



G R E A T E R S A L T L A K E

Municipal Services District

GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT (MSD)

MINUTES OF THE BOARD OF TRUSTEES MEETING

January 8, 2020 at 6:00 p.m.
2001 South State Street, Suite N2-800
Salt Lake City, Utah 84190

Trustees Present:

Joe Smolka, Chair
Paulina Flint, Vice-Chair
Sean Clayton (via speaker phone)
Kelly Bush
Dan Peay
Max Burdick
Keith Zuspan

Staff Present:

Bart Barker, General Manager
Brian Hartsell, Associate General Manager
Mark Anderson, Attorney
Lupita McClenning, Director of Planning & Development Services
Ina Oviatt, Office Coordinator/Records Officer
Crystal Hulbert, Roadway Engineering Manager
Madeline Francisco-Galang, Transportation Engineering Manager
Todd Draper, Planner

Others Present:¹

Ryan Perry, Salt Lake County Mayor's Senior Advisor
Helen Peters, Salt Lake County Transportation and Land Use Planner
Ivan Hooper, Avenue Consultants
Sherri Swensen, Salt Lake County Clerk

1. Call to Order

Chair Smolka called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

¹ Other individuals may have been present who were not specifically recognized by the Chair.

3. Public Comments

There were no public comments.

4. Oath of Office for new Trustee Keith Zuspan, Town of Brighton

Salt Lake County Clerk Sherry Swensen swore in Keith Zuspan as a member of the MSD Board of Trustees representing the Town of Brighton.

5. Consideration of minutes for November 13, 2019 and December 11, 2019

It was moved by Trustee Bush and seconded by Trustee Flint as follows:

That the minutes of the November 13, 2019 and December 11, 2019 Board meetings be approved as presented.

The motion carried with Trustees Smolka, Flint, Peay, Bush, Clayton and Zuspan each voting "aye".

6. Presentation on the proposed Olympia Hills Planned Community project in Southwest Salt Lake County

Trustee Burdick entered the Board room shortly after consideration of this agenda item commenced. Before his arrival, he monitored the meeting via cell phone.

Bart Barker presented a brief introduction and overview of the proposed Olympia Hills development and the County Council's role in considering the development. Mr. Barker explained that the County Council will hold two public hearings, one in the Salt Lake County Council Chambers and one in Herriman.

Mr. Barker turned the discussion over to Todd Draper, who was assisted by Ryan Perry, Madeline Francisco-Galang, Helen Peters and Ivan Hooper. Mr. Draper reviewed a series of slides that provided details concerning the development. He, Ms. Peters and Mr. Barker explained the slides and responded to questions. Helen Peters led the discussion respecting the Traffic Impact Study. Ms. Peters was assisted by Ivan Hooper, a private consultant who has been working with Salt Lake County concerning traffic implications of the Olympia Hills development. The development consists of a 933 acre site located in Southwest Salt Lake County. It will include housing, commercial facilities and office space, and a 100 acre Utah State University agricultural education campus. All of the presenters responded to questions from the Trustees. "Next steps" include the establishment of a Transportation Master Plan for Olympia Hills; approval of a Master Development Agreement, with the MSD, Salt Lake County and the Olympia Hills developer as the parties; and consideration by the Salt Lake County Council of a General Plan Amendment, a zone change to the P-C Zone, and a P-C Zone Plan.

Mark Anderson reviewed portions of the Master Development Agreement, which has been negotiated over the past several months. The cost for the MSD to serve the Olympia Hills development, which is located in unincorporated Salt Lake County, will exceed sales tax and other revenues generated within Olympia Hills until the development achieves an as yet undefined critical mass. The intent is for the developer to fund this shortfall. Mr. Anderson responded to questions from Trustee Flint, particularly with respect to the use of public infrastructure districts by developers to fund critical infrastructure such as streets, curbs and sidewalks, street lighting, and utility service lines. He also discussed the contractual requirement that the Developer seriously pursue either annexing the development, in whole, to an adjoining municipality or incorporating the development as a municipality before building permits have been issued for 1,500 residential units within Olympia Hills.

Trustee Clayton inquired concerning Salt Lake County's fee structure that is applicable to Olympia Hills, expressing concern that the fees may not cover the MSD's processing costs. At Trustee Burdick's request, there was a brief discussion of the services the MSD will provide and the role of the Salt Lake County Planning Commission. In response to a question from Trustee Zuspan, Mr. Perry clarified that the Utah State University campus will be an agricultural campus/conservation campus with STEM type classes, not a traditional campus with thousands of students. Mr. Draper added that the USU farming operation will be similar to the Caine Dairy Farm, which is operated by the University in Cache Valley. Chair Smolka asked questions regarding realigning U-111 and mass transit service, which Ms. Peters stated are part of the Traffic Impact Study.

7. Consideration of Cooperative Agreement between UDOT and the MSD for the advancement of funds for Design and Construction of 2550 South from 5600 West to 8000 West

Following an explanation by Crystal Hulbert and a brief discussion, it was moved by Trustee Bush and seconded by Trustee Pay as follows:

That a Cooperative Agreement between the Utah Department of Transportation and the Greater Salt Lake Municipal Services District be approved for the advancement of \$1,000,000 for the design and construction of 2550 South from 5600 West to 8000 West in the Magna Metro Township.

The motion carried with Trustees Smolka, Flint, Peay, Bush, Burdick, Clayton and Zuspan each voting "aye".

8. Consideration whether to apply for a Federal Land Access Program (FLAP) Grant for Millcreek Canyon. This would be a partnership among several governmental entities. The local match would be 6.77% (somewhere around \$600,000) and would be required in fall 2020. There are other entities that will be contributing to the local match

Following a presentation by Crystal Hulbert, which included an explanation that the total amount of the grant would be \$10,000,000, and a brief discussion, it was moved by Trustee Bush and seconded by Trustee Clayton as follows:

That a Federal Land Access Program (FLAP) Grant for Millcreek Canyon be approved and submitted, with a local match of 6.77% (approximately \$600,000), and with other entities contributing to the local match.

The motion carried with Trustees Smolka, Flint, Peay, Bush, Burdick, Clayton and Zuspan each voting "aye".

9. Consideration of Resolution 2020-01-01 authorizing the execution of an agreement between the MSD and Salt Lake Legal Defender Association for indigent criminal defense services

Bart Barker briefly explained the services to be provided by the Salt Lake Legal Defender Association under the proposed contract, after which it was moved by Trustee Burdick and seconded by Trustee Bush as follows:

That Resolution 2020-01-01, authorizing the execution of an Agreement for Indigent Criminal Defense Services between the Greater Salt Lake Municipal Services District and the Salt Lake Legal Defender Association be approved.

The motion carried with Trustees Smolka, Flint, Peay, Bush, Burdick, Clayton and Zuspan each voting "aye".

10. Other Metro Township, Unincorporated County Community Councils and Greater Salt Lake Municipal Services District business

Bart Barker reported that the Planning & Development Department is fully staffed and declared there to be "high morale" among the staffers. He noted that the interview process to select a new Chief Financial Officer (CFO) will begin tomorrow (January 9th). Trustees Smolka and Clayton, along with Mr. Barker, Mr. Hartsell and Brooke Barnes, comprise the committee that will interview CFO applicants. Mr. Barker stated that the CFO position will be filled soon, noting that, in the meantime, Cathy Jensen is spending several hours at the District office each Friday to help keep things running smoothly. Management is also recruiting a Communications Specialist.

11. Discussion of future agenda items

Trustee Flint inquired concerning the status of the RFP (request for proposals) for Emergency Management Services. Brian Hartsell will provide an update on the RFP next month and Lupita McClenning will present a progress report.

12. Adjourn

It was moved by Trustee Zuspan and seconded by Trustee Bush as follows:

That the Board meeting be adjourned.

The motion carried with Trustees Smolka, Flint, Peay, Bush, Burdick, Clayton and Zuspan each voting "aye". Chair Smolka declared the meeting to be adjourned at 7:51 p.m.

Approved by the Board of Trustees on the 22nd day of January, 2020.



Joe Smolka, Chair

ATTEST:


_____, General Manager

