



Millcreek City Council, Community Reinvestment Agency, & Millcreek Community Foundation Meeting Agenda

Public Notice is hereby given that the City Council of Millcreek will assemble in a regular public meeting on Monday, **9 June 2025** at City Hall, 1330 E. Chambers Avenue, Millcreek, Utah 84106, commencing at **7:00 p.m.** The Community Reinvestment Agency will assemble in a regular public meeting and the Millcreek Community Foundation will assemble in special public meeting which will commence when the City Council meeting has recessed or concluded.

7:00 p.m. - REGULAR MEETING:

1. Welcome, Introduction and Preliminary Matters

- 1.1 Pledge of Allegiance
- 1.2 English Skills Learning Center Certificate Ceremony
- 1.3 Public Comment

Audience members may bring any item to the Council's attention. Comments are subject to the Public Comment and Policy set forth below. State Law prohibits the Council from acting on items that do not appear on the agenda.

2. Planning Matters

- 2.1 Discussion and Consideration of **Ordinance 25-19**, Rezoning Certain Property Located at Approximately 4261 South 700 East from the R-1-8 Zone to the R-M Zone
- 2.2 Discussion and Consideration of **Ordinance 25-20**, Approving a Development Agreement for an Owner Occupied Fourplex Residential Complex with Respect to Approximately 0.34 Acres of Real Property Located at Approximately 4261 South 700 East
- 2.3 Discussion and Consideration of **Ordinance 25-23**, Approving an Amended Development Agreement for 3PARC Townhomes for Property Located at or Near 3956-3960 South 300 East
- 2.4 Discussion and Consideration of **Ordinance 25-24**, Approving an Amended Development Agreement for The Millcreek Place Townhomes for Property Located at or Near 2888 East 3300 South

3. Financial Matters

- 3.1 **Public Hearing** to Consider the City's Fiscal Year 2025-2026 Tentative Budget (Including the FY26 Millcreek Municipal Fee Schedule)
- 3.2 **Public Hearing** to Consider Adopting the FY26 Municipal Employees Payscale
- 3.3 Discussion and Consideration of **Ordinance 25-21**, Enacting a New Compensation Schedule/Payscale for Executive Municipal Officers and Statutory Employees for Fiscal Year 2025-26
- 3.4 **Public Hearing** to Consider Adopting the FY26 Department Directors and Deputy Directors Payscale
- 3.5 Discussion and Consideration of **Ordinance 25-22**, Adopting an Increase for Executive Municipal Officers and Their Chief Assistant(s) or Deputies for Fiscal Year 2025-26
- 3.6 *[If Tax Rate is Available]* Discussion and Consideration of **Ordinance 25-25**, Determining the Rate of Tax and Levying Taxes upon all Real and Personal Property within Millcreek (the Resulting Tax is the Same Amount of Tax Previously Collected by Millcreek and will not

Result in a Tax Increase to Residents of Millcreek) for the Tax Year Beginning July 1, 2025 and Ending June 30, 2026

4. Business Matters

- 4.1 Discussion and Consideration of **Resolution 25-21**, Authorizing a Series of Inter-fund Loans Between the West Millcreek CRA and the Millcreek Center CRA Project Areas. The Purpose of the Interfund Loans is to Cover the Series 2019 Debt Service until the Millcreek Center CRA Tax Increment Revenue is Sufficient to Cover the Series 2019 Debt Service Payments.
- 4.2 Discussion and Consideration of **Resolution 25-22**, Authorizing a Series of Inter-Fund Loans Between the West Millcreek CRA and the Woodland Avenue CRA Project Areas. The Purpose of the Inter-Fund Loans is to Cover the Series 2019 Debt Service until the Woodland Avenue CRA Tax Increment Revenue is Sufficient to Cover the Series 2019 Debt Service Payments.
- 4.3 Discussion and Consideration of **Resolution 25-23**, Authorizing a Series of Inter-Fund Loans Between the West Millcreek CRA and the Olympus Hills CRA Project Areas. The Purpose of the Inter-Fund Loans is to Cover the Series 2019 Debt Service until the Olympus Hills CRA Tax Increment Revenue is Sufficient to Cover the Series 2019 Debt Service Payments.

5. Reports

- 5.1 Mayor's Report
- 5.2 City Council Member Reports
- 5.3 Staff Reports

6. Consent Agenda

- 6.1 Approval of May 12, 2025 Work Meeting and Regular Meeting Minutes
- 6.2 Approval of May 27, 2025 Regular Meeting Minutes

7. New Items for Subsequent Consideration

8. Calendar of Upcoming Meetings

- Historic Preservation Commission Mtg. 6/12/25, 6:00 p.m.
- Planning Commission Mtg., 6/18/25, 5:00 p.m.
- City Council Mtg. 6/23/25 7:00 p.m.

9. Closed Session (If Needed)

The Council may convene in a closed session to discuss items as provided by Utah Code Ann. §52-4-205.

10. Adjournment

Community Reinvestment Agency Convening

1. **Public Hearing** to Consider the Fiscal Year 2025-26 Tentative Budget
2. Discussion and Consideration of **Resolution 25-07**, Adopting the Community Reinvestment Agency (CRA) Annual Budget for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026
3. **Public Hearing** to Consider Adopting Interfund Loan Schedules Necessary to Cover Prior Year Negative Cash Balances, Between 1) West Millcreek CRA and the City Center CRA, 2) West Millcreek CRA and the Woodland Avenue CRA, and 3) West Millcreek CRA and the Olympus Hills CRA
4. Discussion and Consideration of **Resolution 25-04**, Authorizing a Series of Inter-fund Loans Between the West Millcreek CRA and the Millcreek Center CRA Project Areas. The Purpose of the Interfund Loans Is to Cover the Series 2019 Debt Service Until the Millcreek Center CRA Tax Increment Revenue Is Sufficient to Cover the Series 2019 Debt Service Payments.
5. Discussion and Consideration of **Resolution 25-05**, Authorizing a Series of Inter-Fund Loans Between the West Millcreek CRA and the Woodland Avenue CRA Project Areas. The Purpose of the Inter-Fund Loans is

to Cover the Series 2019 Debt Service until the Woodland Avenue CRA Tax Increment Revenue is Sufficient to Cover the Series 2019 Debt Service Payments.

6. Discussion and Consideration of **Resolution 25-06**, Authorizing a Series of Inter-Fund Loans Between the West Millcreek CRA and the Olympus Hills CRA Project Areas. The Purpose of the Inter-Fund Loans is to Cover the Series 2019 Debt Service until the Olympus Hills CRA Tax Increment Revenue is Sufficient to Cover the Series 2019 Debt Service Payments.
7. Approval of May 27, 2025 Regular Meeting Minutes
8. Adjournment

Millcreek Community Foundation Convening

1. **Public Hearing** to Consider the Fiscal Year 2025-26 Tentative Budget
2. Discussion and Consideration of **Resolution 25-05**, Adopting the Millcreek Community Foundation Annual Budget for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026
3. Approval of May 27, 2025 Special Meeting Minutes
4. Adjournment

In accordance with the Americans with Disabilities Act, Millcreek will make reasonable accommodation for participation in the meeting. Individuals may request assistance by contacting the ADA Coordinator, 801-214-2751 or adainfo@millcreekut.gov, at least 48 hours in advance of the meeting.

Public Comment Policy and Procedure: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the Council may be asked to complete a written comment form and present it to the City Recorder. In general, the Chair will allow an individual two minutes to address the Council. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. At the conclusion of the citizen comment time, the Chair may direct staff to assist the citizen on the issue presented; direct the citizen to the proper administrative department(s); or take no action. This policy also applies to all public hearings. Citizens may also submit written requests (outlining their issue) for an item to be considered at a future council meeting. The Chair may place the item on the agenda under citizen comments; direct staff to assist the citizen; direct the citizen to the proper administrative departments; or take no action. *Public comment can be submitted via the City's website at: <https://www.millcreekut.gov/FormCenter/Contact-Us-5/Public-Comments-61>.*

The meetings will be live streamed via the City's website at: <https://www.millcreekut.gov/373/Meeting-Live-Stream>. The Council may convene in an electronic meeting. Council members may participate from remote locations and may be connected to the electronic meeting by GoToMeeting, Zoom, or telephonic communications. The anchor location will be City Hall.

THE UNDERSIGNED DULY APPOINTED RECORDER FOR THE MUNICIPALITY OF MILLCREEK HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS EMAILED OR POSTED TO:

City Hall
Those Listed on the Agenda

City Website
<https://www.millcreekut.gov/>

Utah Public Notice Website
<https://www.utah.gov/pmn>

DATE: June 5, 2025

RECORDER: Elyse Sullivan

Agenda items may be moved in order, sequence, and time to meet the needs of the Council.