



**Minutes of the  
Millcreek City Council  
May 23, 2022  
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 a May 23, 2022 at City Hall, located at 3330 S. 1300 E., Millcreek, UT 84106. The meeting was live streamed via the City's website with an option for online public comment.

**PRESENT:**

**Council Members**

Jeff Silvestrini, Mayor  
Silvia Catten, District (electronic)  
Thom DeSirant, District 2 (electronic)  
Cheri Jackson, District 3  
Bev Uipi, District 4

**City Staff**

John Brems, City Attorney  
Alexander Wendt, Deputy Recorder  
Mike Winder, City Manager  
Laurie Johnson, HR-Finance Director  
Francis Lilly, Assistant City Manager  
Kurt Hansen, Facilities Director  
Josie Showalter, CDBG/Grants Administrator  
Kayla Mayers, Promise Program Manager  
John Miller, Public Works Director

**Attendees:** Laura Briefer, Jesse Stewart, Rick Hansen, John Knoblock

Minutes by Alexander Wendt.

**WORK MEETING – 5:00 p.m.  
TIME COMMENCED – 5:02 p.m.**

Mayor Silvestrini called the work meeting to order.

**1. Salt Lake City Department of Public Utilities Presentation; Laura Briefer, Director**

Mayor Silvestrini said that Salt Lake City Public Utilities serves a large portion of Millcreek, and the city has been in discussion with Salt Lake City Public Utilities about growth, water system maintenance, and construction. Ms. Briefer said that Salt Lake Public Utilities coordinates with Millcreek in many ways, one of these is through the Central Wasatch Commission. The four different utilities from the Salt Lake Public Utilities division are drinking water, wastewater, stormwater, and street lighting. Drinking water utility serves customers inside and outside Salt Lake City. Salt Lake City was asked to extend the water system during the initial growth of the valley. The Fiscal Year 2023 budget priorities are, aging infrastructure investment, water stewardship, regulatory programs, operations and maintenance, financial health (rate increases are a big part of this and they are also going to focus on rate structure), sustainability and resilience, and employee well-being. Utility

resilience is a big priority. Parley's Canyon is an important watershed, there is also major infrastructure there; it shares a watershed boundary with Millcreek Canyon. When a wildfire happens in Parley's Canyon this could cause a lot of harm downstream in water quality and water availability. Salt Lake City Public Utilities is creating strategies to deal with inflation, pandemic, and drought. Community engagement is important for being a resilient utility. The total proposed budget is \$413,124,942, 61% of the budget will be capital improvements as part of building a new water treatment plant. They are proposing increases for water, sewer, and stormwater utilities. The operations budget is \$122,794,572. The proposed water utility budget is \$132,752,815. Water service fees contributes most of the projected revenue. Salt Lake City Public Utilities is proposing a rate increase of 15%. Capital Improvement Program categories include, treatment plants, waters service connections, pumping plant upgrades, reservoirs, water mains and hydrants, and wells.

Ms. Briefer spoke about current water related infrastructure. There are three water treatment plants, 26 active groundwater wells, 7 water storage dams and reservoirs, 32 water distribution tanks, 1,318 miles of water lines, 190 square miles of watershed, and it serves 364,000 people. Factors in prioritizing water infrastructure projects include asking how critical the infrastructure is. Regulatory compliance issues also affect the timing of projects. Agency coordination with cities and UDOT is very important. Financial strategies must take budgets and rates into account. Contractors, engineers, and consultants matter a great deal, and finally public impact affects projects. Their rate adjustment history since 2014 is very steady with most years having at least some rate increases. The projected five-year rate adjustments show 15% increases in 2023, 2024, 2025 and then a 10% increase in 2026. The annual impact of water rate adjustments for Fiscal Year 2023 shows a residential property that uses the minimum amount of water would have a 15.28% change in their annual bill. Their monthly bill would also have a 15.28% increase. This is a \$3.90 increase in a monthly bill. Water rates in Salt Lake City compared to other western states is far lower in Salt Lake City. In Salt Lake City the percentage cost of residential water and wastewater compared to the median household income is currently 0.67% and will change to 0.95% after the rate changes.

Mayor Silvestrini asked if there should be a more comprehensive replacement plan. Ms. Briefer said if Millcreek had a road reconstruction plan, but the water mains needed work too, the work would be done at the same time. The master plan for the utilities will be updated as needed during a fiscal year. It is a challenge to assess the condition of a waterline. Most of them are pressurized and must be turned off for assessment. Council Member Uipi asked what project costs \$800 million. Ms. Briefer said it was the water treatment plant project. Mayor Silvestrini said many years ago in Canyon Rim there was an assessment done to increase fire-flow pressure and asked if the Utility conducts this. Ms. Briefer said that the Utility does not often work on projects like that. Mr. Stewart from the Utility explained that there would be equity built into a project like that. Mayor Silvestrini spoke about how Utah is facing a lot of growth. Residential density is increasing, and this all begs the question, "Do we have enough water? Does the system have enough capacity for growth?" Ms. Briefer said every few years the Utility updates the 40-year plan, the current plan goes out to 2060. During dry years the Utility is hitting the limits of the current and future supplies by 2060. The Utility is setting new goals for water conservation. They are updating their long-range plans again in Fiscal Year 2024. Growth is a difficult because of water constraints. The more diversions away from the Great Salt Lake will increase the decline of the Great Salt Lake.

## **2. Grant Presentation: Josie Showalter, CDBG/Grant Administrator and Kayla Mayers, Promise Program Manager**

Ms. Showalter and Ms. Mayers gave a presentation on closed grants in Millcreek. The Rain Clouds grant for \$1 million helps finish part of the Bonneville Shoreline Trail. Millcreek received \$26,072 for the acquisition of property. Millcreek received \$123,710 for help with the Jordan River Trail. Millcreek received \$3,000 from Thrive 125 for help with the Promise Program. Open grants include the Boyer Project for \$2.5 million, the Hudson Project for \$2.5 million, and then \$2.5 million for Millcreek Common West. These grants are from the Governor's Office of Economic Opportunity. Mr. Winder, Economic Development Director, said these grants support infrastructure related to these projects. Millcreek received quite a few grants from the Utah Outdoor Recreation Grant. Millcreek received \$500,000 for the ice ribbon, \$250,000 for the Jordan River Trail, and \$200,000 for the climbing wall on City Hall. Ms. Mayers explained how Millcreek received \$10,000 for an outdoor classroom at Millcreek Elementary. Millcreek received an additional \$10,000 to add bike infrastructure to Millcreek Common. Millcreek received about \$231,400 for projects related to the Community Development Block Grant. Millcreek may also receive \$117,000 more for the Jordan River trail. This must be spent by the end of the fiscal year. The National League of Cities awarded Millcreek \$15,000 to help offer entrepreneurship classes to refugees and immigrants. Mayor Silvestrini asked if this is related to the English classes currently being taught. Ms. Mayers explained this is a different program. Council Member Uipi asked who would own the electronic devices for the Entrepreneurial Program. Ms. Mayers said Millcreek would own the devices. Ms. Mayers spoke about Health in All Policies. This grant is from Get Healthy Utah. It is designated Healthy Utah Communities. This creates a framework that encourages municipalities to consider social determinates of health when updating or creating new policy. These strategies include collaboration, envisioning strategies, making plans, investing in change, and then tracking progress. This will be a year-long process. A project example is considering health in zoning updates in collaboration with the Planning Department. Ms. Mayers will hold a staff meeting to discuss this more. Ms. Showalter is working on many pending grants, some of these grants are for as much as \$5 million.

## **3. Millcreek City Logo Discussion; Mike Winder, City Manager**

Mayor Silvestrini said the Council might consider re-ordering the agenda to move some items from the work meeting to the regular meeting and then have a closed session.

Mr. Winder spoke about how Millcreek needs a simpler logo. Discussions have been ongoing for some time. The Millcreek logo has evolved overtime becoming simpler. Mr. Winder gave three options for a new logo. Staff recommended the middle logo in the presentation. Council Member Uipi said she liked the middle logo. Council Member Catten asked about changing to a sans-serif font because this helps with readability. Council Member Jackson said she likes the current font. The new flag could be made to match the new logo.

Mayor Silvestrini asked the Council to reorder the agenda to accommodate the closed session and move it to the work meeting.

**Council Member Uipi moved to move the closed session to the work session and discuss the rest of the work session items after item 1.3 in the regular meeting at 7pm. Council**

Member Jackson seconded. Mayor Silvestrini asked for the vote. All Council Members voted yes. The motion passed unanimously.

Council Member Jackson made the motion to go into a closed session for the purpose of discussing the purchase, sale, or trade of real property as provided by Utah Code 52-4-205. Council Member Uipi seconded. The Deputy Recorder called for the vote. All Council Members voted yes. The open session ended at 6:36 p.m.

4. Discussion on Potential Coordination with Granite School District and Salt Lake City Department of Public Utilities to Provide Space for Parks, Rita Lund, Communications Director, and John Miller, City Engineer
5. Staff Reports
6. Discussion of Agenda Items, Correspondence, and/or Future Agenda Items

Council Member Jackson moved to adjourn the work meeting at 7:03p.m. Council Member Uipi seconded. Mayor Silvestrini called for the vote. All Council Members voted yes. The motion passed unanimously.

**REGULAR MEETING – 7:00 p.m.**  
**TIME COMMENCED: 7:05 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 Public Comment**

There was no public comment.

**1.3 Unified Police Department Millcreek Precinct Officer of the Month for April 2022**

Chief DeBry gave the presentation for officer of the month. On April 6, 2022, Officer Martinez reviewed the shift report at the beginning of his shift and noticed the description of a stolen vehicle. Officer Martinez saw the same stolen vehicle at Holladay Hills apartments. The occupants of the car were detained without incident. The occupants of the vehicle had 45 grams of methamphetamine in their possession. The Citizens Advisory Board gave a small gift to Officer Martinez.

**Continuation from Work Meeting**

Mayor Silvestrini explained how at the end of the work meeting the Council re-ordered the agenda to have Rita Lund and John Miller speak on Potential Coordination with Granite School District and Salt Lake City Department of Public Utilities to provide space for parks. Ms. Lund explained how Granite School District may be interested in leasing some land to Millcreek for a dog park. Mayor Silvestrini said that Millcreek does have a lack of space for dog parks. Two parcels near Van Winkle have been problematic because of homeless camps.

These parcels are in the discussion for a dog park as well. Ms. Lund said there is a 2.35-acre parcel on 900 E. that would not be suitable for a dog park, but it could be a good spot for pickle ball courts or something similar. There is a well in the upper northwest corner of the property. This parcel is owned by Salt Lake City Public Utilities. Mr. Miller said staff will do some concept designs to see how the land could be used. Mayor Silvestrini explained that open space like this was hard to find. An interlocal agreement would be created to make the improvements. Council Member Catten said that she received a lot of emails about this land and the homeless camps. Council Member Catten explained how adding a very simple path in the area would be used by many residents, especially older residents, and she would support that.

## 2. Planning Matters

### 2.1 Discussion and Consideration of Ordinance 22-26, Accepting the Pinnacle Place Cul-De-Sac as a Public Street

Francis Lilly, Planning Director, said this ordinance was the formal means by which Pinnacle Place would become a public street.

**Council Member Uipi moved to approve item 2.1. Council Member Jackson seconded. The Deputy Recorder called for the vote. All Council Members voted yes. The motion passed unanimously.**

Mayor Silvestrini noted for the record that Council Member DeSirant left after the work meeting and Council Member Catten was participating electronically.

## 3. Financial Matters

### 3.1 Unified Police Department (UPD) Funding Discussion

Finance Director, Laurie Johnson gave a presentation on the UPD contract. Ms. Johnson presented an option for a property tax increase of 5.24% beginning in 2022. This is based on numbers the city currently knew. Option 4b has a property tax increase, and an energy use tax beginning in fiscal year 2023. One question to consider is when the city should begin the energy sales and use tax. In fiscal year 2024 or mid-year fiscal year 2023. The tentative budget has a 4.97% property tax increase. Option 4 has a 5.42% increase, option 4a has a 4.97% increase, and option 4b is a 4.51% increase. Mayor Silvestrini said the police wage increases all over the county and state require an increase in the UPD contract. There is not enough money to fund the contract without cutting police service. Mayor Silvestrini said that the public would not be able to stomach those cuts to police service because they would be so drastic. Mayor Silvestrini explained that a franchise tax would even be charged to non-profit entities who receive services but do not pay property taxes. Mayor Silvestrini explained how if Millcreek funded the UPD contract only from property tax increases it would require a 17% increase. Millcreek is not able to keep taxes at the same rate with how much the police budget has increased to retain officers. This is not a unique problem to Millcreek. This is an issue all over the county and state. Millcreek will be taking money from the fund balance to offset some of the cost. South Jordan has proposed a 14% property tax increase and West Valley proposed an increase at 9%. Ms. Johnson said there are no painless solutions for this.

Council Member Uipi asked about option 4b and if it is the least costly. Ms. Johnson said option 4b is the least costly option per household. For 2022, the Millcreek average

residential assessed value of a home is \$653,100. Council Member Jackson said she likes the idea of adding a mid-year energy sales and use tax rather than at the beginning of a fiscal year. Council Member Uipi said this would allow time to do public outreach. Council Member Catten said the mid-year change is probably better. Ms. Johnson said the consensus seems to be option 4b. Mayor Silvestrini agreed. Council Member Jackson said it would be nice to see how much a school property or church property would contribute since they are currently not contributing to property taxes. Ms. Johnson said Rocky Mountain Power is working on this, but they need more information. The more information the city has before going into public outreach the better. Council Member Uipi thanked Ms. Johnson for her very hard work.

### **3.2 Public Hearing on Consideration of a Monetary Appropriation of Up to \$10,000 to Trails Utah**

Mayor Silvestrini explained that Millcreek has obtained two properties to help add more trail space to the Bonneville Shoreline trail. Ms. Lund explained that this money is coming from the Capital Improvements Fund. Mr. Miller agreed. Mayor Silvestrini asked John Knoblock, from Trails Utah, to talk about this part of the trail. The Bonneville shoreline trail project began about in 1990. The first section was completed in 2000. In 2010 the Forest Service ran an assessment that tried to determine how to move the trail through Millcreek. At that point in time some people did not want the trail going behind their homes. The Forest Service later found that was an impractical route. The only realistic route came off the Pipeline Trail. For Millcreek this is a good investment. Utah State has approved a \$50,000 grant for this section of trail. Mayor Silvestrini said that he had worked on this project when he was part of the Mount Olympus Community Council many years ago.

**Council Member Uipi moved to open the public hearing regarding consideration for a monetary appropriation of up to \$10,000 to Trails Utah. Council Member Jackson seconded. Mayor Silvestrini called for the vote. All Council Members voted yes. The motion passed unanimously.**

There were no comments.

**Council Member Uipi moved to close the public hearing. Council Member Jackson seconded. Mayor Silvestrini called for the vote. All Council Members voted yes. The motion passed unanimously.**

### **3.3 Discussion and Consideration of Ordinance 22-25, Approving a Monetary Contribution of up to \$10,000 to Trails Utah**

**Council Member Uipi moved to approve item 3.3. Council Member Jackson seconded. The Deputy Recorder called for the vote. All Council Members voted yes. The motion passed unanimously.**

## **4. Reports**

### **4.1 Mayor's Report**

Mayor Silvestrini said the prior week he participated in a UPD Board Meeting where the Board approved their tentative budget. Part of the budget was a wage increase for UPD



officers. Part of the increase is a 5% cost of living adjustment for sworn officers and staff. This is consistent with other agencies. Tree Farm LLC sent applications for a small mine and large mine application for work in Parley's Canyon. Millcreek opposed this due to dust issues that would impact Millcreek residents. The decision of the mining board chastised Tree Farm and division staff. The Board congratulated Millcreek for the brief that Millcreek filed with other communities to clarify some of the statutes that govern the application and the role of the Board. It is apparent that the Division of Mining is not going to consider or grant even a small mining application unless the applicant can demonstrate that they have licenses or can obtain permits from the Division of Forestry, Water Quality and Air Quality. The Board pointed out that this is not a mining option in the middle of nowhere. This is an application on the doorstep of a large, urban county. Tree Farm filed a lawsuit against Salt Lake County complaining about a zone change that the County implemented. Mayor Silvestrini explained that Millcreek should intervene in legal proceedings to protect Millcreek residents.

#### **4.2 City Council Member Reports**

Council Member Jackson explained that she and Council Member DeSirant attended the soft opening of the skating rink at Millcreek Common. The event went well, and it was great practice for the Millcreek Common staff.

#### **4.3 City Treasurer's Report**

Council Member Jackson explained as of May 20<sup>th</sup> the balance of the 2019 bond is \$9,747.45. The balance of the series 2021 bond is \$35,160,524.60. Construction has begun on City Hall and footings are in place. There is a camera setup showing the progress on the construction. As of May 23<sup>rd</sup>, 104% of projected property tax has been received. Sales tax is robust, and the City is in a good financial position.

#### **4.4 Staff Reports**

There were none.

#### **4.5 Unified Fire Authority Report**

Chief Woolsey from Unified Fire gave his report. Chief Woolsey asked Council Member Uipi about a constitute concern about a school-bus converted into a food truck that was also converted into a sit-down restaurant. Mayor Silvestrini said he understood how there were concerns about putting a sit-down area inside of a food truck. Chief Woolsey explained that there is no leeway in state law to allow this. Unified Fire is having supply chain issues that delay the construction of a new fire station in Midvale. The Fire Department bootcamp is finished and those fire fighters started in the field on May 23, 2022.

#### **4.6 Unified Police Department**

Chief DeBry gave the Millcreek precinct report. Total calls for service were 2,652, total cases were 857, there were 312 citations, and 412 booking arrests. UPD participated in the event at Holladay Hills apartment. Millcreek Detectives worked with the Salt Lake County Health Department to clean-up campsites on the Van Winkle Expressway.

### **5. Consent Agenda**

5.1 Approval of April 25, 2022, Work Meeting and Regular Meeting Minutes

5.2 Approval of May 9, 2022, Work Meeting and Regular Meeting Minutes

**Council Member Uipi moved to approve the minutes from April 25, 2022, and May 9, 2022. Council Member Jackson seconded. Mayor Silvestrini called for the vote. All Council Members voted yes. The motion passed unanimously.**

**6. New Items for Subsequent Consideration**

There were none.

**7. Calendar of Upcoming Events**

- Canyon Rim Citizens Association Mtg., 6/1/22, 7:00 p.m.
- East Mill Creek Community Council Mtg., 6/2/22, 6:30 p.m.
- Mt. Olympus Community Council Mtg., 6/6/22, 6:00 p.m.
- Millcreek Community Council Mtg., 6/7/22, 6:30 p.m.
- City Council Mtg., 6/13/22, 7:00 p.m.

**ADJOURNED: Council Member Uipi moved to adjourn the meeting at 8:11 p.m. Council Member Jackson seconded. Mayor Silvestrini called for the vote. All Council Members voted yes. The motion passed unanimously.**

**APPROVED:** \_\_\_\_\_ **Date**  
**Jeff Silvestrini, Mayor**

**Attest:** \_\_\_\_\_  
**Elyse Sullivan, City Recorder**