



**Minutes of the
Millcreek City Council
July 22, 2019
7:00 p.m.
Regular Meeting**

The City Council of Millcreek, Utah, met in a regular public meeting on July 22, 2019 at City Hall, located at 3330 S. 1300 E., Millcreek, UT 84106.

PRESENT:

Council Members

Jeff Silvestrini, Mayor
Silvia Catten, District 1
Dwight Marchant, District 2
Cheri Jackson, District 3
Bev Uipi, District 4 (arrived 7:25 p.m.)

City Staff

John Geilmann, City Manager
John Brems, City Attorney
Elyse Greiner, City Recorder
Rita Lund, Communications Director
Francis Lilly, Planning & Zoning Director
Kurt Hansen, Legislative Policy and Code Director
Mike Winder, Economic Development Director
Jim Hardy, Building Department Director
Jared Bowling, Information Center Manager
Robert May, Planner

Attendees: Bryanna Dow, Bryan Marchant, Brandon Pehrson, Lt. Christine Petty Brown, Officer Tiffany Parker, Detective Christian Thompson, and Chief Steve DeBry.

REGULAR MEETING – 7:00 p.m.

TIME COMMENCED: 7:00 p.m.

1. Welcome, Introduction and Preliminary Matters

1.1 Pledge of Allegiance

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

1.2 Unified Police Department

Chief Steve DeBry introduced Lt. Christine Petty Brown to the Council. Lt. Petty Brown went over her background experience.

Chief DeBry presented Officer Tiffany Parker as Officer of the Month for June 2019. Officer Parker solved three burglary cases and arrested two suspects. The Citizens Advisory Board presented Officer Parker with a gift.

1.3 Public Comment

There were no comments.

2. Planning Matters

2.1 Discussion and Consideration of Ordinance 19-36, Rezoning Property at Approximately 4236/4248 South 900 East from R-1-8 to R-1-5

Robert May said the Council first heard the application on June 24, 2019. The applicant, Brandon Pehrson, was requesting the rezone to allow for an 8-unit PUD. He said the staff sharpened the requirements in the development agreement and provided copies of the updated agreement to the Council. The difference in the agreement was removing the requirements that were already required by code.

Brandon Pehrson, 11109 S. Farnsworth Lane in Sandy, said the neighborhood was excited to see the property redevelop.

Mayor Silvestrini asked for public comment. There were no comments.

Council Member Catten moved to approve Ordinance 19-36, Rezoning Property at Approximately 4236/4248 South 900 East from R-1-8 to R-1-5 pursuant to the development agreement. Council Member Marchant seconded. Mayor Silvestrini said he appreciated the developer providing something that was acceptable to the community. **The City Recorder called for the vote. The motion passed unanimously.**

2.2 Discussion and Consideration of Ordinance 19-37, Approving a Development Agreement for an 8-unit Planned Unit Development at 4236/4248 South 900 East

Council Member Marchant moved to approve item 2.2, Ordinance 19-37 approving a development for the planned unit development at the same address. Council Member Jackson seconded. The City Recorder called for the vote. The motion passed unanimously.

3. Business Matters

3.1 Discussion and Consideration of Resolution 19-24, Approving an Interlocal Cooperative Agreement with Cottonwood Heights and City of Holladay for Sustainability Related Services

Mayor Silvestrini said Millcreek has been discussing the need to promote sustainability and he had been having conversations with Cottonwood Heights and Holladay about sharing an employee to work on sustainable issues in the three cities. Millcreek is responsible for \$7,000 of the person's salary. He said the employee could educate the public about recycling and could ensure businesses have anti-idling signs in the parking lot. Council Member Catten asked where the employee would primarily work. John Geilmann said they would be employed by Cottonwood Heights and will use their resources. Holladay will also contribute \$7,000 to the salary. Geilmann said this employee will work with Kurt Hansen and he will track their time with Millcreek. John Brems recommended the Council approve the agreement with the \$7,000 amount in it.

Council Member Jackson moved to adopt Resolution 19-24, Approving an Interlocal Cooperative Agreement with Cottonwood Heights and City of Holladay for Sustainability Related Services to the amount of \$7,000 inserted into the blank in Section 3 Compensation. Council Member Catten seconded. The City Recorder called for the vote. The motion passed unanimously.

3.2 Discussion and Consideration of Resolution 19-25, Approving an Interlocal Cooperative Agreement to Provide Funding for the Central Wasatch Commission

Mayor Silvestrini said the Council budgeted for the item previously. The stakeholders committee has been meeting and they have been planning a pilot transportation plan for Millcreek Canyon. The interlocal agreement will cover the contribution from each entity, and it is based on population. Council Member Jackson asked about the amount. Mayor Silvestrini said \$75,000 was the budgeted amount for Millcreek.

Council Member Jackson moved to adopt Resolution 19-25, approving an Interlocal Cooperative Agreement to provide funding in the amount of \$75,000 for the Central Wasatch Commission. Council Member Marchant seconded. The City Recorder called for the vote. The motion passed unanimously.

3.3 Discussion and Consideration of Resolution 19-26, Approving an Interlocal Cooperative Agreement with Salt Lake County to Conduct a Cultural Facilities Master Plan Study for Millcreek

Rita Lund said the resolution was for the Millcreek Arts Discovery Program. There will be a feasibility study which will help determine what Millcreek has by way of arts and culture. She said Millcreek is cooperating with Salt Lake County on it because they are doing a similar plan. The selection committee chose Create Today as the consultant. The consultant will interview stakeholders next month. Council Member Marchant asked what the consultant would be doing. Lund said they will do an inventory of the arts and cultural programs and facilities in Millcreek and provide direction for future funding. The amount for the project is \$50,000; \$25,000 came from a received grant and a \$25,000 will be the match by Millcreek. Mayor Silvestrini said before the Council decides what to build in Millcreek, they need to know what currently exists. The study will also help determine what projects should be a priority.

Council Member Catten moved to approve Resolution 19-26, Approving an Interlocal Cooperative Agreement with Salt Lake County to Conduct a Cultural Facilities Master Plan Study for Millcreek. Council Member Jackson seconded. Council Member Uipi arrived (7:25 p.m.) in time to participate in the vote. The City Recorder called for the vote. The motion passed unanimously.

3.4 Discussion and Consideration of Resolution 19-27, Authorizing the Use of Bond Funds to Acquire Real Property Acquisitions, and Authorizing the Mayor to Issue Letters that Property was Acquired Under Threat of Condemnation

Mayor Silvestrini said pursuant to the approved small area plan for the city center and to acquire park space on behalf of the residents, the Council authorized the issuance of bonds. Millcreek received a AA+ bond rating and KeyBank was retained as the underwriter for the bond issue. The bond sale took place last week and there was a fantastic response. The underwriter lowered the interest rate as a result of the oversubscription by two basis points net. KeyBank has guaranteed that Millcreek will receive the bond funding for Mill Park in the City Center. He said Mike Winder has been in negotiations with property owners where Mill Park will be.

Mike Winder highlighted the city center map for the Council and said half of the properties would be purchased in phase 1 of the park from Woodland Avenue to 3300

South. He said he was working with Plowgian Auto and other businesses on relocation. He then went over the properties that he is currently in discussion with. He said property owners have requested the City provide a letter of threat of condemnation because they can get a 1033 exchange, which gives the owners three years to redeploy the capital gains before getting taxed. Winder said the park is in the Millcreek Center Community Reinvestment Area and the intent of the bond payments is to pay them back with the tax increment financing, but the bond is backed by sales tax. Council Member Marchant thanked Winder for his work and said the interest rate payment will be \$551,000 a year. Winder said the Council's financial competency is going to save the City money because Millcreek was able to get a low interest rate. Mayor Silvestrini said Millcreek is negotiating for the purchase of the properties based on appraised values and is assisting in relocation. He said the Planning Commission approved the Plowgian Auto relocation project. The City has not commenced any condemnation proceedings. This Resolution allows the Mayor to issue a threat letter because the property owners have requested it. Council Member Marchant asked if the condemnation could be done property by property. Mayor Silvestrini said that is how it would be done, a separate action for each unique property. Winder said it is a tax benefit for those looking to relocate or sell their property. Council Member Catten asked about the name, "Mill Park." Winder said Mill Park has been the working title and there will be public engagement to determine the final name. Mayor Silvestrini said Millcreek will have the funding by the end of July. He said the residents will help determine what goes in the park. Council Member Uipi reiterated that issuance of the letter of condemnation would be at the request of the property owner. She thanked the City Manager, Mike Winder, and the Mayor for their work on the bond.

Mayor Silvestrini asked for public comment. There were no comments.

Council Member Catten moved to approve Resolution 19-27, Authorizing the Use of Bond Funds to Acquire Real Property Acquisitions, and Authorizing the Mayor to Issue Letters that Property was Acquired Under Threat of Condemnation. Council Member Marchant seconded. The City Recorder called for the vote. The motion passed unanimously.

4. Reports

4.1 Mayor's Report

Mayor Silvestrini thanked the City Manager, City Attorney, and Mike Winder for their assistance in the bond process. The underwriter made the live subscriptions available to the City last week. He said he, Council Member Jackson, and staff met with Salt Lake City Council and their staff about a memorandum of understanding with boundary adjustments. He said Millcreek residents will be encouraged by their planning efforts. Council Member Jackson said she looked forward to a cooperative relationship with Salt Lake City. Mayor Silvestrini said the meeting was friendly and they learned how much they have in common with Salt Lake City. He said Venture Out and the Summer Concert Jams have been going well. He encouraged residents to participate in the Canyon Rim service project later in the week.

4.2 City Council Member Reports

There were none.

4.3 Staff Reports

Rita Lund said the Canyon Rim Cares event that week would be two days long. The last Venture Out event for the season would be that Friday and the Pop Up dinner would be the next week. The last Summer Jam event would also be next week. The Night Out Against Crime would be August 6th. Lund highlighted the website and its new Current Projects page which is about the construction of and about new projects going on in the City. Mayor Silvestrini said Holladay and Millcreek will be able to do a mill and overlay on Highland Drive between 3900 South to Murray Holladay Road this summer. He said the Council is aware that the rest of Highland Drive and 1300 East need to be reconstructed. He said the City would first restripe Highland Drive to implement the concept of turning it into a three-lane road to see if it works. Council Member Marchant asked if the projects would fit in the current budget. Mayor Silvestrini said yes. Lund said the work on Highland Drive would be done in phases and it would be done by August 9th. Lund said Jared Bowling, Information Center Manager, would be attending Council meetings to better assist in the closed captioning of meeting streaming through the City's website. Mayor Silvestrini said the Council will transition from streaming meetings through Facebook to the City's website. The platform will better assist with closed captioning for ADA considerations. Council Member Jackson asked about including non-project items on the current projects page, such as the accessory dwelling unit (ADU) survey. Francis Lilly said the ADU survey is an outreach project.

Lund said Millcreek would start using ArchiveSocial as a means of record retention for social media and website posts. She said City Journals will start a Millcreek issue and staff can help coordinate with newsletters. Mayor Silvestrini said it was not an attractive offer (by City Journals) because it will only go to the residents east of 700 East. Council Member Uipi said she was not ok with the City Journal's distribution boundaries. Council Member Catten pointed out that not all residents are currently getting the City's newsletter. Lund said City Journals would be doing the newsletter on their own. The Council expressed that they should mail it to the entire city. Council Member Uipi requested a projects tab on the website for the I-80/Lambs Canyon project. Lund said she anticipated a public works specific tab for projects. Council Member Uipi asked about an outreach project tab that ADUs could be placed under. Mayor Silvestrini suggested using the word, "survey" for the ADUs page. Lund highlighted the new map gallery landing page on the website. Council Member Uipi also requested adding the community council chair contact information to the maps.

John Geilmann said he recently trained staff and a component was about how the Council operates by educating, helping, and achieving appropriate resolutions. He said the Council validated what he taught. He said one of the best parts about Millcreek is getting to be innovative and entrepreneurial. He announced that Kurt Hansen is now the Legislative Policy and Code Director, Jared Bowling is now an IT Administrator in addition to being the Information Center Manager, and Jim Hardy is now the Building Department Director in addition to being the Building Official. Mayor Silvestrini welcomed them to the Council meeting.

4.3 Unified Police Department Report

Detective Thompson highlighted the calls for service and case trends from January to June in 2019. In June, there was a slight decrease in calls at 3,180 and there were 1,122

cases generated from those calls. He then highlighted the arrests and citations data from the last six months with 362 citations issued and 55 booking arrests in June. The crime review trends over the last six months showed a 20% decrease in assault, 26% decrease in burglary, 18% decrease in family offense, no change in homicide or kidnapping, 9% decrease in larceny, 17% increase in robbery, 13% decrease in sexual offenses, and 10% decrease in stolen vehicles in June. He said Unified Police Department (UPD) assisted in the 4th of July celebration and at Venture Out. He said UPD did direct enforcement for restricted fireworks calls with Unified Fire Authority on the 4th of July and they will do it again on the 24th of July. The Community Oriented Policing Unit assisted the Community Crime Suppression Unit in traffic enforcement. He said officers had sit downs with teenage refugees at Sunnyvale Community Center to answer questions about American law enforcement. He announced that Night Out Against Crime would be Tuesday, August 6th at Evergreen Park from 5-9 p.m.

4.4 Unified Fire Authority Report

There was no report.

5. Consent Agenda

5.1 Approval of July 8, 2019 Regular Meeting Minutes

Council Member Uipi moved to approve item 5.1, approval of July 8th minutes. Council Member Jackson seconded. Mayor Silvestrini called for the vote. The motion passed unanimously.

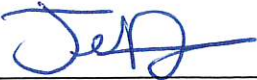
6. New Items for Subsequent Consideration

7. Calendar of Upcoming Events

- East Mill Creek Community Council Mtg., 8/1/19, 6:30 p.m. at 2266 E. Evergreen Ave.
- Mt. Olympus Community Council Mtg., 8/6/19, 6:00 p.m. at 3450 E. Oakview Dr.
- Millcreek Community Council Mtg., 8/6/19, 6:30 p.m. at City Hall
- Canyon Rim Citizens Association Mtg., 8/7/19, 7:00 p.m. at 2375 E. 3300 S.
- City Council Mtg., 8/12/19, 5:00 p.m. at City Hall
- City Council Work Mtg., 8/19/19, 5:30 p.m. at City Hall
- Planning Commission Mtg., 8/21/19, 5:00 p.m. at City Hall

Council Member Jackson brought up the Promise Fiesta on August 14th, an event for the whole family, and mentioned that the Youth Council was working on a Halloween Dance.

ADJOURNED: Council Member Uipi moved to adjourn the meeting at 8:27 p.m. Council Member Jackson seconded. Mayor Silvestrini called for the vote. All Council Members voted yes. The motion passed unanimously.

APPROVED:  Date 8-12-19
 Jeff Silvestrini, Mayor

Attest: 
 Elyse Greiner, City Recorder