MIDVALE CITY COUNCIL MEETING
AGENDA
March 27, 2018

PUBLIC NOTICE IS HEREBY GIVEN that the Midvale City Council will hold a regular meeting on the 27th day of March 2018 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
C. Proclamation Declaring April as National Child Abuse Prevention Month

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 Dustin Gettel
B. Councilmember Paul Glover
C. Councilmember Quinn Sperry
D. Councilmember Bryant Brown
E. Councilmember Paul Hunt

VI. MAYOR REPORT
A. Mayor Robert Hale

VII. CONSENT AGENDA
A. Consider Minutes of March 6 & 13, 2018 [Rori Andreason, HR Director/City Recorder]

VIII. ACTION ITEMS
A. Approve Revel Park Final Subdivision Plat (formerly Olson Amended Subdivision) for an 8-lot subdivision located at 7054-7088 South 300 East [Alex Murphy, Associate Planner]
B. Approve Resolution No. 2018-R-12 authorizing the Mayor to enter into the TIGER Stakeholder Agreement with UTA [Lisa Garner, City Attorney]

IX. 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 day 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 also posted at the following locations on the date and time as posted above: City Hall Lobby, on the City’s website at www.midyalecity.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: MARCH 23, 2018

RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER
MIDVALE CITY COUNCIL MEETING

Minutes

Tuesday March 27, 2018
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Robert M. Hale

COUNCIL MEMBERS: Council Member Dustin Gettel
Council Member Paul Glover
Council Member Quinn Sperry
Council Member Bryant Brown
Council Member Paul Hunt

STAFF: Laurie Harvey, Asst. City Manager/Admin. Services Director; Rori Andreason, H.R. Director/City Recorder; Lisa Garner, City Attorney; Larry Wright, Public Works Director; Matt Dahl, Redevelopment Agency Director; Alex Murphy, Associate Planner; Lesley Burns, City Planner; Laura Magness, Communications Specialist; Chief Randy Thomas, UPD; Brad Larson, UFA; and Matthew Pierce, IT Manager.

Mayor Hale called the meeting to order at 6:33 p.m.

I. INFORMATIONAL ITEMS
   A. DEPARTMENT REPORTS

Chief Randy Thomas discussed recent graffiti issues and the program to get it removed as quick as possible. He also informed the Council of the National Take Back for prescription drugs at Hillcrest High School on April 28th. He also mentioned that he has grant funds available for another crosswalk enforcement day which will be conducted on April 2-7.

Councilmember Dustin Gettel asked if the stats for the good landlord program have increased or decreased over the last month.

Chief Thomas said they seem to be the same. He is working on providing a comprehensive report with more detailed information.

Chief Brad Larson introduced Kristin who will be the area Fire Marshall. He said she has completed her Master’s Degree in Behavioral Science at the University of Utah. She started with UFA in 2014 and went through a physically and mentally rigorous 16-week training. She also graduated from paramedic school and was promoted in 2016. He said he is happy to have on the team. She will be working with city staff on new projects.

Lisa Garner said she received a decision on an applicant that applied for a zoning change with respect with his property allowing a duplex in his home; allowing two kitchens. The duplex zoning
request was denied. It was appealed to an ALJ and then to the District Court. The District Court Judge found in favor of the applicant stating the denial of the request could not be based on having a second kitchen. The City needs to clarify the ordinance further in regards to what constitutes a single family dwelling (i.e. multiple kitchens, etc.). She said the Planning department is prepared to move forward on this.

Larry Wright said the white line on Millennial has been removed.

Laurie Harvey said she received the bond ratings back from rating agencies. This is on the 2018 water, sewer and storm water revenue bonds. The rating from Fitch is AA- with stable outlook. Standard and Poor rating is A+ with positive outlook. Those ratings match what’s on the existing revenue bonds except Standard and Poor upgraded the outlook from standard to positive.

Councilmember Paul Hunt said those ratings are very impressive and congratulated Laurie Harvey. Laurie Harvey said Standard and Poor could increase the rating from A+ to a AA- depending on the buildout of the Jordan Bluffs area and completion of some of the capital improvement plan. Both agencies liked the city’s affordable service rates, moderate debt levels, rate flexibility and willingness of the City Council to adjust rates as needed to maintain the debt service coverage, strong liquidity and manageable capital needs. The City’s financial advisor has recommended the City to purchase bond insurance. This existed years ago. There is a company named Build America Mutual that covers public bonds. With this coverage the underlying rating with Standard and Poor would increase to AA, which means the bonds could be marketed as AA bonds instead of the A+. The cost of the insurance offsets the increase to the underlying rating. The bonds will be marketed and sold next week.

Laurie Harvey said the City Engineer was asked to look at the sidewalk ramps that have not been modified to ADA standards. There’s a total of 395 of which 85 will be taken care of with road projects over the next few years, leaving 310. The cost of each ramp is $4,300 so the total would be $1.3 million dollars. He mentioned there are 22 ramps along the east end of Garden View.

II. CITY MANAGER’S REPORT
Kane Loader was on vacation.

III. GENERAL BUSINESS
A. Welcome and Pledge of Allegiance

B. Roll Call – Council Members Quinn Sperry, Paul Glover, Paul Hunt, Bryant Brown and Dustin Gettel were present at roll call.

C. Proclamation Declaring April as National Child Abuse Prevention Month
Mayor Hale read the proclamation into the record declaring the month of April as National Child Abuse Prevention Month. Laura Watts and Bobbie Reasch were present from the Family Support Center to receive this proclamation.

IV. PUBLIC COMMENTS
Sophia Hawes-Tingey said the declaration of April as National Child Abuse Prevention month is very important and felt every month should be child prevention month. She said the topic at the
next Community Council meeting will be “Tales from the 2018 Utah State Legislative Session”. In May they will have someone from the Salt Lake County Housing Authority on how to detoxify your homes. She invited everyone to attend.

Kathleen Riebe, Utah State Board of Education Board Member, distributed some fingertip facts regarding issues the board is working on to improve education. She discussed Midvale Elementary and the large number of students there. She reviewed what the state and school districts were doing to improve education. She said the Data Gateway is a website anyone can go to see how all the schools are doing. She said the scores of the students at the schools are good. She said she is also running for state senate and would like to hear any concerns.

Councilmember Bryant Brown asked what the parents could look forward to seeing at Midvale Elementary in regards to grades to see a turnaround or improvement.

Kathleen Riebe said the school grading system has not received any support. Midvale Elementary has done some great things. They are moving to a dashboard where you can see the growth from one year to the next. They are working on wrap around services that provide a better school environment. Wrap around is more counselors, social workers, behavioral health aids.

Councilmember Paul Glover said he feels a single grade becomes a major problem with bringing in new residents to Midvale City. This problem needs to be addressed.

Kathleen Riebe said that district wide they are trying to get more services to create money, and then with that money to create add-ons to the populations that need help.

Councilmember Paul Glover said the state needs to get more involved and help with the homelessness problems.

Councilmember Bryant Brown asked if the school district draws the boundary’s. Midvale Elementary has a very large number of students.

Kathleen Reibe said that it is not a state decision, it’s a district decision. Midvale Elementary has the largest school boundary. The school does really well in spots. There are some kids that struggle.

Dr. Kathy Allen said she is running for State Senate 8. She belongs to the citizens group and has a problem with pygmy goats. She ran for congress last year and learned a lot. She learned how to think analytically. She has learned that if you don’t dose your facts with compassion, they are not well absorbed. Public service is ultimately about the people. She said her husband has taught her how to be unconditionally loved, and timing. She said as a doctor, she knows a lot about medical care.

Councilmember Dustin Gettel asked about election event dates.

Dr. Kathy Allen said April 14th is the Salt Lake County Convention, the delegates will choose the nominees. On April 28th the state convention for the democrats, where the nominees for federal office are chosen.
V. COUNCIL REPORTS

A. Councilmember Dustin Gettel – said he sent an email about graffiti and since Kane is not here, he will wait until he gets back to discuss that topic. He’s had some emails about pygmy goats. Cottonwood Heights City has been dealing with this as well so he would like to see what their decision was on it. He would like to have a discussion and prepare an ordinance allowing pygmy goats. He said he would also like to acknowledge National Woman’s Month.

B. Councilmember Paul Glover – said he would like to discuss the graffiti ordinance at a workshop meeting. Also, he advised to remove any standing water in yards to prevent mosquitoes.

C. Councilmember Quinn Sperry – reported on the recent homeless meeting he attended. The shelter board discussed how to deal with drugs in the shelter. They are looking at including the Midvale shelter for meals service.

D. Councilmember Bryant Brown – said there is a gentleman that lives on Pioneer and Garden View. His curb is painted red then turns and goes in front to his house. He never asked for that. He cannot see why his house has half the front painted red. He said he wants to get the 8’ of red paint in front of his house removed. Lisa Garner said the City has received a lot of complaints about that property and parking.

Councilmember Bryant Brown said when Center Street was closed, the contractors used the area to park their vehicles. If Center Street is closed, they should be working on the street. It’s causing a lot of traffic issues. It looks like it could be opened. He also reported that Melanie Beardall is moving on from the Arts Council this fall. He would like the City to look at the carport setback ordinance. He said a resident contacted him because he is building a carport and received a stop work order. This resident does not have a building permit but he would like to see if there is a way the resident could keep the carport and not have to tear it down.

E. Councilmember Paul Hunt – had nothing to report.

VI. MAYOR REPORT

Mayor Robert M. Hale – Canyon’s School District is having a fund raiser on April 19th. He asked the Council if they would like the City to sponsor a level of support. The Council agreed on purchasing a table. He asked staff to put the crosswalk enforcement campaign dates on the website and advertise it. He met with the University of Utah Outreach Program. They would like to target populations that have a high rate of diabetes. Midvale is a candidate for this. They will set up at different places within the City to meet with residents to discuss diabetes prevention. This will be in the month of April. He also asked for council members to serve on the Harvest Days Committee.

VII. CONSENT AGENDA

A. CONSIDER MINUTES OF MARCH 6 & 13, 2018
MOTION: Councilmember Paul Glover MOVED to approve the consent agenda. The motion was SECONDED by Councilmember Quinn Sperry. Mayor Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council member Quinn Sperry   Aye
Council member Paul Glover   Aye
Council member Paul Hunt   Aye
Councilmember Bryant Brown   Aye
Council member Dustin Gettel   Aye

The motion passed unanimously.

VIII. ACTION ITEMS

A. APPROVE REVEL PARK FINAL SUBDIVISION PLAT (FORMERLY OLSON AMENDED SUBDIVISION) FOR AN 8-LOT SUBDIVISION LOCATED AT 7054-7088 SOUTH 300 EAST

Alex Murphy said the proposed Revel Park (formerly Olson Amended) Subdivision plat consists of eight (8) proposed lots on a total of 0.87 acres located north of 7200 South on 300 East and has been submitted by Jill Kinder, owner of the property.

All subdivisions require a review and recommendation from the Planning Commission and approval from the City Council with public hearings held before each body. The Planning Commission conducted a public hearing on this subdivision plat on January 10, 2018 and recommended approval to the City Council. The City Council held a public hearing on the subdivision on February 6, 2018 and, based on compliance with the City’s zoning and subdivision requirements, approved the preliminary subdivision plat for the Olson Amended Subdivision (now identified as Revel Park Subdivision) with the following conditions:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal, and City Council.
2. A minimum of four (4) additional street trees are required to be planted along 300 East. There shall be a note added to the plat requiring the trees to be planted prior to issuance of certificates of occupancy.
3. The applicant shall obtain duty to serve letters for water and sewer prior to the subdivision plat being recorded.
4. The applicant shall provide evidence that courtesy notices have been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and CenturyLink regarding the utility easements on the subdivision plat prior to final approval.
5. All new development on the flag lots shall comply with the flag lot requirements, i.e. setbacks, height (single story), parking, and 20-foot wide paved driveway. A note indicating these requirements shall be included on the final subdivision plat.
6. The flag lot driveway shall remain clear of overhanging vegetation and no parking signs posted. A note stating this shall be included on the final subdivision plat.
7. A minimum six-foot high screening fence shall be constructed and maintained around the exterior of the project. This fence shall be completed prior to certificates of occupancy being issued on the lots. A note indicating this requirement shall be included on the final subdivision plat. The owner will also work with the neighboring property in replacing or enhancing the existing fences or working with them, as needed.
8. The existing structures on the property will need to be demolished prior to the subdivision plat being recorded.

The applicant has prepared and submitted the final plat. The required notes have been added and the duty to serve letters and utility notices submitted.

The proposed subdivision plat was reviewed and approved by the Fire Marshall and City Engineer.

No demolition permits have been requested to remove any existing structures on the property.

STAFF RECOMMENDATION:
Staff recommended the City Council approve the subdivision plat for the Revel Park Subdivision with the following conditions:
1. Any existing structures on the property shall be demolished prior to recording of the subdivision plat.
2. The applicant shall obtain all required signatures on the final subdivision plat Mylar.

MOTION: Councilmember Quinn Sperry MOVED that based on demonstrated compliance with the requirements of the Midvale City Municipal Code, I move that we approve the subdivision plat for the Revel Park Subdivision with the following conditions:
1. Any existing structures on the property shall be demolished prior to recording of the subdivision plat.
2. The applicant shall obtain all required signatures on the final subdivision plat mylar.

The motion was SECONDED by Councilmember Paul Hunt. Mayor Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council member Quinn Sperry Aye
Council member Paul Glover Aye
Council member Paul Hunt Aye
Councilmember Bryant Brown Aye
Council member Dustin Gettel Aye

The motion passed unanimously.

B. APPROVE RESOLUTION NO. 2018-R-12 AUTHORIZING THE MAYOR TO ENTER INTO THE TIGER STAKEHOLDER AGREEMENT WITH UTAH TRANSIT AUTHORITY

Lisa Garner said in 2016, UTA, in cooperation with Midvale City and over 30 other public entities submitted a grant application to the United States Department of Transportation seeking a Transportation Investment Generating Economic Recovery ("TIGER") discretionary grant. In July of 2016 the TIGER grant was awarded to UTA in the amount of $20 million. Midvale City desires to use the grant funds awarded under the TIGER Grant Program to improve its crosswalk near the UTA Trax crossing on Center Street. Midvale City must provide matching funds in the amount of approximately $40,000.00 to the project which is estimated to cost approximately $198,278.00. The Stakeholder Agreement and Supplemental No. 1 to the Stakeholder Agreement memorializes
the agreement to install a Pedestrian Hybrid Beacon Crosswalk System also known as a HAWK Crossing.

**Fiscal Impact:** The fiscal impact to the City will involve the matching funds in the amount of $40,000.00.

**MOTION:** Councilmember Dustin Gettel MOVED to adopt Resolution No. 2018-R-12 authorizing the Mayor to enter into the TIGER Stakeholder Agreement and Supplement No. 1 to Stakeholder Agreement with Utah Transit Authority. The motion was SECONDED by Councilmember Paul Glover. Mayor Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

- Council member Quinn Sperry: Aye
- Council member Paul Glover: Aye
- Council member Paul Hunt: Aye
- Councilmember Bryant Brown: Aye
- Council member Dustin Gettel: Aye

The motion passed unanimously.

**IX. ADJOURN**

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

The meeting adjourned at 8:10 p.m.

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

Approved this 17th day of April 2018.
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<thead>
<tr>
<th>NAME (PLEASE PRINT)</th>
<th>ADDRESS</th>
<th>CITY</th>
</tr>
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<tbody>
<tr>
<td>Bobbi Reasch</td>
<td>9776 S. Carriage House Lane</td>
<td>Sandy</td>
</tr>
<tr>
<td>Kathleen Riebe</td>
<td>9040 S. Greendale Dr</td>
<td>Cottonwood Heights</td>
</tr>
<tr>
<td>Melanie Beardall</td>
<td>8168 S Wilson St</td>
<td>Midvale</td>
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<tr>
<td>Jill Kinder</td>
<td>6225 Haven Oaks Pk.</td>
<td>Murray</td>
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