



Midvale City  
7505 South Holden Street  
Midvale, UT 84047  
801-567-7200  
[www.midvalecity.org](http://www.midvalecity.org)

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**MIDVALE CITY COUNCIL MEETING  
AGENDA  
March 07, 2017**

**PUBLIC NOTICE IS HEREBY GIVEN** that the **Midvale City Council** will hold a regular meeting on the **7th Day of March, 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 Stephen Brown  
B. Councilmember Paul Glover  
C. Councilmember Paul Hunt  
D. Councilmember Quinn Sperry  
E. Councilmember Wayne Sharp

- VI. MAYOR REPORT**
- A. Mayor JoAnn B. Seghini

- VII. PUBLIC HEARING(S) - 7:00 PM**
- A. Public Hearing regarding the Issuance and Sale of not more than \$11,500,000 aggregate principal amount of Sales Tax Revenue Bonds, Series 2017; and to allow public input regarding potential economic impact that the project to be financed with the proceeds of the Series 2017 Bonds may have on the private sector; and related matters [*Laurie Harvey, Asst. City Manager/Admin. Services Director*]

- B. Consider amendments to the FY2017 Budget for the General Fund and other funds as necessary *[Laurie Harvey, Asst. City Manager/Admin. Services Director]*  
**ACTION: Approve Resolution No. 2017-R-10 approving the amendments to the FY 2017 Budget for the General Fund and other funds as necessary**
- C. Consider a text amendment request to amend the accessory structure (unoccupied) standards for corner lots within single-family residential zones *[Matt Hilderman, Associate Planner]*  
**ACTION: Approve Ordinance No. 2017-O-03 approving a text amendment request to amend the accessory structure (unoccupied) standards for corner lots within single-family residential zones**
- D. Consider a Subdivision Plat for Riverwalk at Bingham Junction Lot 8 Amended located at 7111 South Bingham Junction Boulevard *[Matt Hilderman, Associate Planner]*  
**ACTION: Approve a Subdivision Plat for Riverwalk at Bingham Junction Lot 8 Amended located at 7111 South Bingham Junction Boulevard**
- E. Consider a request to Rezone Lot 2 of the Union Woods Subdivision located at 7120 South Union Park Avenue to include the Regional Commercial Residential Overlay *[Lesley Burns, City Planner]*

**VIII. CONSENT AGENDA**

- A. Approve Minutes of February 21, 2017 *[Rori Andreason, H.R. Directory/City Recorder]*
- B. Set date and time (March 21, 2017 at 7:00 p.m.) for a public hearing to consider amending the Transient Oriented Development Zone and the creation of the TOD Overlay Zone *[Phillip Hill, Asst. City Manager/ Community Development Director]*
- C. Set date and time (March 21, 2017, 7:00 p.m.) for a public hearing & discussion on a text amendment to amend the language for rear setbacks in the State Street Commercial (SSC) Zone *[Lesley Burns, City Planner]*

**IX. DISCUSSION ITEMS**

- A. Discuss Amendments to the Transient Oriented Development Zone and the creation of the TOD Overlay Zone *[Phillip Hill, Asst. City Manager/Community Development Director]*
- B. Discussion on a text amendment to amend the language for rear setbacks in the State Street Commercial (SCC) Zone *[Lesley Burns, City Planner]*

**X. 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 2<sup>nd</sup> Floor City Hall Lobby, on the City's website at [www.midvalecity.org](http://www.midvalecity.org) and the State Public Notice Website at <http://pnn.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**



## MIDVALE CITY COUNCIL SUMMARY REPORT

**Meeting Date: March 7, 2017**

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**SUBJECT:** Public Hearing regarding issuance of Sales Tax Revenue Bonds Series 2017

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**SUBMITTED BY:** Laurie N. Harvey  
Director of Administrative Services

### **SUMMARY:**

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.

A parameters resolution was adopted on February 7, 2017, authorizing 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 was published in the newspapers on February 11 and February 18, The notice included the date, time and place of tonight's public hearing. The purpose of this 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 \$750,000 per year. We plan to service the debt with B&C road revenue, which we estimate at \$1.1 million per year.

**MIDVALE CITY CORPORATION - BUDGET OPENING #3 - FY 2017**

Description	Revenue	A/C #	Expenditure	A/C #
<b>GENERAL FUND</b>				
Grant from SL County for B&G Club (Jan - June)	\$ 31,600	10-3370-200-000	\$ 31,600	10-4151-540-100
Carryforward 2016 SL County grant for B&G Club	32,800	10-3370-200-000	32,800	10-4151-540-100
Carryforward 2016 TRCC grant for splash pad	408,500	10-3370-400-000	450,000	10-4830-910-100
Contribution from Fund Balance for splash pad	41,500	10-3892-000-000		
Carryforward 2016 contrib from Arts Council (OSP)	30,000	10-3870-300-000		
Contribution to Fund Balance	(30,000)	10-3892-000-000		
FY 2016 B&C road fund surplus	93,000	10-3356-000-000		
Contribution to Fund Balance	(93,000)	10-3892-000-000		
Proceeds from insurance for building repairs	9,000	10-3640-000-001	9,000	10-4160-720-000
Increase codification - Recorder			5,000	10-4144-310-100
Decrease office supplies - Nondepartmental			(5,000)	10-4150-240-000
Increase electricity - Parks			3,600	10-4510-280-100
Decrease electricity - Bldgs and Grounds			(3,600)	10-4160-280-100
Increase passthrough to CIP - building demo			15,000	10-4830-910-100
Decrease capital expenditure - Courts A/V system			(5,000)	10-4120-760-000
Decrease salaries - Courts			(10,000)	10-4120-110-000
Reallocate salaries & benefits as needed - Intergov			(14,000)	10-4151-130-000
Reallocate salaries & benefits as needed - Info Tech			5,000	10-4136-130-000
Reallocate salaries & benefits as needed - Streets			6,000	10-4410-130-000
Reallocate salaries & benefits as needed - Parks			16,000	10-4510-130-000
Reallocate salaries & benefits as needed - Parks			(7,000)	10-4510-110-000
Reallocate salaries & benefits as needed - Court			(13,000)	10-4120-110-000
Reallocate salaries & benefits as needed - Planning			7,000	10-4610-130-000
Adjust estimated Motor Vehicle Tax revenue	105,000	10-3170-000-000		
Adjust estimated Sales Tax revenue	216,000	10-3130-000-000		
Adjust estimated fines & forfeitures	(425,000)	10-3511-000-000		
Reverse FY 2016 transfer to Fleet Fund (Federal grant)			(104,000)	10-4830-910-600
<b>TOTAL GENERAL FUND</b>	<u>\$ 419,400</u>		<u>\$ 419,400</u>	

**MIDVALE CITY CORPORATION - BUDGET OPENING #3 - FY 2017**

Description	Revenue	A/C #	Expenditure	A/C #
<b>CAPITAL IMPROVEMENT PROJECTS FUND</b>				
Transfer from GF - splash pad	\$ 450,000	41-3810-100-000	\$ 450,000	41-4983-715-001
Transfer from GF - demolition of Old City Hall	15,000	41-3810-100-000	15,000	41-4983-707-005
<b>TOTAL CAPITAL IMPROVEMENT PROJ FUND</b>	<u>\$ 465,000</u>		<u>\$ 465,000</u>	
<b>WATER UTILITY FUND</b>				
Carryforward capital projects (2016 waterline project)	\$ 625,000	51-3880-000-000	\$ 625,000	51-5100-790-204
<b>TOTAL WATER UTILITY FUND</b>	<u>\$ 625,000</u>		<u>\$ 625,000</u>	
<b>SEWER UTILITY FUND</b>				
Increase estimated revenue to cover benefits shortfall	\$ 17,000	52-3710-100-000	\$ 17,000	52-5200-113-000
<b>TOTAL SEWER UTILITY FUND</b>	<u>\$ 17,000</u>		<u>\$ 17,000</u>	
<b>STORM WATER UTILITY FUND</b>				
Increase estimated revenue - repair outfall FLSmidth	\$ 35,000	54-3710-000-000	\$ 35,000	54-5400-790-000
Carryforward capital projects (from bond issue)	875,000	54-3880-000-000	875,000	54-5400-790-700
<b>TOTAL STORM WATER UTILITY FUND</b>	<u>\$ 910,000</u>		<u>\$ 910,000</u>	