



**Minutes of the
Millcreek City Council
May 11, 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 May 11, 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 (electronic, arrived 5:35pm)

City Staff

Mike Winder, City Manager
Elyse Sullivan, City Recorder
John Brems, City Attorney
Kurt Hansen, Facilities Director
Francis Lilly, Assistant City Manager
Lisa Dudley, HR-Finance Director
Rita Lund, Communications Director
Kayla Mayers, Promise Program Director
Brad Sanderson, Current Planning Manager

Attendees: Rick Hansen, Chief Petty-Brown, Mike Wickersham, Joe and Jen Romero, Becky Whitaker, Corinne Moon, Brett Johanson, Ryan Greene, Katie and Erik Olson, Hailey Wolfenbarger, Roan Hardin, Megan Engelen, Glade Sowards

WORK MEETING – 5:00 p.m.

TIME COMMENCED: 5:01 p.m.

Mayor Jackson called the work meeting to order.

Council Member Catten moved to reorder the agenda to item number 2. 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.

2. Wallace Foundation Presentation; Kayla Mayers, Promise Program Director

Kayla Mayers provided an update on the regional, "Advancing Opportunities for Adolescents" initiative supported by the Wallace Foundation. She explained that the initiative is part of a broader partnership with Promise Partnership Utah, through which the Millcreek and South Salt Lake region was selected as one of seven communities nationwide to receive funding and support aimed at transforming youth development systems. Mayers reviewed the

initiative's mission and vision, which focuses on ensuring adolescents in Millcreek and South Salt Lake experience belonging, hope, opportunity, and support while creating youth-centered systems that remove barriers and expand access to resources and opportunities.

Mayers noted that the initiative aligns closely with the city's existing goals related to 100% graduation and meeting basic needs. She explained that the Wallace Foundation defines adolescence broadly, ranging from ages 10 to 25, and emphasized the initiative's focus on reframing adolescence as a period of growth, possibility, and exploration rather than risk and vulnerability. She discussed the research-based approach guiding the work, including findings related to adolescent brain development and the importance of supportive relationships, opportunities for skill-building, cultural competency, family and community integration, and meaningful out-of-school-time programs.

She further explained that the initiative is currently in its design phase, during which community partners are gathering input directly from youth through surveys and focus groups, with particular attention given to reaching youth who are furthest from opportunity. Feedback collected during this phase will inform a pilot program planned for the following year to better serve underserved youth populations. Mayers stated that lessons learned from the pilot phase will help establish a long-term regional youth development system intended to continue beyond the Wallace Foundation's direct involvement, which is anticipated through 2031.

Council Member DeSirant asked if more staff would be hired. Mayers explained that there is currently no finalized plan for how funds associated with the Wallace Foundation initiative will ultimately be allocated. She stated that the funding is presently held by Promise Partnership Utah, which distributes funds to participating partners as needed. Mayers emphasized that future funding decisions will be guided by feedback gathered directly from youth through surveys and engagement efforts, noting that youth input is a central priority of the initiative and will help determine where resources are most effectively directed.

Mayers also noted that some initial funding will come to the city to support staff time spent coordinating with regional partners, planning, designing programs, and conducting youth outreach and engagement activities. She added that while future funding opportunities for Millcreek are possible, any decisions regarding how funds are ultimately used within the city would be subject to future consideration and approval by the council. The council asked how much the funding was. Mayers said a little over \$5 million.

3. Quarterly Promise Program Update; Kayla Mayers, Promise Program Director

Kayla Mayers presented the Promise Program quarterly report covering activities and initiatives from February through April. She shared that the Millcreek Interfaith Council has transitioned to a community-led model, with a new chair announced at the most recent meeting. The new structure will allow the group to meet monthly rather than quarterly and focus more directly on initiatives identified by the community. Mayers also reported that the recent community block party was successful, featuring 20 participating organizations, 128 skaters, and an estimated attendance of approximately 200 to 250 residents.

Within the economic well-being focus area, Mayers highlighted continued success of the Ride Millcreek program, which began distributing UTA transit passes in August 2025. She noted increasing participation in the program, including use by Granite Park students living at Bud

Bailey Apartments to travel to school and by families associated with Roosevelt Elementary. She also provided updates on the city's housing navigation efforts, now referred to as the "Community Compass" program, which is expanding to include additional community resources. During the quarter, 14 residents received housing navigation assistance, including two families directly connected to rental assistance funding. She explained that staff are improving follow-up and tracking efforts to better measure successful outcomes for residents seeking housing support.

Mayers also reviewed several education-related initiatives, including a collaboration with Big Brothers Big Sisters at Cottonwood High School that provided a field trip to the University of Utah College of Pharmacy for 16 students. She highlighted ongoing partnerships between schools and the library system, noting that 41 students at Cottonwood High School signed up for library cards, providing greater access to literacy resources and online tutoring services.

In the health and safety focus area, Mayers discussed the work of the Healthy Millcreek Coalition under the Communities That Care framework. Using student health and risk behavior data, the coalition identified three priority areas: increasing parental awareness of the harms of underage drinking, increasing youth awareness of vaping risks, and increasing awareness of the dangers associated with drug use. She noted that awareness and prevention messaging had already been incorporated into recent community events. Mayers also reported on Earth Day field trips held in partnership with the Community Life team, during which 72 youth participated in educational activities related to water conservation and sustainability.

Looking ahead, Mayers outlined several upcoming community events and initiatives planned for May through July, including the Mayor's Star of Excellence event, continued Interfaith Council meetings, the Youth Council end-of-year party, the Spy Hop art showcase, weekly tech classes at Bud Bailey, a community blood drive, a food access walk audit funded through a Get Healthy Utah grant, World Refugee Day support activities, the Produce Pals program, Canyon Rim Day of Service participation, and a summer after-school camp program. She concluded by noting that, despite summer often being viewed as a slower season, numerous community engagement and support activities are planned throughout the coming months.

Council Member DeSirant moved the Unified Fire Authority Quarterly report to the end of the agenda. Council Member Catten 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.

4. Planning Matters First Readings:

- a. ZM-26-006, Rezone Request from the Residential (R-1-8) Zone and Residential Mixed (RM) Zone to the Commercial (C) Zone at 1398 E Luck Lane; Brad Sanderson, Current Planning Manager**

Brad Sanderson presented two related first-reading land use applications concerning property located at 1398 East Luck Lane. He explained that the first application involved a proposed rezone of an approximately 0.88-acre parcel currently containing three separate zoning designations, including commercial, RM, and single-family residential zoning. The property currently contains a former residence that has been converted into office space used by Woodhaven counseling center. Sanderson stated that the proposal would

consolidate the parcel into a single commercial zone, noting that the site is situated closer in grade and character to the adjacent commercial properties along Highland Drive, including nearby retail development, than to the lower-elevation single-family neighborhood to the west.

Sanderson noted that, because of the property's proximity to residential neighborhoods, staff recommended a zone condition limiting permitted uses on the site to office-oriented and lower-impact commercial uses, including medical offices, dental offices, general office uses, personal services, financial institutions, and reception or event centers. He explained that the associated text amendment application relates in part to the proposed allowance of reception centers, which are currently permitted only as indoor uses within commercial zones and are not allowed within the existing residential zoning designations on the property.

Sanderson reviewed the surrounding neighborhood context, including the existing tree-lined corridor and grade separation between the commercial corridor and nearby residential areas. Sanderson also summarized the public outreach process, including a neighborhood meeting, open house, and Planning Commission hearing held in April. He reported that the East Mill Creek Community Council submitted a negative recommendation regarding both the rezone and the associated text amendment application, while the Millcreek Community Council requested additional time for consideration of the text amendment and did not express the same level of opposition to the rezone itself.

Sanderson stated that several residents attended the public meetings and expressed concerns regarding both the proposed rezone and the related text amendment, particularly regarding the potential impacts of future commercial and event-related uses near the adjacent single-family neighborhood. He concluded by noting that the item was being presented as a first reading and that no formal action was required at that time, though he offered to answer questions from the council or the public.

Mayor Jackson clarified that the rezone was separate from the request to allow outdoor reception centers to the commercial zone. Sanderson confirmed.

b. ZT-25-006, Adding "Outdoor Reception Center" in the Commercial (C) Zone; Brad Sanderson, Current Planning Manager

Brad Sanderson presented a proposed text amendment affecting all commercial zoning districts citywide. He explained that the amendment would modify existing regulations governing reception and event centers in commercial zones. Under the current code, reception and event centers are permitted only as indoor uses, while outdoor reception uses are prohibited within 300 feet of a residential zoning boundary. Sanderson clarified that the 300-foot setback is measured from any portion of the outdoor venue to the residential zone boundary and noted that the subject property at 1398 East Luck Lane is not deep enough to accommodate an outdoor event space under the current regulations.

Sanderson explained that the applicant's proposal would allow outdoor reception and event centers within commercial zones without a minimum setback from residential zones, provided they function as an accessory use to an established office or retail use. Rather than permitting such uses outright, staff proposed allowing them through a conditional use

process so each application could be evaluated individually by the Planning Commission. He noted that the conditional use framework would allow the city to impose site-specific conditions related to hours of operation, sound and noise levels, lighting, occupancy limits, and other operational impacts that may affect nearby residential areas.

Sanderson further explained that staff developed the proposed language following prior council directions to explore business-friendly approaches that could still address neighborhood compatibility concerns. The proposal also includes updated definitions and operational standards for outdoor event centers, including references to activities such as weddings, receptions, birthday celebrations, and similar gatherings. Sanderson stated that staff considered the current code language to be the preferred approach because the existing 300-foot buffer helps reduce impacts on nearby residential neighborhoods during evenings and weekends, when event activity is typically highest and residents are most likely to be home. He noted that indoor event uses are viewed as less impactful because sound, lighting, and related activity are generally contained within a building.

Sanderson concluded that staff's recommendation was to retain the current code language rather than adopt the proposed amendment, though he emphasized that the council could modify the proposal as desired. He also reminded the council that the amendment would apply broadly across all commercial zones citywide and was not limited solely to the subject property under consideration.

Mayor Jackson asked for public comment. There was none.

5. Community Clean Energy Program Designed by the Utah Renewable Communities Presentation; Mayor Cheri Jackson

Mayor Jackson provided an overview and update regarding the regional Clean Energy Program, noting that Millcreek joined the initiative in 2019 following enabling state legislation. She explained that former Mayor Silvestrini previously served on the program's board of directors, while she served as the alternate and participated on the Program Design Committee. Since Mayor Silvestrini's retirement, Mayor Jackson has served as Millcreek's primary representative on the board, with the city also serving as the program treasurer and Council Member DeSirant serving as the alternate on the Program Design Committee. She noted that the program has been in development for approximately seven years and has involved extensive coordination among participating communities, Rocky Mountain Power, and other stakeholders.

Mayor Jackson explained that the program is intended to provide Utah residents with access to cleaner and more renewable energy sources through Rocky Mountain Power by offsetting participating communities' energy usage with renewable energy generation. The long-term goal is to achieve net 100% renewable or clean energy offsets for participating communities, thereby helping reduce reliance on coal-powered and other less environmentally friendly energy sources while maintaining grid reliability. She clarified that the program does not eliminate traditional energy generation entirely but instead seeks to offset equivalent energy usage through renewable sources added to the grid.

The mayor reviewed the program's history and approval process, including passage of the enabling legislation in 2019, participation by 23 initial communities, and subsequent

execution of governance and utility agreements by 19 participating communities. She stated that the program application was submitted to the Utah Public Service Commission by Rocky Mountain Power, with supporting testimony provided by participating communities, including Millcreek. Mayor Jackson reported that the Public Service Commission approved the program order on March 4, initiating a 90-day deadline for participating communities to adopt ordinances formally joining the program prior to June 2.

Mayor Jackson also outlined current renewable energy participation options available through Rocky Mountain Power, including the Blue Sky program, subscriber solar programs, and private rooftop solar installations. She explained that under the new program, eligible residential customers in participating communities would automatically be enrolled unless they choose to opt out. The initial estimated residential program cost would be approximately \$4 per month, including a small contribution toward a low-income assistance component designed to ensure equitable participation opportunities. Customers participating in certain earlier rooftop solar net-metering programs would be ineligible to participate.

The mayor emphasized that participation remains voluntary because residents and businesses may opt out of the program, noting that there will be an extended opt-out period both before and after the program begins appearing on utility bills. She stated that Rocky Mountain Power will provide mailed notifications to customers and that the city will also conduct extensive public outreach through newsletters, email communications, and social media to ensure residents are informed about the program and their options. Mayor Jackson further explained that non-residential customers would be charged based on energy usage and would likewise retain the ability to opt out.

Mayor Jackson discussed future rate adjustments, explaining that any program rate changes would be subject to review and approval by the Utah Public Service Commission through the same regulatory process used for utility rate changes generally. She noted that the Commission's order indicated there was no evidence suggesting significant future cost increases and that program costs may decrease after the initial years once reserve balances are established. She concluded by reviewing the anticipated timeline for program implementation, including notice periods, billing preparation, and the commencement of the opt-out process.

Council Member Handy asked about changing of property ownership. Mayor Jackson said new customers would be given the same notice and cancellation period. The fee is not meant to be punitive but a deterrent to provide some stability to the program.

Mayor Jackson reviewed the ordinance required for Millcreek to formally participate in the regional Clean Energy Program, explaining that participating communities must adopt the ordinance within 90 days of the Utah Public Service Commission's approval order issued in March, making the deadline June 2. She noted that the ordinance had been developed over several years with assistance from the Utah Renewable Communities and legal counsel, including attorney Phil Russell, a Millcreek resident, with involvement from City Attorney John Brems and representatives from participating communities. Mayor Jackson stated that the ordinance includes background information, legal findings, and participation requirements for each community.

The mayor explained that adoption of the ordinance by the City Council would enroll Millcreek as a participating community, after which eligible Rocky Mountain Power customers within the city would automatically be enrolled in the program unless they choose to opt out. Mayor Jackson noted that Millcreek has already participated financially in the program's development process, including contributions toward agency operations, legal counsel, consultants, and program design work. She added that some residents who strongly supported the initiative contributed funds to help Millcreek participate as an early member community.

Mayor Jackson further explained that the pooled funding from participating communities has supported development costs, including consultants and legal representation during review by the Division of Public Utilities and the Office of Consumer Services. She stated that Millcreek will also reimburse Rocky Mountain Power for the cost of providing required customer notices related to the program, though staff anticipated those costs would remain relatively limited. She clarified that if the city chooses not to opt out its own municipal facilities, the city would participate as a customer and would be billed accordingly for those facilities. However, the ordinance specifies that Millcreek would not be responsible for additional program-related costs beyond those identified.

Mayor Jackson concluded by stating that the ordinance would be scheduled for consideration on the May 26 agenda prior to the June 2 deadline and noted that representatives from the Utah Renewable Communities agency would be available to answer questions during the process.

Council Member DeSirant noted Rocky Mountain Power has publicly said they have no intention of building any clean energy in the next 20 years. Council Member Catten brought up that this was something that residents wanted. Council Member Uipi asked about future fees going up or down based on the percentage of residents staying in the program.

Glade Sowards, Senior Energy & Climate Program Manager for Salt Lake City and alternate board member and head of the Program Design Committee, addressed questions regarding the potential impact of customer opt-outs from the program. He explained that participation projections estimate approximately 80% participation among residential customers, 30% among small and medium-sized businesses, and 5% among large businesses, resulting in a weighted average eligible load of 39.9% across the 19 participating communities. Sowards stated that resource acquisition will be approached incrementally, with initial resources intentionally sized conservatively to allow participation rates to stabilize before additional resources are procured. This strategy is intended to avoid overcommitting resources beyond actual program demand.

Sowards further explained that the program is establishing both administrative and resource reserves upfront to cover several years of anticipated net program costs, creating a financial buffer to protect against participation uncertainty. Before any power purchase agreement takes effect, sufficient reserve funding must be established to ensure the program remains financially stable. He noted that this reserve structure was also referenced in comments from the Public Service Commission, which indicated that program costs may decline over time once reserve targets are achieved and participation levels stabilize.

Sowards added that the company's program application anticipates an initial four-year reserve build-up phase, during which rates would remain at the higher end to establish the required reserves. Following this phase, the program would transition into a maintenance phase where projected rates could decrease significantly and potentially become negative if excess reserves are ultimately returned to customers. Sowards noted that actual outcomes may vary as additional resources are acquired over time, which could extend the reserve build-up period. He explained that the program sought approval for higher initial rates in order to establish reserves early enough to take advantage of federal tax incentives before they expire, thereby helping secure more reasonably priced resources for customers in the long term.

Council Member Uipi asked for clarification regarding the projected participation rates of 80% for residential customers, 30% for small businesses, and 5% for large businesses. Specifically, she inquired whether these projections were intended to apply collectively across all participating cities or as expectations for each individual city. She further questioned whether some cities could potentially bear a disproportionate share of participation responsibility if other cities failed to meet the projected thresholds.

Sowards responded that the participation projections were developed using the combined eligible kilowatt-hour load from all 19 participating communities, each of which has a different customer composition. He explained that some communities are primarily residential, while others include larger industrial customer bases, resulting in varying outcomes when applying the projected participation rates. Sowards noted that, among the seven communities that had already adopted the ordinance, approximately 74% of eligible customers and 69% of projected participating customers had already been achieved.

Sowards emphasized that resource acquisition would be scaled to match actual program participation, with the program initially procuring only a fraction of the resources ultimately needed to achieve net-100 goals. The program intends to monitor participation and rate stabilization through approximately May of the following year, when termination fees are expected to take effect and most customers will likely have finalized their participation decisions. At that point, the program will evaluate whether additional resources are necessary. Sowards also explained that the Utah Renewable Communities (URC) board has established voting safeguards requiring a significant approval threshold if projected program rates increase by more than 10% above initial estimates. This process includes supermajority approval requirements based on both participating community votes and customer load, ensuring participating communities maintain oversight regarding future program cost increases.

Council Member Uipi asked if the program would be opened to additional cities at a future point and if they would come in at a new rate. Sowards said that there was not an option for additional communities to join under state statute. Council Member Uipi asked if residents could opt back in after opting out. Sowards explained that the current program application does not prohibit customers from rejoining the program at a later date after opting out. However, he noted that the Utah Division of Public Utilities, a participating party in the Public Service Commission docket proceedings, raised concerns about the potential for a "perverse incentive" in which customers might choose to join the program later when rates are lower. Sowards stated that while the Commission stopped short of formally prohibiting later enrollment in its final approval, it directed the parties involved in the docket proceedings to

further evaluate the issue and develop potential solutions. He explained that Rocky Mountain Power and the URC communities have been tasked with discussing whether any program or rule changes are necessary to discourage such behavior and, if appropriate, returning to the Commission with proposed modifications for consideration.

Council Member Handy wondered how residents would know that Rocky Mountain Power was following through. Sowards clarified that the URC board maintains an ongoing and active role in the program beyond the initial application process. He explained that while Rocky Mountain Power submitted the application on behalf of the participating communities, the program functions as a partnership between the utility and the URC communities. Sowards stated that the URC board is responsible for voting on whether to proceed with acquiring additional energy resources, noting that several resources have already been selected and are currently in contract negotiations. He emphasized that future resource acquisitions will also require board approval through additional voting processes.

Sowards further explained that URC representatives continue to work closely with Rocky Mountain Power during implementation through bi-weekly meetings focused on resolving operational and administrative details, including billing and customer communication matters. He noted that each participating community has both a voting member and an alternate on the URC board, including Mayor Jackson. Following program implementation, voting power will be scaled according to the kilowatt-hours enrolled in the program. Sowards added that the board will continue addressing governance and operational matters in upcoming meetings to ensure all processes are fully established before transitioning into the next phase of program administration.

Council Member DeSirant asked who owned the clean energy resources. Sowards explained that, under the governing statute, energy resources for the program may either be owned directly by the utility company or by third-party developers. He stated that, for the initial tranche of resources, the program intends to utilize power purchase agreements, under which the developers would retain ownership of the facilities while entering into 25-year contracts to provide energy to the program. Sowards noted that this approach is common within the energy industry and stated that the majority of Rocky Mountain Power's existing solar resources have similarly been procured through power purchase agreement arrangements.

1. Unified Fire Authority Quarterly Report; Chief Jon Wilde

Chief Jon Wilde presented the Unified Fire Authority (UFA) quarterly report for the first quarter of 2026, noting that total incident responses for the quarter were 1,463, a decrease from 1,638 incidents in the fourth quarter of 2025. He highlighted that UFA units achieved an emergency response time of six minutes and 46 seconds or less for 90% of calls, improving upon the previous quarter's response time of six minutes and 51 seconds. Chief Wilde also noted that annual call volumes have steadily increased, with 5,775 calls in 2023, 5,742 calls in 2024, and 6,088 calls in 2025, indicating that the department is likely to remain near or above 6,000 calls annually if current trends continue.

Chief Wilde reviewed the Community Risk Assessment previously presented to the city in February, explaining that the assessment evaluates community-specific risks and service demands in order to guide decisions regarding staffing, station locations, apparatus deployment, and emergency response strategies. He stated that the assessment is based on data

collected from 2022 through 2024 using sources including Salt Lake County records, UFA response data, and geographic mapping software. He noted that Millcreek has approximately \$6.1 billion in protected structural value. The report also indicated that emergency medical service (EMS) calls continue to comprise the majority of UFA responses, though the percentage has slightly declined over recent years, while service calls such as lift assists and smoke detector assistance have increased modestly.

Chief Wilde reported that 73% of emergency responses occurred within seven minutes from the time a 911 call was answered to unit arrival, and 88% occurred within nine minutes. He further stated that UFA personnel exited stations and began responding within two minutes or less on 86% of calls, approaching the department's 90% performance goal. He explained that station design and training efforts continue to focus on reducing turnout times, which are among the few response variables directly under departmental control. Additional information presented included call distribution trends by time of day and day of week, showing consistent activity throughout the day and relatively even call volume across the week. Chief Wilde also reviewed mapping data related to structure fire response coverage, noting that the National Fire Protection Association recommends an effective firefighting force of 17 firefighters on scene within eight minutes. He stated that most areas of Millcreek are well covered within that timeframe, while response times increase in more eastern areas such as Olympus Cove due to distance and terrain.

Chief Wilde also summarized several UFA-wide accomplishments from 2025, including more than 64,000 unit responses, successful DEA audits with no adverse findings related to controlled substance tracking, and extensive community outreach efforts such as station tours and fire safety education. Within Millcreek specifically, 63 documented station tours were conducted during the year. He discussed ongoing initiatives to address emerging operational challenges, including the low-acuity response unit housed at Station 101, which has responded to nearly 400 calls and is being evaluated as a model for expansion to other communities.

Chief Wilde highlighted recent workforce development and leadership training efforts, including a multi-day emergency management simulation exercise conducted through Mission Centered Solutions. He also announced that there will be upcoming free CPR classes, the graduation of seven new firefighter recruits, the enrollment of seven future paramedic students, and the continued success of community outreach events such as the Station 106 pancake breakfast.

Council Member Uipi asked what residents should do when they see fireworks being set off in the restricted areas of Millcreek. Chief Wilde recommended talking to neighbors in advance to educate, but it was a police matter to regulate.

6. Staff Reports

There were no reports.

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

There was none.

Council Member DeSirant moved to adjourn the work meeting at 6:35 p.m. Council Member Catten 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: 7:01 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 Mayor's Star of Excellence Awards

Mayor Jackson said the award was being given to the top 50 juniors who have the highest GPAs and are students in Granite School District. The mayor and council recognized and congratulated the students for their excellence in academic achievement. The mayor presented the Mayor's Star of Excellence awards to the following students: Lucy Adler, Mia Anderson, Benjamin Ball, Kate Barnhisel, Rebecca Bauman, Daphne Billeter, Isabel Bruin, Ella Buchanan, Kaia Burr, Natalie Colton, Ruby Corey, Marco DalCanto, Nora Edwards, Ella Engelen, Cole Gale, Samuel Grant, Eleanore Greene, Molly Hanks, Roan Hardin, Hiro Inouye, Vin Jansen, Megan Johanson, Symon Kim, Amelia Kirkham, Eric Larsen, Angie Liu, Vivienne Martin, Adelaide Mott, Elizabeth Norton, Audrey Olson, George Pehrson, Paige Proctor, George Puglsey, James Schwartz, Kai'nalū Siu, Zachary Smith, Sofia Stahle, Thomas Sunderland, William Towers, Andrea Vallejos, Abram Wilson, Sophie Winterton, Walker Wolfenbarger, Forest Young, Victor Young, and Sarah Zhang.

1.3 Public Comment

Joe Romero, Aurora Circle, addressed the Council regarding proposed changes to Title 18 related to lot and parcel coverage regulations. He stated that he had been working collaboratively with city staff over several months to discuss the issue through ongoing dialogue and correspondence aimed at understanding the various perspectives involved. He expressed support for a forthcoming Title 18 text amendment anticipated to be presented stating that the proposed revisions would better align with industry standards and guidance from the American Planning Association. Romero noted that the changes would provide Millcreek property owners with greater flexibility to make modest additions to their homes in a manner consistent with common practices throughout other communities. He encouraged the council to support the proposed amendment following Planning Commission review and expressed hope that the proposal would ultimately be adopted through ordinance.

Andrei Tarrasov appreciated the Millcreek Newsletter but noted it lacked contact information for the editor.

Laura Renshaw, Manager of the Millcreek Library, expressed appreciation for the city's academic excellence awards, noting that many of the students and families recognized are frequent library patrons. She commented on the strong connection she observes between library use and academic achievement. Renshaw shared that the library has implemented informal "study breaks" for teens, during which staff provide treat bags to students

observed studying at the library. She noted that many students regularly utilize the library's study rooms, dry erase boards, and collaborative spaces for group projects and academic work. Renshaw also highlighted a new library scavenger hunt program centered around locating hidden ducks throughout the library. She explained that the program includes both an easy and a more advanced version designed for teens, adults, and ambitious younger participants. The advanced challenge requires participants to locate ten hidden ducks over a three-month period, encouraging repeat visits and teamwork. Participants who complete the challenge receive a rubber duck prize and entry into an additional prize drawing. She noted that scavenger hunts have been highly requested by patrons and that the program has been well received. Renshaw discussed ongoing collaboration with Elise Summers from the Business Council and Mike Winder regarding outreach to new residents. She stated that the library hopes to assist in distributing informational packets to individuals who are new to the community, further strengthening partnerships between the library and the city.

2. Financial Matters

2.1 Public Hearing to Consider Amending the Fiscal Year 2025-2026 General Fund Budget

Lisa Dudley presented the fourth General Fund budget amendment for the fiscal year, noting that adjustments were primarily based on year-to-date actual revenues and expenditures. She explained that revenue amendments included interdepartmental administrative fees tied to community reinvestment area budgets, updated property tax and tax increment settlements for 2025, interest income adjustments based on actuals, and recognition of private grants and contributions received for Community Life programs. She emphasized the importance of aligning budgeted transfers with actual year-end activity to maintain compliance and ensure sufficient fund balance levels.

Dudley reported an additional transfer from the General Fund to the Capital Improvement Program (CIP) to support Millcreek Common Phase Two funding commitments. She noted that departmental expenditure amendments were largely routine, including adjustments within facilities for building and grounds maintenance due to flood-related repairs, with insurance reimbursements accounted for separately from expenditures. She also identified funding adjustments for professional services, including the Arts Master Plan and the Roosevelt Village study, to ensure sufficient budget authority for those planning efforts. Additional amendments consisted primarily of internal reclassifications within departments with no net impact to the overall budget, reflecting minor adjustments to align expenditures with available appropriations.

Dudley further described updates to CRA funds based on actual tax increment receipts, noting that budgeted amounts are initially based on prior-year figures until final county valuations are received. She outlined adjustments across multiple project areas, including Millcreek Center, West Millcreek, Woodland Avenue, Olympus Hills (which has not yet generated increment), and Med Tech (which began generating increment in 2025). She also explained the consolidation of CRA housing allocations into an aggregate housing fund to clearly reflect available resources for housing purposes. Finally, she noted minor adjustments in the Community Foundation fund based on actual sponsorship revenues supporting recreation programs, with corresponding transfers used to offset general fund personnel and operational costs. Dudley indicated that similar CRA and Foundation

presentations would be repeated in subsequent meetings due to their interrelated structure with the General Fund and CIP.

Council Member DeSirant moved to open 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.

There were no comments.

Council Member DeSirant moved to close the public hearing. Council Member Catten 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.

2.2 Discussion and Consideration of Ordinance 26-21, Amending the 2025-26 Fiscal Year Budget

Council Member DeSirant moved to approve Ordinance 26-21, Amending the 2025-26 Fiscal Year Budget. 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.

2.3 Discussion and Consideration of Resolution 26-12, Acknowledging Receipt of the Tentative Budget on May 11, 2026; and Tentatively Adopting the Tentative Budget Pursuant to the Requirements of Utah Code Ann. § 10-6-111 for the Fiscal Year Beginning July 1, 2026, and Ending June 30, 2027

Lisa Dudley presented the tentative budget and outlined required procedural actions under state law, noting that the City Council must formally establish the date, time, and place for the public hearing on the budget at the meeting in which the tentative budget is adopted. She stated that the public hearing is currently scheduled for the June 8 City Council meeting, with final adoption of the certified tax rate and budget scheduled for June 22, in accordance with statutory deadlines, though both dates may be adjusted by the Council as needed.

Dudley explained that the proposed budget remains essentially flat compared to the current fiscal year, with a total variance of less than \$83,000. She highlighted the revised general fund revenue summary format, which categorizes revenues by their intended use, including public safety, roads, and general operations. She noted that property taxes, sales and use taxes, franchise fees, and liquor tax revenues are primarily allocated to law enforcement and public safety functions, while other revenues support additional public safety services such as building inspections, code enforcement, and animal control. She also described designated transportation-related revenues, including county option sales taxes, transit and highway taxes, encroachment permit fees, and state grant funding associated with HB 244, which supports debt service for previously issued road-related bonds.

Dudley further reviewed the expenditure summary, noting that the total proposed budget for the upcoming fiscal year is approximately \$43 million, with Public Safety comprising the largest share at approximately \$15.7 million. She indicated that the updated presentation allows for clearer alignment between revenues and expenditures by functional category.

She also summarized the CIP budget, including separate funds established for Phase Two projects, Millcreek Common East and North, and park impact fees, to ensure clear tracking of funding sources and avoid duplication of allocated resources. Dudley reviewed the multi-year capital plan, which spans three to five years and includes roadway, sidewalk, traffic calming, facility, parking structure, and equipment projects, as well as stormwater infrastructure investments. She emphasized that the five-year plan is a flexible planning tool that evolves annually based on council priorities, funding availability, and project feasibility, and does not represent fixed commitments. She noted that project timing and scope, such as preliminary funding allocations for conceptual design work, may change as priorities are refined through future budget cycles and governing body direction.

Council Member DeSirant moved to approve Resolution 26-12, Acknowledging Receipt of the Tentative Budget on May 11, 2026; and Tentatively Adopting the Tentative Budget Pursuant to the Requirements of Utah Code Ann. § 10-6-111 for the Fiscal Year Beginning July 1, 2026, and Ending June 30, 2027. 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.

The Council indicated that June 8th would work for the budgetary public hearings and June 22nd for the final adoption of the budget.

2.4 Presentation of the Millcreek Municipal Fee Schedule and 5 Year Capital Plan

Lisa Dudley noted that the city's fee schedule is included at the end of the budget book she provided to the council beginning on page 65. She explained that staff works with department heads to compile and incorporate any proposed updates, which are presented for council consideration and highlighted in red within the document. Dudley pointed out that a few minor changes are reflected on page 69. She further stated that the fee schedule is typically brought forward alongside budget amendments when necessary; however, no fee schedule revisions were included with the current budget amendment. She concluded by noting that the current version of the fee schedule included in the budget book represents the most up-to-date information available for the upcoming fiscal year.

Council Member Catten moved to reorder the agenda and move item 3.6 which is amending Title 13 code ahead of 3.1. 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.

3. Business Matters

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

John Brems said the ordinance would make it unlawful to operate street legal e-motorcycles on parks, trails, or sidewalks, and illegal to operate them on the highway if they are not street legal. Also, if a minor commits a violation, then the parents or legal guardians are jointly liable. The fine is \$300 and possible forfeiture of the bike.

Sergeant Allen, UPD, explained that the proposed ordinance update is intended to align city code with new state legislation that became effective May 6, 2026, addressing the rapidly evolving classification of electric bicycles and electric motorcycles. He noted that a variety of new electric vehicle types and brands have entered the market quickly, creating enforcement challenges due to previously unclear or outdated statutory definitions. Sgt. Allen stated that recent state law changes now provide clearer classifications, and the city's ordinance is being updated accordingly to improve consistency and enforceability. He further explained that prior versions of the ordinance created confusion among officers regarding how to classify and enforce violations related to different types of electric vehicles, including determining which vehicles were legal and which were not. The updated ordinance is intended to clarify definitions and enforcement standards so that officers can more easily and consistently apply the law in the field.

Mayor Jackson noted there has been damage to parks due to the e-motorcycles.

Council Member DeSirant moved to approve Ordinance 26-18, Amending Title 13 of the Millcreek Code of Ordinances Prohibiting Motor Vehicles on Trails. 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.

3.1 Public Hearing to Consider a Nonmonetary Contribution of Discounted Room Rentals for Various Entities

Mike Winder noted that two numerical corrections are required within the ordinance and that the associated attachment has been significantly revised and provided to the Council. He explained that state law permits municipalities to offer discounted facility rentals for specified purposes, provided those purposes are formally identified by the governing body and that total discounts do not exceed one percent of the city's prior fiscal year budget. He stated that the proposed framework is consistent with current city practice and outlined the categories of facility rental discounts included in the ordinance.

Winder reported that nonprofit organizations recognized under IRS 501(c) status would continue to receive a 50% discount, subject to verification requirements and payment by the qualifying nonprofit entity. He further described a category of governmental and community partner organizations, including professional associations and civic groups, which receive a 100% discount when hosting meetings or events in city facilities. He also noted that "Gold Venture Out" sponsors receive a 50% rental discount as part of their sponsorship benefits, and that trade partners, such as Open Sky, receive venue credits as part of negotiated agreements, though such credits may not always be fully utilized.

Winder additionally clarified the distinction between exclusive facility rentals, such as full Plaza buyouts, and non-exclusive community events, which are open to the public and subject to different fee structures. He noted that non-exclusive community partner events generate revenue rather than constituting discounts. Winder reported that total facility rental discounts for the prior year amounted to approximately \$420,050, which remains within the statutory cap of one percent of the City's approximately \$43 million general fund budget, or about \$429,000.

Winder concluded by stating that the ordinance revisions include correcting the budget reference to the proper general fund amount and ensuring the calculated statutory cap aligns with state law. He emphasized that the city is operating near the allowable threshold while maintaining extensive community partnerships and facility use programs, and that the proposed changes ensure compliance and clarity in administration of facility rental discounts.

Council Member DeSirant moved to open the public hearing. Council Member Catten 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.

There were no comments.

Council Member DeSirant moved to close the public hearing. Council Member Catten 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 26-24, Appropriating a Nonmonetary Contribution of Discounted Room Rentals for Various Entities

Council Member Catten moved to approve Ordinance 26-24, Appropriating a Nonmonetary Contribution of Discounted Room Rentals for Various Entities, including changes in the ordinance that the municipality's budget for the 2025-26 fiscal year is \$43 million and also that non-monetary contributions are not expected to exceed \$429,999 which is less than 1% city's budget, and the new exhibit. 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.

3.3 Discussion and Consideration of Ordinance 26-22, Amending and Restating Title 14 Chapter 58 of the Millcreek Code of Ordinances with Respect to Special Events

John Brems rewrote the special events code to include specific categories and clarified that a permit was needed to consumer beer and alcohol in Canyon Rim Park.

Council Member DeSirant moved to approve Ordinance 26-22, Amending and Restating Title 14 Chapter 58 of the Millcreek Code of Ordinances with Respect to Special Events.

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.

3.4 Discussion and Consideration of Ordinance 26-23, Adding Title 14 Chapter 59 to the Millcreek Code of Ordinances with Respect to Millcreek Common and City Offices

John Brems explained that the proposed ordinance establishes clear parameters for the use of city offices. Under the ordinance, it is unlawful to use or operate in these spaces without an approved rental agreement. He noted that such agreements may be authorized by the city manager, assistant city manager, city events director, or city events manager. Brems added that he has already prepared a standard agreement form, so applicants will simply need to complete the form as part of the rental process.

Council Member Uipi asked if renters are given rental expectations. Brems said they are in the application.

Council Member Handy moved to approve Ordinance 26-23, Adding Title 14 Chapter 59 to the Millcreek Code of Ordinances with Respect to Millcreek Common and City Offices. 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.

3.5 Discussion and Consideration of Resolution 26-11, Approving an Interlocal Cooperative Agreement with Salt Lake County for Projects Along the Jordan River Trail in Millcreek

Mike Winder reported that Millcreek has successfully secured multiple grants, aided by the work of grant writer Kristofer Land and strong partnerships with county and state agencies. He noted that funding from the Utah Division of Forestry, Fire and State Lands has supported improvements at Millcreek's Jordan River Trailhead, including the installation of restrooms in a prior year and the recent addition of "adventure play" features. Winder explained that the proposed interlocal agreement with Salt Lake County formalizes the arrangement under which the city passes both the grant funds and the required local match to the county, which then constructs the improvements on county-owned property and assumes ownership and ongoing maintenance. He stated that this agreement is consistent with previous interlocal arrangements for the Jordan River Trailhead, where Millcreek secures funding and residents benefit from the amenities while the county maintains the facilities.

Council Member Catten moved to approve Resolution 26-11, Approving an Interlocal Cooperative Agreement with Salt Lake County for Projects Along the Jordan River Trail in Millcreek. 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. Reports

4.1 Mayor's Report

Mayor Jackson reported that the city held its third Transportation Utility Fee open house, noting that attendance was higher than at the prior two sessions combined. She expressed appreciation for the strong turnout, while observing that a delay in the city newsletter was disappointing, and invited residents with questions or feedback on the fee to contact the city as staff and council continue to research and evaluate the proposal. She also described recent ride-alongs with all three Millcreek fire stations, including time with the low-acuity unit highlighted by Chief Wilde, and commended Fire Chief Burchett and the department for creatively deploying that unit to handle appropriate medical calls without deploying a full fire engine, thereby maintaining service levels while helping control costs. In addition, she reported that she and Council Member Catten attended a recent UFA pancake breakfast, which was a positive family event, though she noted they would like to see greater Millcreek participation. The mayor announced that former Mayor Silvestrini launched his "Civics 101" series at City Hall, with weekly Thursday evening classes designed to educate residents about local, county, and state government and how to engage effectively; she emphasized that each session is stand-alone, so residents may attend even if they missed the first class. Mayor Jackson further highlighted the well-attended Millcreek Promise Block Party, which showcased after-school program participants and helped connect families with Promise services. She reported that work has begun on the city's Arts Master Plan in partnership with Union Creative, with the goal of more intentionally integrating arts into the community's identity and noted that scaffolding has been erected on the adjacent western building in preparation for a new mural expected to be completed by the end of the month.

Mayor Jackson reported on several community initiatives. She clarified that the newly announced Citizens Assembly is not a new city community council, but a one-time, issue-focused body of randomly selected residents drawn from volunteers through a lottery-style process. The inaugural topic will be civility in local government, public interactions, and campaigns, with the goal of fostering constructive dialogue and addressing rising polarization, an effort being undertaken in partnership with the group UniFi and led locally by Millcreek resident John Kessler; she noted this may be the first such citizens assembly in the United States. The mayor also announced that the "Rock Your Block" mini-grant program is now accepting applications through May 29 for small neighborhood improvement projects, such as beautification efforts or minor infrastructure enhancements, and reminded councilmembers to identify a representative from each district to serve on the grant review board, which will meet in early June. Finally, she described the city's first Millcreek City Preparedness Council meeting, organized by Emergency Manager Chris Catalano and attended by representatives from UFA, UPD, Salt Lake County Emergency Management, the U.S. Forest Service, Millcreek Promise, city communications, and city finance, among others. She stated that the council will meet a few times per year to clarify roles, strengthen interagency relationships, and ensure effective coordination and communication in the event of a major disaster.

4.2 City Council Member Reports

Council Member Uipi announced her "Close to Home Conversation" would be held May 19. Council Member Handy reported she attended the Canyon Rim Citizens Association meeting. Council Member DeSirant noted he attended two events wherein former mayor

Jeff Silvestrini was recognized. Council Member Catten reported she attended the Millcreek Community Council meeting.

5.3 Staff Reports

Francis Lilly informed the council that staff will be bringing forward a set of zoning code amendments, including a proposed change to how lot and parcel coverage is calculated in single-family, two-family, and agricultural (R-1, R-2, and A-zone) neighborhoods. He reviewed the history of Millcreek's "belt and suspenders" approach, adopted around 2008–2009, which added lot coverage limits, building height controls, and building envelope standards to traditional setback requirements in order to manage house size and neighborhood character on lots of varying sizes. Currently, lot and parcel coverage is measured by everything under a roof (principal and accessory buildings), excluding uncovered features such as driveways, sidewalks, and open patios or decks. Lilly explained that, while some Utah cities also measure by roof area, many jurisdictions use building footprint, and Millcreek already more precisely regulates roof elements (such as eave projections and building envelopes). Staff therefore recommends a technical but minor change to calculate lot and parcel coverage using the total area of building footprints (measured at the exterior walls or, for covered porches, at the base of supporting columns) divided by the total lot area. He noted that this approach better reflects functional concerns such as permeability, green space, air and light, and stormwater management, while still addressing aesthetic and massing issues. The change would modestly assist applicants—such as the resident who raised this issue—in designing small additions that fit within the standards, though it may slightly increase the cost and complexity of neighborhood compatibility analyses for modifications. Lilly stated that, notwithstanding those tradeoffs, staff supports the amendment and anticipates bringing an ordinance to the council on May 26, following a Planning Commission recommendation expected on May 20.

5. New Items for Subsequent Consideration

There was none.

6. Calendar of Upcoming Meetings

- 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 8:49 p.m. Council Member Catten 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, Mayor

Date 6/8/26

Attest:


Elyse Sullivan, City Recorder

