MIDVALE CITY COUNCIL MEETING
**AMENDED AGENDA**
February 07, 2017

PUBLIC NOTICE IS HEREBY GIVEN that the Midvale City Council will hold a regular meeting on the 7th Day of February, 2017 at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

6:30 PM
INFORMATIONAL ITEMS

I. DEPARTMENT REPORTS

II. CITY MANAGER BUSINESS

7:00 PM
REGULAR MEETING

III. GENERAL BUSINESS
A. WELCOME AND PLEDGE OF ALLEGIANCE
B. ROLL CALL

IV. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise on the Agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Governing Body. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.

V. COUNCIL REPORTS
A. Councilmember Wayne Sharp
B. Councilmember Stephen Brown
C. Councilmember Paul Glover
D. Councilmember Paul Hunt
E. Councilmember Quinn Sperry

VI. MAYOR REPORT
A. Mayor JoAnn B. Seghini

VII. PUBLIC HEARING(S) - 7:00 PM
A. Consider Ordinance No. 2017-O-02 and Ordinance for a text amendment request to amend the lot standards for corner lots within Single-Family Residential zones-City wide [Matt Hilderman, Associate Planner]
ACTION: Approve Ordinance No. 2017-O-02 to add language to amend the lot standards for corner lots within Single-Family Residential zones-City wide

VIII. CONSENT AGENDA
A. Approve Minutes of January 17, 2017 [Rori Andreason, H.R. Director/City Recorder]

*B. Approve Resolution No. 2017-R-08 declaring surplus of old technology, equipment and vehicles [Jarin Blackham, IT Manager]

IX. ACTION ITEMS
A. Approve Resolution No. 2017-R-04 Appointing George Vo-Duc as the Midvale City Justice Court Judge [Kane Loader, City Manager]

B. Consider Adoption of Resolution No. 2017-R-07, Authorizing the Issuance and Sale of not more than $11,500,000 aggregate principal amount of Sales Tax Revenue Bonds, Series 2017; and related matters [Laurie Harvey, Asst. City Manager/Admin. Services Director]

C. Discussion and Action on Resolution No. 2017-R-05 Authorizing the Mayor to enter into an agreement with VanCon Inc. for the Construction of the Jordan Valley Water Conservancy District 700 East Metering Station [Keith Ludwig, City Engineer]

D. Approve Resolution No. 2017-R-06 A Resolution Indicating the intent of Midvale City Council to adjust the common boundary with Murray City at approximately 6604-6654 South 700 West and setting a date for a Public Hearing to be held at 7:00 PM on April 18, 2017 [Kane Loader, City Manager]

X. CLOSED SESSION TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL.

XI. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days advance notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City’s website at www.midvalecity.org and the State Public Notice Website at http://pmn.utah.gov. Council Members may participate in the meeting via electronic communications. Council Members’ participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

PLEASE MAKE SURE ALL CELL PHONES ARE TURNED OFF DURING THE MEETING

DATE POSTED: FEBRUARY 3RD, 2017

RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER
CITY COUNCIL MEETING
Minutes
Tuesday, February 7, 2017
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor JoAnn B. Seghini

COUNCIL MEMBERS: Council Member Wayne Sharp
Council Member Stephen Brown
Council Member Paul Glover
Council Member Paul Hunt
Council Member Quinn Sperry

STAFF: Kane Loader, City Manager; Phillip Hill, Asst. City Manager/CD Director; Laurie
Harvey, Asst. City Manager/Admin. Services Director; Rori Andreason, H.R.
Director/City Recorder; Lisa Garner, City Attorney; Larry Wright, Public Works
Director; Danny Walz, Redevelopment Agency Director; Garrett Wilcox, Deputy
City Attorney; Keith Ludwig, City Engineer; Matt Hilderman, Associate Planner;
Chief Jason Mazuran, UPD; Chief Scott McBride, UFA; Judge George Vo-Duc,
Justice Court Judge; and Jarin Blackham, IT Manager.

Mayor Seghini called the meeting to order at 6:30 p.m.

I. INFORMATIONAL ITEMS
   A. DEPARTMENT REPORTS
Chief Jason Mazuran discussed the sudden passing of Midvale Officer Brian Holdaway. Kane
Loader said since Officer Holdaway was not killed in the line of duty, his family is not eligible
for the death benefit. He was also a few months away from retirement so his family has to come
up with the COBRA payment to keep health insurance. He asked the Council if they would be
willing to donate a few hundred dollars to the family.

Chief Mazuran introduced two officers of the month who responded to a domestic call. They
showed such concern and compassion to the victim, she said she could have never handled the
situation otherwise. The two Officers are Matt VanWagoner and Alex Thompson.

Chief McBride said there is a lot going on at UFA right now with the new chief. He mentioned
a small incident at Hillcrest High School last week. Councilmember Quinn Sperry asked what the
protocol is for a 911 call on who responds. Chief McBride said there could be as many as six
people on a normal medical call. Individuals can request not to come lights and sirens or if they
just want an ambulance. They try to accommodate the individuals if they are uncomfortable with
that many responding.
Laurie Harvey said she sent out the financials to the Council for review. The fines and forfeitures are still lower than expected but the number is increasing. With the size of the property tax increase last year, motor vehicle tax will be about $100,000 more than anticipated, which should offset the fines and forfeitures shortfall. She said she sent an email to the auditors regarding the fleet manager selling the surplus vehicles. They said they are fine with it as long as the recipient is chosen fairly and the price is appropriate. She and Dalin will oversee that process.

Phillip Hill said he has received the petition back on Enchanted Drive where the residents want to make this a public roadway. He said would work on this to get a budget amount and bring it to the Council. Kane Loader said all the residents on the public right-of-way have to sign the petition in favor of making this a public road. If the City Council gives the staff permission to move ahead with the right-of-way, the next step would be to hire an engineering firm and do a survey. Then a dedication plat would be prepared for all of the owners to sign to turn the over to the City and then maintenance options for the road would be reviewed. This will be a budget retreat item for the Council’s discussion.

Larry Wright said the speed limit sign on Center Street has been moved so it is more visible. He discussed the training meeting regarding storm water centered around City Managers and City Councils to explain costs of the upcoming regulations. He said he needs an RSVP from the Council to attend that meeting. The meeting is on February 22nd from 10am to 12:30 pm.

Councilmember Sperry’s said residents on Splendor View Circle had some issues with the snow plow removal. It was blocking some of the driveways and they didn’t clear the whole circle. Also, the Community Council asked that someone from Public Works attend their next meeting to discuss what services public works provides during a disaster. The meeting will be on March 1st at 7:00 p.m.

Rori Andreason discussed a meeting she attended at TransJordan Landfill regarding contaminated recycling and the costs to the cities. TransJordan is taking the lead in asking cities to send out a specific article each month to address the top 10 contaminants that are being placed in the recycle cans. They are designing one consistent list of the top 10 contaminants to send out to each city so they can educate the public. She also discussed the pending legislative bills regarding the election.

II. CITY MANAGER’S REPORT
Kane Loader updated the Council on pending legislation that could impact the City. He discussed the homeless shelter and the issues the businesses are dealing with. Many of the business owners met with the legislature regarding their concerns.

III. GENERAL BUSINESS
A. Welcome and Pledge of Allegiance

B. Roll Call – Council Members Paul Hunt, Wayne Sharp, Quinn Sperry, Paul Glover, and Stephen Brown were present at roll call.
IV. PUBLIC COMMENTS
Laurene Walker asked if there had been another development proposal for the TOD zone by Trax. Phillip Hill said no.

Brent Gordon co-founder of girls tackle football league said they would like to use the City park to practice and have games. They have their games in the spring opposite the Ute Football League. Practice Tuesday and Thursday with a game on Saturday. The Council approved.

Dave Fair discussed the increased traffic on 7200 South trying to enter the freeway. He suggested a traffic study be conducted on that intersection to improve the traffic flow. Councilmember Paul Glover said UDOT will be widening I-15 and that whole intersection will be redone. The cost will be $50 million. He suggested Mr. Fair attend the public meetings UDOT will be having.

Ken Donarski, Manager of Midvale Senior Center, said he was there to promote the senior center. Kane Loader asked him to provide newsletter articles to the City for the Journal and asked staff to add a link on the City’s website to the Senior Center website.

Spencer Mears said his neighbors asked about some pot holes and they were fixed immediately so he expressed his appreciation. He also said it’s very difficult to get out on State Street from Princeton. He asked if a traffic light could be put there. Kane said UDOT would need to do a traffic study.

Robert Hale said he served on the Community Council for about 20 years. He said he served on the Planning and Zoning Commission for six years and on the City Council for seven years. He appreciated the great staff and elected officials. That night he was announcing his candidacy for the Mayor of Midvale and that he would be officially beginning a campaign. Some of the points he has worked on and are hot spots in Midvale are taxes; the RDA, Bingham Junction, Sharon Steele and Housing Authority; Issuance of Bonds; citizen involvement; keeping the east side of Midvale actively engaged in the government; and working with the Unified Police Department and Unified Fire Authority. Some of the issues are crime, gangs, domestic violence in neighborhoods, development of children and adults, physically and mentally. To make sure the City has ample base in retail sales so the tax base is spread widely. He said he appreciates Public Works, Utilities, and getting Utopia and UIA going. He would like to see Utopia available to all residents of the city. Employee salaries is a very important issue to maintain needed skill level in staff; minority involvement; education of youth and adults; homeless shelter is a major issue; as well as development of industry and commerce. Streets, curbs and gutters are also important. There is a need to work with the special districts and also code enforcement issues. He gave his address and cellphone number for anyone to contact him. (998 East North Union Avenue; 385-881-7302).

Catherine Reynolds, 664 East Cobblestone Lane, said she grew up in Midvale and Midvale middle school had a swimming pool. The new school does not have a swimming pool. She asked if there was any possibility to include a plan for a recreation center or talk to neighboring cities to contract with them to have access to their recreation center for resident price. The intersection on 700 East 7200 South has several accidents so maybe this intersection could also be discussed.
with UDOT. The canal on 700 East has a lot of graffiti and is a continual problem. She asked if the City could do something to clean it up and make it a nice trail. She feels that lighting would help.

V. COUNCIL REPORTS
A. **Councilmember Wayne Sharp** – Had nothing to report.

B. **Councilmember Stephen Brown** – said the Jordan River Commission met last week and mentioned the Salt Lake County watershed plan is now available on their website at: slco.org/watershed

C. **Councilmember Paul Glover** – Had nothing to report.

D. **Councilmember Paul Hunt** – said the Association of Municipal Councils includes a member of every City Council along Salt Lake County. They discussed Midvale City’s panhandling ordinance and were riveted when Mayor Seghini and Kane Loader came to discuss that at their meeting. He said the State is looking at Midvale’s ordinance.

E. **Councilmember Quinn Sperry** – reported that Chief Mazuran gave a great presentation on crime safety tips and graffiti at the Community Council meeting. Another issue was brought up regarding the safety of the school children crossing the street by the Trax Station at Bingham Junction Boulevard.

VI. MAYOR REPORT
**Mayor JoAnn B. Seghini** – had nothing to report.

**MOTION:** Councilmember Paul Glover MOVED to open a public hearing. The motion was SECONDED by Councilmember Quinn Sperry. Mayor Seghini called for discussion on the motion. There being none she called for a vote. The motion passed unanimously.

VII. PUBLIC HEARING(S)
A. **CONSIDER A TEXT AMENDMENT REQUEST TO AMEND THE LOT STANDARDS FOR CORNER LOTS WITHIN SINGLE-FAMILY RESIDENTIAL ZONES**

Matt Hilderman said the City Council has made a request to review our development lot standards for corner lots within the Single-Family Residential Zones (SF-1 & SF-2). The initial discussion suggested reviewing the existing lot and development standards for corner lots and proposing an allowance for additional development on larger corner lots with existing residential homes, specifically looking at the limitation created by the lot depth standard required on corner lots.

The existing Municipal Code for SF-1 and SF-2 lot and development standards for corner lots and accessory structures identifies the following:
SF-1 Lot Standard

- Minimum Lot Area = 7,000 Sq. Ft.
- Minimum Lot Width = 55 ft.
- Minimum Lot Depth = 90 ft. unless proposed lot width is 82 ft., then 80 ft. depth
- Corner Lots must meet minimum lot depth from both street frontages
- Front Yard Setback = 30 ft.
- Side Yard Setback = 8 ft.
- Rear Yard Setback = 25 ft.
- Corner Lots have two front yards, and no rear yard

SF-2 Lot Standard

- Minimum Lot Area = 5,000 Sq. Ft.
- Minimum Lot Width = 45 ft.
- Minimum Lot Depth = 90 ft. unless proposed lot width is 67 ft. then 80 ft. depth
- Corner Lots must meet minimum lot depth from both street frontages
- Front Yard Setback = 25 ft.
- Side Yard Setback = 5 ft.
- Rear Yard Setback = 15 ft.
- Corner Lots have two front yards and no rear yard

During our initial review and discussion on November 9, 2016, Staff discussed with the Planning Commission to continue recognizing and requiring the development standards as shown above; however, proposing an exception to the minimum lot depth from both street frontages, to allow an additional single family lot to be created in certain instances. Staff also discussed the location limitations currently placed on accessory structures on corner lots and is currently reviewing and proposing language for an exception to allow accessory structures to be located in a front yard setback, in certain instances; however, this language is not being proposed, at this time.

Staff has provided the proposed text amendment for review and discussion. In summary, this amendment addresses the following proposed changes:

- Any new proposed corner lot must include an existing residential structure.
- The reduced setback dimension shall not be less than the minimum lot width and the pre-existing structure must comply with the minimum side yard setback dimension.
- The minimum lot area shall comply with the underlying zone district and the new lot shall comply with the minimum lot depth from the other street frontage.

Planning Commission Recommendation

On December 14, 2016, a public hearing was conducted and initial comments from the public were received. The Planning Commission reviewed all the information received and discussed the aesthetics of this use as it related to the surrounding neighborhoods and overall city character. It was the Planning Commission’s recommendation to forward a positive recommendation of the ordinance amendment with the following motion:

“In order to provide additional opportunities for new single family detached homes in stable, residential neighborhoods and to mitigate visibility limitations on corner lots, I move that we
forward a positive recommendation to the City Council to add language in the SF-1 and SF-2 Zones corner lots as included in Attachment A but deferring a decision on ancillary buildings in those lots for further Staff review and rewriting of language.”

**City Council Discussion**
On January 17, 2017, the City Council discussed and addressed the ordinance language for this proposed text amendment. No further comments, suggestions, or requests were received.

Mayor Seghini opened the hearing to public comment.

Sophia Hawes-Tingey said she was in favor of this amendment for a nice home to be built.

**MOTION:** Councilmember Wayne Sharp MOVED to close the public hearing. The motion was SECONDED by Councilmember Stephen Brown. Mayor Seghini called for discussion on the motion. There being none she called for a vote. The motion passed unanimously.

**ACTION:** APPROVE ORDINANCE NO. 2017-O-2 TO ADD LANGUAGE TO AMEND THE LOT STANDARDS FOR CORNER LOTS WITHIN SINGLE-FAMILY RESIDENTIAL ZONES

**MOTION:** Councilmember Quinn Sperry MOVED that in order to accommodate uses not originally contemplated when the Zoning Ordinance was originally adopted and to provide additional opportunities for new single family detached homes in stable, residential neighborhoods, I move that we adopt Ordinance No. 2017-O-02 to add language to amend the lot standards for corner lots within Single-Family Residential zones, as included in Attachment A. The motion was SECONDED by Councilmember Paul Hunt. Mayor Seghini called for discussion on the motion. There being none she called for a roll call vote. The voting was as follows:

- Council member Stephen Brown  Aye
- Council member Paul Glover  Aye
- Council member Paul Hunt  Aye
- Councilmember Wayne Sharp  Aye
- Council member Quinn Sperry  Aye

The motion passed unanimously.

**VIII. CONSENT AGENDA**

A. APPROVE MINUTES OF JANUARY 17, 2017

B. APPROVE RESOLUTION NO. 2017-R-08 DECLARING SURPLUS OF OLD TECHNOLOGY, EQUIPMENT AND VEHICLES

**MOTION:** Councilmember Paul Glover MOVED to approve the consent agenda. The motion was SECONDED by Councilmember Wayne Sharp. Mayor Seghini called for discussion on the motion. There being none she called for a roll call vote. The voting was as follows:
IX. ACTION ITEM
A. APPROVE RESOLUTION NO. 2017-R-04 APPOINTING GEORGE VO-DUC AS THE MIDVALE CITY JUSTICE COURT JUDGE

Kane Loader said after a very extensive and lengthy selection process, George Vo-Duc was selected to become the Midvale City Justice Court Judge. On November 1, 2016 the Midvale City Council ratified the Mayor’s selection, which was then forwarded to the Administrative Office of the Courts (AOC).

Mr. Vo-Duc has undergone training with the AOC and has been appointed as the Justice Court Judge for Midvale City in accordance with the requirements of the AOC. A resolution has been prepared for the Council’s consideration confirming the Mayor’s appointment of George Vo-Duc as the Midvale City Justice Court Judge. The Oath of Office will also need to be administered at the meeting.

George Vo-Duc said he’s been on the bench for just over a week. He knew this was the right decision. He said he could not ask for a better position.

MOTION: Councilmember Paul Hunt MOVED to approve Resolution No. 2017-R-04 Appointing George Vo-Duc as the Midvale City Justice Court Judge. The motion was SECONDED by Councilmember Wayne Sharp. Mayor Seghini called for discussion on the motion. There being none she called for a roll call vote. The voting was as follows:

Council member Stephen Brown  Aye
Council member Paul Glover  Aye
Council member Paul Hunt  Aye
Council member Wayne Sharp  Aye
Council member Quinn Sperry  Aye

The motion passed unanimously.

The Oath of Office was administered to Judge George Vo-Duc by Rori Andreason, City Recorder.

B. CONSIDER ADOPTION OF RESOLUTION NO. 2017-R-07 AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN $11,500,000 AGGREGATE PRINCIPAL AMOUNT OF SALES TAX REVENUE BONDS, SERIES 2017; AND RELATED MATTERS

Laurie Harvey said the City is considering issuing Sales Tax Revenue Bonds in order to fund reconstruction and rehabilitation of roads. The project consists of bringing all roads in the City to a Pavement Condition Index of at least 80, and reconstructing and adding curb/gutter,
sidewalk, and storm drain features to about fourteen Midvale City streets. The project is expected to begin this spring, with a completion date of spring 2020.

The first step in the process of issuing the bonds is to adopt a Parameters Resolution setting forth our intent.

This Resolution authorizes the issuance of not more than $11.5 million of sales tax revenue bonds at an interest rate not to exceed six percent (6.0%) per annum, to mature in not more than 21 years, and to be sold at a price not less than 97% of the total principal amount thereof. The resolution also authorizes officers of the City to approve the final terms and provisions of the bonds within the parameters set forth.

A notice of intent to issue bonds will be published no less than fourteen days before the required public hearing. The public hearing is scheduled for March 7, 2017. The purpose of the public hearing is to receive input from the public with respect to the issuance of the Bonds and the potential economic impact that the Project will have on the private sector. A 30-day contest period will follow the public hearing.

**FISCAL IMPACT:**
We anticipate that the issuance of the bonds will provide construction funds of $9 million. Based upon a term of fifteen years, estimated debt service is about $810,000 per year. We plan to service the debt with B&C road revenue, which we estimate at $1.1 million per year.

Laura Lewis said the resolution before you is a parameters resolution to set the maximum bonds to be issued the term and the maximum underwriter’s discount. The terms are higher than what the actual terms will be for flexibility. She said they anticipate closing on April 18th. She discussed the process used to market the bonds. The public hearing for this matter will be held on March 7th.

**MOTION:** Councilmember Paul Hunt MOVED to adopt Resolution No. 2017-R-07 Authorizing the issuance and sale of not more than $11,500,000 aggregate principal amount of sales tax revenue bond series 2017; fixing the maximum aggregate principal amount of the bonds, the maximum number of years over which the bonds may mature, the maximum interest rate which the bonds may bear, and the maximum discount from par at which the bonds may be sold; delegating to certain officers of the issuer the authority to approve the final terms and provisions of the bonds within the parameters set forth herein; providing for the publication of a notice of public hearing and bonds to be issued; providing for the running of a contest period and setting of a public hearing date; authorizing and approving the execution of an indenture, a preliminary official statement, an official statement, a bond purchase agreement, and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; and related matters. The motion was SECONDED by Councilmember Wayne Sharp. Mayor Seghini
called for discussion on the motion. There being none she called for a roll call vote. The voting was as follows:

Council member Stephen Brown  Aye
Council member Paul Glover  Aye
Council member Paul Hunt  Aye
Council member Wayne Sharp  Aye
Council member Quinn Sperry  Aye

The motion passed unanimously.

C. DISCUSSION AND ACTION ON RESOLUTION NO. 2017-R-05 AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH VANCON INC. FOR THE CONSTRUCTION OF THE JORDAN VALLEY WATER CONSERVANCY DISTRICT 700 EAST METERING STATION

Keith Ludwig said as the Council may be aware, currently the City receives water from Sandy City for the eastern half of the City. This has in the past caused both Cities’ issues with water pressure. The City’s intent since taking over that water system was to eventually have water supplied by Jordan Valley Water Conservancy District (JVWCD). The first phase of that transition is now ready to be built.

The City’s consultant, Hansen, Allen, & Luce Inc., has designed a metering station to be located at roughly 7600 South 700 East. The meter station will tie into a 33” diameter line owned by JVWCD and then connect to the City’s distribution system. This project was put out to bid December 13th, 2016 with a bid opening of January 12th, 2017. Six total bids were received.

The bids were evaluated based on the criteria outlined in the bid documents, which include the bid price at 40% of the total score, approach to the project at 30% of the total score and past experience, including past work they have done with Midvale City, also at 30% of the total score.

Staff carefully looked at the approach that each contractor submitted. They were concerned as to how they would handle access into homes and businesses, traffic control, their approach to public relations, how they see the construction process progressing, and any other aspect to this project that the contractor views as crucial to its success.

The low score went to VanCon Inc. and staff recommended awarding this bid to them. The City has worked with VanCon previously, and is confident they can do the work in a timely and professional manner. In order to move this project along as fast as possible so the meter station will be operation prior to the summer high demand, he asked the Council to suspend the rules to take action on this item tonight.

FISCAL IMPACT: Their bid of $286,700 is within the budget of $1,406,000. The remaining portion of that budget, roughly $1.119 million will be used for the 2017 Waterline Replacement Project that will go out to bid in the near future.
MOTION: Councilmember Quinn Sperry MOVED to suspend the rules and approve Resolution No 2017-R-05, approving the agreement with VanCon Inc. for the construction of the JWVCD 700 East Meter Stations and authorize the Mayor to sign the agreement. The motion was SECONDED by Councilmember Stephen Brown. Mayor Seghini called for discussion on the motion. There being none she called for a roll call vote. The voting was as follows:

- Council member Stephen Brown: Aye
- Council member Paul Glover: Aye
- Council member Paul Hunt: Aye
- Councilmember Wayne Sharp: Aye
- Council member Quinn Sperry: Aye

The motion passed unanimously.

D. APPROVE RESOLUTION NO. 2017-R-06 A RESOLUTION INDICATING THE INTENT OF MIDVALE CITY COUNCIL TO ADJUST THE COMMON BOUNDARY WITH MURRAY CITY AT APPROXIMATELY 6604-6654 SOUTH 700 WEST AND SETTING A DATE FOR A PUBLIC HEARING TO BE HELD AT 7:00 P.M. ON APRIL 18, 2017

Kane Loader said Garbett Homes has purchased or in the process of purchasing the properties located at approximately 6604 – 6654 South 700 West, Murray City, with the intent of developing the property into 94 – 139 single-family homes. In the course of discussing this proposed development with Murray, it became apparent that it would be difficult to connect the development to Murray’s utilities—especially the Murray’s sewer lines—due to the topography of the development. Murray proposed that the development remain in Murray, but connect to Midvale’s utilities. However, Midvale did not feel that having nonresidents attached to the City’s utilities was in its best interest.

After reviewing its options, Garbett then approached both Murray and Midvale about a boundary line adjustment so that the property could become a part of Midvale and consequently could be connected to Midvale’s utilities. Both cities have reviewed this proposal and feel this is the most appropriate course of action in order for Garbett to develop the property.

In order to complete the boundary line adjustment, both cities will need to follow the procedure outlined in Utah Code 10-2-419. This procedure will involve simultaneous actions by both Midvale and Murray City Councils in order for the boundary line adjustment to take place. In this spirit, Murray and Midvale will both be considering similar resolutions tonight.

MOTION: Councilmember Wayne Sharp MOVED to open this item up to public comment. The motion was SECONDED by Councilmember Paul Hunt. Mayor Seghini called for discussion on the motion. There being none she called for a vote. The motion passed unanimously.

Jacob Alstead, Garbett Homes, said there is value of having new single family residences in the City.
Councilmember Paul Glover said the single family homes in that area are stable. He was in favor of moving forward. Councilmember Stephen Brown agreed.

Councilmember Wayne Sharp asked for an assurance that only single family homes will be built in this area.

Phillip Hill said the development will be in the SF-2 zone so single family homes must be built. Murray City also wants an agreement that Midvale won’t change the zone.

**MOTION:** Councilmember Wayne Sharp MOVED to close this item up to public comment. The motion was SECONDED by Councilmember Quinn Sperry. Mayor Seghini called for discussion on the motion. There being none she called for a vote. The motion passed unanimously.

**MOTION:** Councilmember Paul Hunt MOVED that we approve Resolution No. 2017-R-06 indicating the City Council’s intent to adjust the common boundary with Murray City at approximately 6604 – 6654 South 700 West and set a date for the public hearing to be held at 7:00 p.m. on April 18, 2017. The motion was SECONDED by Councilmember Stephen Brown. Mayor Seghini called for discussion on the motion. There being none she called for a roll call vote. The voting was as follows:

- Council member Stephen Brown  Aye
- Council member Paul Glover  Aye
- Council member Paul Hunt  Aye
- Councilmember Wayne Sharp  Aye
- Council member Quinn Sperry  Aye

The motion passed unanimously.

### X. CLOSED SESSION TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL

**MAYOR:** Mayor JoAnn B. Seghini

**COUNCIL MEMBERS:** Council Member Wayne Sharp
- Council Member Stephen Brown
- Council Member Paul Glover
- Council Member Paul Hunt
- Council Member Quinn Sperry

**STAFF:** Kane Loader, City Manager; Phillip Hill, Asst. City Manager/CD Director; Laurie Harvey, Asst. City Manager/Admin. Services Director; Rori Andreason, H.R. Director/City Recorder; and Lisa Garner, City Attorney.

**MOTION:** Councilmember Wayne Sharp MOVED to go into a closed session to discuss the character, professional competence or physical or mental health of an individual. The motion was SECONDED by Councilmember Stephen Brown.
Mayor Seghini called for discussion on the motion. There being none the she called for a roll call vote. The voting was as follows:

- Council member Stephen Brown  Aye
- Council member Paul Glover  Aye
- Council member Paul Hunt  Aye
- Council member Wayne Sharp  Aye
- Council member Quinn Sperry  Aye

The motion passed unanimously.

The Council went into closed session at 8:48 p.m. Mayor Seghini excused herself from the closed session at 8:52 p.m.

**MOTION:** Councilmember Wayne Sharp MOVED to reconvene into open session. The motion was SECONDED by Councilmember Stephen Brown. Mayor Seghini called for discussion on the motion. There being none she called for a vote. The motion passed unanimously.

The Council reconvened into open session at 10:00 p.m.

X. **ADJOURN**

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

The meeting adjourned at 10:01 p.m.

Rori L. Andreason, MMC  
H.R. DIRECTOR/CITY RECORDER

Approved this 21st day of February, 2017.
## Midvale City Council Meeting
### Sign In Sheet

**Tuesday, February 7, 2017**

<table>
<thead>
<tr>
<th>NAME (PLEASE PRINT)</th>
<th>ADDRESS</th>
<th>CITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Calvin Brady</td>
<td>841 Normandy Way</td>
<td>Midvale</td>
</tr>
<tr>
<td>Blanche Brady</td>
<td>591 Normandy Way</td>
<td>Midvale</td>
</tr>
<tr>
<td>Robert Hale</td>
<td>275 E NORTHLINCOLN Ave</td>
<td>Midvale</td>
</tr>
<tr>
<td>Barbara Calchera</td>
<td>436 E 800 S, Sandy, UT</td>
<td>Sandy</td>
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<tr>
<td>Trilla Bean</td>
<td>7757 S, 200 S</td>
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<tr>
<td>Kon Drzewski</td>
<td>6362 S Crystal River Dr</td>
<td>Murray</td>
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<td>Laurene Walker</td>
<td>7886 S Olympic St.</td>
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<td>Barry J. Ware</td>
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<tr>
<td>David Fair</td>
<td>7552 S. Jefferson</td>
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<tr>
<td>Rebe Shilts</td>
<td>81 Lytle Drive</td>
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<tr>
<td>Rick Davidson</td>
<td>018-3816, 3rd Ave</td>
<td>Holladay</td>
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<tr>
<td>Spencer Means</td>
<td>384 Princeton Dr</td>
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<td>Catherine Reynolds</td>
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<td>7425 S Maple</td>
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<tr>
<td>Laura Lewis</td>
<td>41 W. Rio Grande 10</td>
<td>Salt Lake</td>
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<td>Jake Fischer</td>
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