastructure needs, with estimated costs between \$2 million and \$3 million, and suggested that a broader park master planning effort could also be considered. Additionally, he noted that Scott Avenue Park, as county-owned flood control property, may be a strong candidate for improvements given its alignment with county planning objectives and its importance to the surrounding neighborhood.

Mayor Jackson asked the council if they should leverage a bigger project since the grant opportunity is only every 10 years if it is approved by voters. John Miller noted new projects were more attractive than maintenance ones. The council discussed possible projects, including wrapping multiple projects into a master plan for Canyon Rim Park. Council Member Catten

cautioned about the perception of putting more funding into that park when it recently got new pickleball courts and a playground. She noted the county liked funding regional parks. She noted the county discussed absorbing the property behind Macey's into the Big Cottonwood Regional Park in the future.

The council agreed Canyon Rim Park irrigation was a priority. Council Member Uipi recommended applying for smaller funding for projects in addition to the Canyon Rim Park irrigation application. Mayor Jackson asked for more details about repairs to Scott Avenue Park and noted power was needed in the amphitheater at Canyon Rim.

4. FY 26-2027 Budget Discussion; Lisa Dudley, HR-Finance Director

Lisa Dudley reviewed the proposed General Fund budget and noted that there were no significant changes to projected revenues, though additional detail had been added as departments provided updated information. She explained that the current budget is balanced through the use of a temporary balancing figure, which may change as remaining unknowns are resolved. Dudley also discussed a request from the Communications Department for a seasonal, non-benefited paid intern position through the Promise Program, clarifying that while the position remains in the proposed budget, no requests are guaranteed until formally approved by the Council. She further explained that approximately \$235,000 currently included in the budget reflects requested new positions retained for consideration by administration.

Discussion then focused on contracted services and capital-related requests, including pavement preservation and Canyon Rim Park irrigation improvements. Dudley explained that due to construction timing and seasonal limitations, only about half of the previously approved additional pavement preservation funding would likely be spent in the current fiscal year. As a result, she recommended reducing the requested appropriation amounts to more closely align with realistic project timelines. Similarly, the Canyon Rim Park irrigation request was reduced from \$1 million to \$500,000 pending further design work and updated cost estimates. Additional new expenditures highlighted included Paseo seasonal decorations, commercial-grade games for the Treehouse, and a proposed \$1 million transfer from the General Fund to the Capital Improvement Projects (CIP) Fund for future capital projects. Administration clarified that some of these expenses are one-time costs associated with initial implementation.

Council discussion also addressed increases in event-related expenditures, including the Doxie Derby and related community events. Dudley clarified that the referenced \$30,000 increase represented additional funding above the current budget and included multiple events, such as World Cup watch parties, an international softball tournament, and a Phase Two grand opening celebration, rather than solely the Doxie Derby. Staff also noted that some revenue offsets are generated through event admissions, though revenues and expenditures are budgeted separately. Conservative revenue projections for admissions and community events were maintained at the current year's levels.

Dudley reviewed measures intended to support ongoing General Fund operations, including the proposed budgetary use of the Unified Police Department precinct fund balance. She explained that utilizing approximately \$800,000 of available precinct reserves would help offset rising law enforcement contract costs and reduce pressure on the General Fund without unnecessarily accumulating excess reserves at UPD. She also noted that some department requests deemed

capital in nature may ultimately be shifted into the CIP plan rather than funded through operating budgets.

In summarizing the proposed Fiscal Year 2027 General Fund budget, Dudley reported projected revenues of approximately \$43.6 million, with expenditures balanced to match revenues, including the proposed transfer to capital projects. She noted that overall revenues remain essentially flat compared to the current year, while expenditures increase by approximately 1.73% prior to the capital transfer. Dudley also reviewed departmental budget comparisons, highlighting decreases related to the absence of an election year and the conclusion of one-time emergency fire response expenditures and related donations. Finally, she reviewed General Fund balance projections, estimating the City would end Fiscal Year 2026 with an approximate 34.2% fund balance and Fiscal Year 2027 with approximately 33%, remaining below the statutory maximum of 35%. She noted that several items, including the Porsche sales tax sharing agreement and other smaller adjustments, still need to be incorporated into the final budget.

Dudley reported that the Community Reinvestment Agency (CRA) funds, which were previously unbalanced, have since been balanced in preparation for the proposed budget. She noted that the Millcreek Center CRA reflects a significant use of fund balance due to bond proceeds being held within that fund. West Millcreek includes an addition to fund balance, while Woodland Avenue reflects a smaller addition. No expenditures are currently budgeted for Olympus Hills, though potential professional service costs, such as financial advisor fees, may arise later and would be addressed through a future budget amendment. Dudley also reviewed the Med Tech budget, which is based on the current year's actual tax increment received, and discussed the Aggregate Housing Fund, emphasizing that it clearly identifies the amount of funds required to be allocated toward housing, while also allowing project areas to contribute additional housing funds if desired.

Regarding the storm water budget, Dudley stated that staff worked collaboratively to prepare the proposed budget. She explained that the upcoming storm water budget is balanced through a budgetary use of fund balance, which is typical for funds that include construction projects. She further noted that projects not completed by June 30 would carry over into the next fiscal year and require re-budgeting to continue forward. Dudley added that the Community Foundation budget was not brought back for further discussion, as there were no significant changes.

5. Staff Reports

There were none.

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

There was none.

Council Member Uipi moved to adjourn the work meeting at 6:38 p.m. Council Member Desirant seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

REGULAR MEETING – 7:00 p.m.
TIME COMMENCED: 7:05 p.m.

1. Welcome, Introduction and Preliminary Matters

1.1 Pledge of Allegiance

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

1.2 Canyon Rim Academy 3rd Grade Report

Mayor Jackson reported that approximately one week earlier, third grade students from Canyon Rim Academy visited City Hall to learn about municipal government, the services provided by the city, and the importance of civic responsibility within the community. As part of the discussion, students learned about Canyon Rim Park, which is located adjacent to the school, and discussed ways they could help care for and improve the park as community members. Mayor Jackson noted that the students were invited to return and share their experiences, lessons learned, and contributions related to the project.

Paige Pectol, third grade teacher at Canyon Rim Academy, introduced fellow third grade teachers Sami Cowan and Lauren Robinson, as well as their students. Pectol explained that the students recently had the opportunity to learn about local government, civic engagement, and the role residents play in working collaboratively with government to improve their community. She noted that students were encouraged to identify issues they care about and become active, informed participants in creating positive change. As part of this effort, the students participated in a cleanup project at Canyon Rim Park, where they took thoughtful observations and approached the project with enthusiasm and seriousness. Pectol expressed pride in the students' efforts and appreciation for the opportunity to highlight their contributions and leadership within the community.

Students from Canyon Rim Academy presented a report on their recent cleanup and observation project at Canyon Rim Park. The students explained that they participated in a park cleanup day, during which they collected trash, documented observations, and evaluated both the park's strengths and areas for improvement. They highlighted several positive aspects of the park, including the murals, mature trees, and well-maintained playground equipment, noting that these features contribute to the park's beauty, shade, recreational opportunities, and overall enjoyment for visitors.

The students also identified several concerns and proposed potential solutions. They expressed concerns regarding dog waste throughout the park and recommended additional dog waste bag stations and signage encouraging pet owners to clean up after their animals. They noted that some wooden benches had splinters and suggested replacing them with more durable materials such as concrete or metal, while also considering the need for shade. Students additionally raised concerns about damage to grassy areas caused by bicycles and suggested limiting bicycles to sidewalks or creating designated bike paths. Lastly, they discussed the condition of the horseshoe areas, noting that the spaces were difficult to identify and in need of maintenance. They recommended adding signage, providing horseshoe equipment, and improving the areas through weeding and additional sand.

Following the presentation, Pectol explained that the students independently compiled their observations and recommendations by analyzing trends from data collected by all 78

participating students. She emphasized that the project and presentation were highly student-driven and thanked the council for the opportunity to share the students' work and civic engagement efforts. The mayor thanked the students for their work, observations, and input.

1.3 Silvestrini Scholars Presentation to:

Mayor Jackson introduced the annual Silvestrini Scholar Award presentations, noting that the program was established to honor former Mayor Jeff Silvestrini following his retirement. She explained that the scholarship was named in recognition of both Jeff and Leslie Silvestrini for their longstanding service and commitment to the community, particularly their support of youth programs within Millcreek. Mayor Jackson highlighted former Mayor Silvestrini's leadership in establishing the Promise Program and described the scholarship as a fitting tribute to the positive impact he and his wife have had on the City and its residents.

Former Mayor Jeff Silvestrini expressed appreciation to the Council for honoring him and his wife through the naming of the Silvestrini Scholar Award. He stated that he considered the scholarship to be a meaningful and fitting tribute and expressed gratitude that the city continues to support and fund the program. Silvestrini emphasized the importance of encouraging youth to pursue higher education, trade school, or other post-secondary opportunities, noting that educational achievement contributes to the development of successful citizens and a strong economy. He concluded by thanking the council and expressing enthusiasm for presenting the awards.

The mayor read a short bio on the students about their academic and professional interests and then they were presented with certificates and the scholarship check.

Macy Atkin (Skyline High School)
Mackenzie Campana (Cottonwood High School)
Johnathan Chen (Skyline High School)
Ada Frazier (Olympus High School)
Rebekah Jordan (Olympus High School)
Benazir Mohammadi (Utah International Charter School)
Airyn Phillips (Cottonwood High School)
Eloy Salazar (Cottonwood High School)

1.4 Unified Police Department Millcreek Precinct Officer of the Month for March 2026

Chief Petty-Brown recognized Detective Grant Martinez as Officer of the Month for March because of his exceptional investigative work and proactive narcotics enforcement efforts in the Millcreek area. Chief Petty-Brown reported that, while conducting surveillance on a residence connected to recent criminal activity, Detective Martinez participated in a traffic stop that resulted in the seizure of approximately four pounds of methamphetamine. Information gathered during the investigation led to the identification of a drug trafficking organization supplying illegal narcotics throughout the Salt Lake Valley. Building upon this intelligence, Detective Martinez later coordinated with the Unified Police Department Directed Enforcement Unit and the Drug Enforcement Administration to intercept a narcotics delivery entering the Salt Lake Valley from

Mexico. Following a canine alert during the stop of the suspect vehicle near the Millcreek-Murray border, detectives discovered approximately 20 pounds of methamphetamine and 5,000 fentanyl pills concealed within the vehicle. Two individuals were taken into custody and now face significant federal charges. Chief Petty-Brown commended Detective Martinez for his dedication, persistence, and commitment to public safety, noting that his efforts prevented a substantial quantity of dangerous narcotics from reaching the community and contributed to reducing the potential for overdose incidents and related criminal activity.

Chief Petty-Brown formally introduced Millie, the department's canine, and reported that Millie had been working with Greg Golden for approximately one month and was adapting well to training and community interaction. Chief Petty-Brown noted that Millie is still a nine-month-old puppy and remains in the early stages of training and acclimation. Officer Greg explained that current efforts are focused on gradually exposing Millie to various environments and community settings rather than active police calls at this stage. He shared that Millie has visited locations including nursing homes and community events, where the canine has interacted calmly and positively with residents and visitors, including students during the recent third grade tour at City Hall.

Golden further stated that the department is continuing to integrate Millie into community engagement opportunities while awaiting additional vehicle equipment necessary for responding to calls. He also reported that he and Millie plan to attend a specialized training in Colorado in June to learn from agencies utilizing similar canines in school resource and crisis intervention roles. The training will provide opportunities to observe best practices and evaluate strategies that may be implemented within the Millcreek program.

Chief Petty-Brown provided a solemn recognition marking the 10-year anniversary of the line-of-duty death of canine Aldo, who served with Lieutenant Lovato. Chief Petty-Brown noted that the Utah Police Officer Association recently honored police service animals killed in the line of duty, including four canines from the Unified Police Department. She shared a brief history of Aldo, a Belgian Malinois trained in narcotics detection and criminal apprehension, who achieved multiple certifications and accolades, including recognition as the 2014 Utah national champion in narcotics detection and contributing to multiple canine trial victories.

Chief Petty-Brown recounted that on April 27, 2016, Aldo located a fugitive in Millcreek and engaged during a critical incident in which the suspect ambushed responding officers with a firearm. Aldo was killed in the line of duty during the encounter, but his actions protected Lieutenant Lovato and other officers on scene. Chief Petty-Brown concluded by honoring Aldo's service and sacrifice and recognizing the continued significance of his legacy within the department and community.

1.5 Proclamation Building Safety Month – May 2026

Mayor Jackson proclaimed the following:

PROCLAMATION

BUILDING SAFETY MONTH — MAY 2026

WHEREAS, Millcreek is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings, and infrastructure play, both in everyday life and when disasters strike, and

WHEREAS, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborer’s, plumbers and others in the construction industry—who work year-round to ensure the safe construction of buildings, and

WHEREAS, these guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state, territorial, tribal and federal officials who are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work and play, and

WHEREAS, these modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods, and earthquakes, and

WHEREAS, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities’ largely unknown protectors of public safety—our local code officials—who assure us of safe, sustainable, and affordable buildings that are essential to our prosperity, and

WHEREAS, “Built to Last” the theme for Building Safety Month 2026, encourages us all to get involved and raise awareness about building safety on a personal, local and global scale, and

WHEREAS, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

NOW, THEREFORE, I, Cheri Jackson, Mayor of Millcreek, do hereby proclaim the month of May 2026 as Building Safety Month. Accordingly, I encourage our citizens to join us as we participate in Building Safety Month activities.

ADOPTED on this 27th day of April 2026 in Millcreek, Utah.

Mayor Jackson added appreciation for the Building Departments’ work.

1.6 Public Comment

Jeff Silvestrini expressed appreciation to Mayor Jackson for nominating him to serve on the newly proposed Utah State Transit Commission, which would provide oversight for the Utah Transit Authority. He noted that he was also nominated by the Salt Lake County Council of Governments to represent Salt Lake County on the commission. Silvestrini explained that, if appointed by the Governor and confirmed by the State Senate, the role would include reporting on transit matters within Utah and the region.

Andrei Tarassov encouraged increased civic engagement and participation in local government meetings, expressing hope that more residents would become involved in public discourse. He referenced prior discussion regarding the Town and Country Plaza

development and shared his perspective on mixed-use commercial development, including the role of drive-through uses and tenant flexibility in attracting businesses. Tarassov stated that, based on his experience as a property owner, he has observed strong demand from potential tenants for drive-through concepts, particularly in coffee-related businesses, and emphasized the importance of allowing market demand to guide leasing decisions. He further commented on distinctions between retail property classifications, noting that higher-tier developments often experience more frequent tenant turnover and redevelopment, while other properties may see less investment and modification over time. Tarassov shared personal experience regarding long-term business ownership and expressed a desire for stability and longevity for his business within the community. He concluded by encouraging the city to consider long-term business retention and investment when evaluating development proposals and stated his preference for maintaining existing commercial uses rather than redevelopment into higher-density residential uses.

Bill Morey, East Mill Creek Lions Club, announced an upcoming community outreach event hosted by the Lions of Utah. He shared information about a free, family-friendly carnival scheduled for Saturday, May 16, from 2:00 to 5:00 p.m. at the South Salt Lake Community Center, located at 2531 South 400 East in South Salt Lake. Morey encouraged community participation, noting that the event will feature activities aimed at fostering connection, community engagement, and awareness of local service opportunities through Lions Clubs. He further explained that the Lions of Utah focus on initiatives including substance abuse prevention, mental wellness, and suicide awareness, with the goal of strengthening community well-being.

Rick Hansen, a Millcreek resident, expressed appreciation for the safety and security of the community and the work of law enforcement. He shared a personal anecdote regarding an incident in which he unintentionally left his vehicle keys in his truck overnight without any negative outcome, noting that nothing was disturbed and expressing gratitude for the perceived level of public safety. Hansen thanked the officers of the Unified Police Department for their service, and specifically recognized department leadership for maintaining a high standard of policing and contributing to what he described as a strong and sustained sense of safety in the community over many years.

2. Planning Matters

2.1 First Reading: ZM-26-005, Rezone Request from Commercial (C) Zone and City Center Overlay Zone (CCOZ) to the City Center Overlay-Development Agreement Zone (CCOZ-DA) at 1285 E Villa Vista Avenue

Carlos Estudillo presented a rezoning application for a property located at 1285 East Villa Vista in the City Center area. The request proposes rezoning from the current (C) Commercial zone to the City Center Overlay Zone with a Development Agreement (CCOZ-DA) to allow construction of an owner-occupied affordable housing condominium project. Estudillo explained that the CCOZ-DA framework allows flexibility from certain city center design standards when a defined public benefit—such as affordable housing, public parking, or open space—is provided. He noted the surrounding area includes a mix of residential and multifamily developments and is consistent with the City Center vision for walkable, mixed-use development.

The proposal includes a six-story, approximately 23-unit condominium building consisting of two-bedroom units, with building height just under 65 feet and exterior materials composed of approximately 86% high-quality façade materials. The project includes roughly 5,000 square feet of internal amenity space, including a common deck, club room, fitness room, hot tub, and storage, in lieu of significant outdoor open space due to site constraints.

Estudillo explained that, in exchange for providing affordable housing, the project is requesting a Development Agreement to modify certain CCOZ standards, including building step-back requirements and the requirement for ground-floor commercial space. He also noted that affordable housing incentives allow for a parking reduction, resulting in a requirement of approximately one parking space per unit plus visitor parking. All resident parking would be provided within an internal garage, with additional guest parking proposed through a combination of on-street spaces and potential off-site parking. Staff identified that the project may require further coordination regarding parking supply, including possible shared or off-site arrangements and long-term planning for completion of Villa Vista Street improvements.

Estudillo further stated that the development would proceed in coordination with Utah Housing Corporation requirements to establish affordability restrictions and potential first-time homebuyer assistance programs. He noted that the project underwent neighborhood outreach and open house processes, received no written public comments, and received a favorable recommendation from the community council with additional comments regarding parking concerns. The Planning Commission also unanimously recommended approval, while similarly noting concerns related to parking and traffic in the City Center area. Staff recommended that the City Council consider advancing the CCOZ-DA with continued review of parking and development agreement terms prior to final action.

Mayor Jackson asked about the long term plan for the guest parking on the nearby property. Russ Sorensen, owner of the property, said there would be a shared parking agreement recorded to the property acknowledging a parking easement for four dedicated stalls.

Mike Winder provided comments regarding the proposed development's parking strategy and long-term feasibility. He noted that the project was reduced from 24 to 23 residential units, which decreased overall parking demand and allowed additional space to accommodate parking within the site. Winder also expressed support for the proposed off-site parking arrangement, stating that it would be legally tied to the property and therefore secured overtime. He further explained that the presence of an earthquake fault line on the nearby property imposes significant development constraints, limiting the level of density and improvements that can be achieved in that area. He noted that these geological limitations, along with existing and planned low-intensity development, contribute to the expectation that the surrounding area will remain relatively unchanged in terms of parking and land use capacity over the long term.

Sorensen noted a walkway through the center of the block for inter-block travel.

Council Member DeSirant supported the attainable housing in the city center.

Estudillo provided additional clarification regarding parking considerations associated with the Villa Vista area and the proposed development. He noted that, in coordination with the 1265 East Villa Vista project, commercial uses and associated commercial parking demands have effectively been removed from this portion of the corridor, reducing overall parking pressure. He further stated that nearby multifamily developments along Villa Vista include sufficient internal parking to meet tenant needs, and that on-street parking is intended primarily to serve visitors and any remaining small-scale commercial uses.

Estudillo also indicated that future enforcement of on-street parking regulations in the City Center area is being considered, which may further improve turnover and availability of public parking spaces, though timing has not yet been determined. He identified potential off-site parking opportunities within approximately 300 feet of the project, including nearby commercial properties such as the Blacksmith Ice Cream location, as a viable alternative for meeting guest parking needs. He concluded by noting that staff is continuing to evaluate the total anticipated parking supply and demand within Villa Vista in coordination with the engineering department to better define overall requirements as corridor improvements are completed.

Winder noted that MC29 was being designed such that a complementary building could be built next door to the east. Sorensen stated that the project team was unable to reach an agreement with a neighboring property owner to include an additional parcel in the development, noting that consolidation would have allowed for a larger project of approximately 46 units with improved efficiency, including increased parking and economies of scale. He explained that the fragmented nature of small parcels within the City Center has made comprehensive development challenging, and that without consolidation, projects may result in fewer units and reduced overall efficiency. Sorensen expressed concern that limiting unit count further could reduce housing availability without providing additional community benefit, particularly in the context of affordable housing objectives.

Sorensen further noted that development agreements are intended to provide flexibility to balance design standards with public benefits, such as affordable housing, and compared the proposal to a market-rate scenario where units might be reduced and reconfigured for higher-value sales. Sorensen also discussed broader planning considerations related to traffic and parking, emphasizing changing housing and transportation preferences among newer residents, including increased reliance on alternative transportation modes such as biking and reduced vehicle ownership. He referenced regional investments in bicycle infrastructure and suggested that evolving urban design approaches support more diverse housing and mobility patterns. Sorensen concluded by stating that the project is aimed primarily at first-time homebuyers with limited budgets and that planning approaches should reflect a variety of household needs and lifestyle choices in the City Center.

2.2 Discussion and Consideration of Ordinance 26-20, Approving an Amended Development Agreement for Villa Vista Townhomes, a Property Located at or Near 1265 East Villa Vista Avenue

Carlos Estudillo presented a minor amendment to the previously approved development agreement for the property located at 1265 East Villa Vista. He explained that the amendment is administrative in nature and is intended to correct and clarify language within Exhibit C of the agreement regarding the location of live/work units within the approved development. Estudillo noted that the original intent of the project was to locate the live/work units solely within Building 1, which fronts Villa Vista and includes the required minimum 1,500 square feet of commercial space for the zone. However, the recorded development agreement language inadvertently indicated that live/work units would also be required in Building 2, which was not consistent with the applicant's proposal or the intended design.

Estudillo stated that the proposed amendment would revise the development agreement to accurately reflect that the live/work units are to be located only within Building 1, consistent with the approved site plan and Exhibit C of the agreement and would not require such units in Building 2. Estudillo emphasized that no other changes are proposed to the development agreement or project design.

Council Member DeSirant wondered if there was concern with the reduction of commercial. Winder stated that while the city generally prioritizes commercial development for its sales tax benefits, the subject site presents unique development challenges due to its corner configuration. He noted that staff's objective is to assist the applicant in making the project financially feasible, particularly given time considerations associated with the Millcreek Center CRA, where timely project advancement is beneficial to the city. Winder further stated that from an economic development perspective, staff supports the proposal, emphasizing that residential development also contributes to the local economy by bringing additional "rooftops" that generate both in-person and online consumer activity within the City Center.

Council Member DeSirant moved to approve Ordinance 26-20, Approving an Amended Development Agreement for Villa Vista Townhomes, a Property Located at or Near 1265 East Villa Vista Avenue. Council Member Catten seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3. Financial Matters**3.1 Public Hearing to Consider a Monetary Contribution of up to \$6,500 to the East Mill Creek Lions Club**

Rita Lund reported that the Lions Club has organized the Fourth of July parade along Evergreen Avenue for the past 82 years. She noted that the event is well attended and highly valued by the community. Lund stated that the Lions Club is requesting city funding assistance to support the continuation and enhancement of the event, including potential support for activities such as bounce houses or other family-friendly components. She emphasized the importance of preserving the tradition and expressed

support for continued city partnership with the Lions Club in hosting the parade and related community festivities.

Bill Morey provided an overview of planning considerations for the Fourth of July community event, noting his long-standing role in coordinating the games and entertainment portion for approximately 30 years and expressing concern about continuity due to his anticipated absence this year. He explained that efforts are underway to transition responsibilities to other Lions Club members and volunteers, including potential training and engagement of local Scout Troop 5 to help manage activities. Morey described ongoing challenges in securing volunteer entertainment and the potential need to compensate outside providers, which has occasionally required personal funding in the past.

Morey also discussed financial and operational aspects of the event, including the Lions Club breakfast, which serves approximately 1,000 attendees and has recently seen limited revenue due to increased food costs. Morey noted that game booths and bounce houses can serve as revenue-generating elements but require upfront investment, which is constrained by limited resources. He further stated that while the East Mill Creek Community Council has previously provided a bounce house, additional equipment may be needed to better accommodate younger children and improve event flow. Morey concluded by highlighting ongoing efforts to balance costs, volunteer capacity, and programming needs to ensure the continued success and sustainability of the event.

Council Member Uipi thought the requested funding was good for sustainability of the programming after the parade.

Council Member Uipi moved to open the public hearing. Council Member DeSirant seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

Mayor Jackson thanked Morey and the Lions Club for their service and the 4th of July event. Council Member Uipi brought up the America 250 anniversary and connecting people. Lund said Aimee McConkie would assist the Lions Club with vendors. Council Member DeSirant asked where in the budget the funding would come from. Dudley said the Communications budget for contributions from the 10-8-2 studies.

Council Member DeSirant moved to close the public hearing. Council Member Uipi seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3.2 Discussion and Consideration of Ordinance 26-16, Approving Monetary Contribution of up to \$6,500 to the East Mill Creek Lions Club

Council Member Uipi moved to approve item 3.2, Ordinance 26-16, Approving Monetary Contribution of up to \$6,500 to the East Mill Creek Lions Club. Council Member DeSirant seconded. The Recorder called for the vote. Council Member Catten voted yes, Council

Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3.3 Public Hearing to Consider a Monetary Contribution of up to \$51,000 to the Millcreek Arts Council

Rita Lund reported that the Millcreek Arts Council submitted a funding request for \$63,000, which represents an increase over prior years due to expanded programming, including the incorporation of theater activities under its organizational umbrella. She noted that a recent study identified the Arts Council's work as providing meaningful public benefit, and that remaining funds in the current budget allow for approximately \$51,000 to be allocated following other commitments. Lund stated that the Arts Council continues to demonstrate strong performance, with ongoing growth in programming such as the Summer Jam concert series, and that the organization is required to begin making advance payments for upcoming seasonal events despite the timing misalignment between its fiscal schedule and the city's budget cycle. She noted that the Arts Council has been informed that it will not receive the full requested amount but emphasized the importance of continued support to enable event planning and program delivery for the remainder of the fiscal year.

Council Member DeSirant moved to open the public hearing. Council Member Uipi seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

Andrei Tarassov supported the contribution stating that the arts enhance lives.

Council Member Uipi moved to close the public hearing. Council Member Handy seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

3.4 Discussion and Consideration of Ordinance 26-17, Approving a Monetary Contribution of up to \$51,000 to the Millcreek Arts Council

Council Member DeSirant moved to approve Ordinance 26-17, Approving a Monetary Contribution of up to \$51,000 to the Millcreek Arts Council. Council Member Uipi seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

4. Business Matters

4.1 Discussion and Consideration of Resolution 26-09, Adopting the Fourth Amendment to the Millcreek Employee Handbook – Fourth Edition

Lisa Dudley reported that only minor revisions were proposed to the employee handbooks, consistent with updates previously presented to the City Council approximately one month prior. She explained that the changes primarily refine language and clarify existing policies in both the benefited and non-benefited employee handbooks.

Dudley noted that in the welcome letter, an incomplete phrase previously identified has been removed to improve clarity, with no substantive change to the intended message. In the uniforms section, language was added clarifying that while some departments may reimburse employees for certain work-related clothing and equipment, the city will not reimburse for non-logo apparel such as shirts, sweaters, jackets, or coats without city branding.

Regarding travel policies, Dudley explained that a new provision was added to clarify that when employees choose to fly instead of drive for in-state travel, reimbursement will be based on equivalent driving mileage. She also highlighted more significant updates to the travel-related expenses section, specifying that airfare must be booked using the most economical full-service carrier options consistent with City business needs, including travel during normal work hours when feasible and minimizing connections. Employees are expected to purchase standard economy fares, and any upgrades beyond that level must be personally funded. Additional clarifications state that employees using a city purchasing card (P-card) must book travel through it, while non-P-card holders must coordinate travel arrangements through their department or Human Resources.

Dudley further noted a formatting change and removal of a per diem-related sentence stating that expenses for spouses or non-employee travelers would not be reimbursed unless approved by the City Manager or designee, as this has long been standard City practice. She concluded that corresponding updates were also applied to the non-benefited employee handbook, limited to the welcome letter and uniform policy revisions.

Council Member DeSirant expressed concern for those who are not P-card holders making travel arrangements through their department head or human resources, like the council. Winder said he would be the de facto department head for the council. Mayor Jackson noted the council would need to communicate their wishes for travel to those making the arrangements.

Council Member Handy commented on the proposed employee travel reimbursement policy changes, expressing concern about potential inequities in how the policy may be applied in practice. She noted that while the intent of the policy appears reasonable and consistent with standard practices, the city should be mindful of ensuring that differences in employees' personal financial circumstances do not result in unequal travel experiences or perceived disparities among staff. Council Member Handy emphasized the importance of monitoring the policy's implementation to ensure fairness and consistency, particularly in situations where employees may choose different modes of travel that could affect reimbursement outcomes.

The council discussed reimbursement of uniforms and felt the term "reimburse" should be replaced with "pay" in the following section:

While some departments may reimburse employees for clothing, gear, and equipment to perform their job duties, the City shall not reimburse for shirts, vests, sweaters, jackets, or coats that do not have a City logo on them.

Council Member DeSirant moved to approve Resolution 26-09, Adopting the Fourth Amendment to the Millcreek Employee Handbook – Fourth Edition, to change the word “reimburse” in the uniform section to “pay for”. Council Member Catten seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

4.2 Discussion and Consideration of Resolution 26-10, Adopting the Third Amendment to the Millcreek Non-Benefited Employee Handbook – First Edition

Council Member DeSirant moved to approve Resolution 26-10, Adopting the Third Amendment to the Millcreek Non-Benefited Employee Handbook – First Edition, with the amendment to replace the word “reimburse” in the uniform section for the words “pay for”. Council Member Catten seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

4.3 Discussion and Consideration of Ordinance 26-18, Amending Title 13 of the Millcreek Code of Ordinances Prohibiting Motor Vehicles on Trails

John Brems said he worked with Sergeant Allen of Unified Police Department on an ordinance to prohibit e-motorcycles on parks, trails, and sidewalks. These differ from electronic bicycles. The council wondered where e-motorcycles could legally be driven and discussed the nuances between the bike types. The council decided to continue the discussion to ensure clarity and include all necessary amendments.

Council Member Uipi moved to continue the item. Council Member Handy seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

4.4 Discussion and Consideration of Ordinance 26-19, Regulating, Preventing, and Banning the Discharge of Fireworks within Certain Areas of the City

Council Member DeSirant thanked the council for supporting his recommended change to the restrictions map as discussed in the work meeting.

Council Member Uipi moved to approve Ordinance 26-19, Regulating, Preventing, and Banning the Discharge of Fireworks within Certain Areas of the City, as detailed by the attachment [handed out during the meeting]. Council Member DeSirant seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

5. Reports

5.1 Mayor's Report

Mayor Jackson reported on several community and civic engagement activities. She noted that the city recently held its Interfaith Council, which has been restructured under

a more community-driven model. She explained that the new format is intended to strengthen participation from local faith groups and community members, with monthly meetings planned while the city continues to provide support and facilitation. Mayor Jackson also reported on participation in the Utah League of Cities and Towns conference and encouraged Councilmembers to share insights and best practices gained from the event to support improved service delivery and operational efficiency within the city. She further highlighted recent community events, including Earth Day activities, noting the successful auction of decorated rain barrels, the continued success of the public art initiative, and positive participation in Dutch King's Day festivities.

In addition, Mayor Jackson noted the unveiling of the Dowdle puzzle artwork and shared that both the original piece and a large-format puzzle display are being considered for permanent placement within the city. She reported strong public interest in the puzzle project, including advance sales and continued demand, including inquiries from out-of-state purchasers, and recognized the success of the initiative as both a community engagement and fundraising effort.

5.2 City Council Member Reports

Council Member Uipi reported on the first event in a new District Four engagement series titled "Close to Home," describing it as a living-room-style community conversation held in the Mount Olympus area. She noted that approximately a dozen residents attended, along with Council Member Handy, and that the gathering allowed neighbors to meet one another and discuss local concerns in an informal setting. Council Member Uipi stated that the format was intended to strengthen community connection and familiarity among residents. She indicated that the next session is being scheduled for either May 9, May 18, or May 19 at the Millcreek Community Center.

Council Member Uipi also briefly referenced participation in the Dowdle puzzle community activity, noting it as a positive and engaging experience. Additionally, she reported on her role with the Central Wasatch Commission, stating that she serves on both the funding and Special Projects Committees, where applications for limited project funding were recently reviewed. She noted that funding recommendations will be considered for final approval at the Commission's June meeting.

Council Member Handy reported on the Wasatch Front Waste and Recycling District board retreat, noting that the district is evaluating operational changes aimed at improving efficiency and better meeting resident needs. She stated that the district is considering modifications to the scrap program and expanded public drop-off options, along with a potential shift toward a scheduled curbside bulk waste collection model occurring approximately twice per year. Council Member Handy noted that while the proposal has received generally positive feedback, there are anticipated implementation considerations, including enforcement issues related to improper disposal of non-accepted items such as mattresses, paint, and appliances, as well as coordination with local code enforcement. Council Member Handy further reported that additional topics discussed included stormwater-related coordination and the need to ensure alignment with city departments as the program is developed. Council Member Handy encouraged continued interdepartmental communication with code enforcement and public works

staff to evaluate potential impacts and provide feedback as the district refines the program, noting that updates and discussion will continue on a monthly basis.

Council Member DeSirant noted attending the Utah Renewable Communities Program Design Committee meeting and personally renting space at City Hall for the Young Democrats of Utah organization that he is part of.

Council Member Catten noted she attended ULCT Conference and that the city should start talking about the 2034 Olympics. The Golden Spoke Ride is on May 16.

5.3 Treasurer's Report

Council Member Catten reported as of April 27, 2026, the operating account balance was \$4,219,661 and the PTIF account balance was \$43,422,306, for a total pooled cash balance of \$47,641,966. She noted that revenue collections reflect normal timing lags between tax collection and distribution to the city.

Council Member Catten reported that year-to-date revenues included \$11,680,806 in property tax collections (approximately 98% of budget), \$10,335,877 in general sales tax revenue (approximately 67% of budget), and \$926,130 in building permit revenue (approximately 92% of budget), for total general fund revenues of \$33,562,123. She stated there were no revenue anomalies identified. She further reported March disbursements, including 196 checks totaling \$3,905,347, 12 EFT payments totaling \$256,897, and two payroll direct deposits totaling \$376,821, for total disbursements of \$4,539,065, with no irregularities noted.

5.4 Staff Reports

There were none.

5.5 Unified Police Department Report

Chief Petty-Brown provided an update on enforcement and departmental activity, noting that issues involving e-bikes and electric motorcycles are a statewide concern and not unique to Millcreek. She reported coordination with Utah Highway Safety and other law enforcement agencies in preparation for new legislation taking effect May 6, with an emphasis on education and enforcement moving forward. She stated that officers continue to receive frequent calls related to these devices in parks, trails, and residential areas, and noted that some incidents involve juveniles fleeing from law enforcement, raising safety concerns. She also referenced ongoing injuries associated with similar incidents in other jurisdictions.

Chief Petty-Brown highlighted departmental recognition at a recent awards ceremony held at the Murray Armory, noting multiple Millcreek personnel and units were recognized, including Officer Anthony Crawford, Detective Grant Martinez, and members of the DUI and specialized units, as well as recipients of Chief's and Meritorious Service Awards. She reported strong staffing levels with only two encumbered positions remaining, describing current staffing as the strongest in recent years. She provided March 2026 service statistics, noting stable response times of approximately six minutes for Priority 2 calls and 13 minutes for Priority 3 calls. The department responded to 2,544 calls for service, generated 856 case reports, and handled

38 transient-related calls and 51 mental health-related calls. Additional enforcement activity included approximately 300 citations, five DUI arrests, 51 field interview reports, and 25 hit-and-run investigations.

Chief Petty-Brown also reported continued success of the department's use of updated ordinances, positive participation in community engagement events such as Reading Across America and the Doxie Derby, and ongoing training for two new motorcycle officers in a two-week motor school program. She further highlighted significant narcotics enforcement activity led by Detective Grant Martinez and the DUI unit, including multiple arrests, search warrants, and seizures of approximately 30 pounds of methamphetamine, 19 pounds of fentanyl powder, 5,000 fentanyl pills, and 2.5 pounds of heroin, originating from an initial traffic stop in Millcreek. She noted that investigative cases continue to reflect strong clearance and referral rates for prosecution.

6. Consent Agenda

6.1 Approval of April 13, 2026 Regular Meeting Minutes

Council Member Uipi moved to approve the minutes. Council Member DeSirant seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

7. New Items for Subsequent Consideration

There was none.

8. Calendar of Upcoming Meetings

- City Council Mtg., 5/11/26, 7:00 p.m.
- Historic Preservation Commission Mtg., 5/14/26, 6:00 p.m.
- Planning Commission Mtg., 5/20/26, 5:00 p.m.
- City Council Mtg. 5/26/26 7:00 p.m. TUESDAY

ADJOURNED: Council Member DeSirant moved to adjourn the meeting at 9:40 p.m. Council Member Uipi seconded. Mayor Jackson called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Handy voted yes, Council Member Uipi voted yes, and Mayor Jackson voted yes. The motion passed unanimously.

APPROVED: Cheri Jackson Date 5/27/26
Cheri Jackson, Mayor

Attest: Elyse Sullivan
Elyse Sullivan, City Recorder