



**Minutes of the
Millcreek City Council
July 20, 2021
10:00 a.m.
Special Work Meeting**

The City Council of Millcreek, Utah, met in a special public work meeting on July 20, 2021 at Okland Construction Offices, 1978 S. West Temple, Salt Lake City, UT 84115.

PRESENT:

Council Members

Jeff Silvestrini, Mayor
Silvia Catten, District 1
Dwight Marchant, District 2 (absent)
Cheri Jackson, District 3
Bev Uipi, District 4 (present 1:18-2:10 p.m.)

City Staff

Mike Winder, Assistant City Manager
Elyse Sullivan, City Recorder
Francis Lilly, Planning & Zoning Director
Kurt Hansen, Facilities Director
Rita Lund, Communications Director
Josie Showalter, Asst. to Econ. Dev. Director
John Miller, Public Works Director
Aimee McConkie, Executive Director of
Millcreek Common/City Events Director

Attendees: Thom DeSirant, Angel Vice, Peggy McDonough, Ryan Wallace, Darrah Jakab, Tom Foster, Jason Gabler, Molly Enos, Dallin Pedersen, Matt Haverkamp, Mike Nielsen, Samantha DeSeelhorst, Dan Strear, Dan Smith, Greg Beecher, and Lauren Leydsman.

WORK MEETING – 10:00 a.m.

TIME COMMENCED – 10:12 a.m.

Peggy McDonough, MHTN Inc., welcomed the group to the workshop. Ryan Wallace, MHTN Inc., said he wanted to show and discuss with the group the City Hall design concepts. Introductions were made from MHTN, Okland Construction, contractors, and Millcreek Council and staff.

1. Millcreek City Hall Integrated Design Workshop

Darrah Jakab said the integrated design approach would work through engaging early, continuously, and with diversity to build consensus and make document decisions. She said a unified vision was necessary early on, especially from a cost standpoint. The purpose of the workshop was to establish consensus and get direction about specific sustainability goals and explore possibilities and collectively brainstorm solutions for systems and key parts of the project. The key project drivers developed in the programming phase were: inviting and welcoming community resource, leverage private partnerships to create a vibrant ground floor, embrace being connected by nature, enhance and support the local arts and business

communities, woven into the fabric of Millcreek Common, and enhance police-community relationships. She said during the programming efforts, it was decided to have a two-system approach to sustainability. The building would be WELL certified (performance-based system to measure the impact of the built environment on human health) and have a Zero Energy certification (certification is based on actual, not modeled, performance). She said the building needed to embody the City’s slogan, “Connected by Nature.”

The group did a brief activity brainstorming and sharing what they felt the building needed to include to be connected by nature. Some of the ideas included: incorporating natural elements (daylight, vegetation, water, and building materials); accessibility/ease of getting around; have pleasant air, temperature, and smells; occupants having choice in how to interact with the space; historical references to Millcreek for identity; and an open/collaborative environment.

MHTN and project staff reviewed Millcreek Common and City Hall renderings and site plan concepts. They went over landscaping, grade changes, seating amenities, and stormwater management. The group raised concerns and/or comments about outdoor shading, murals, car proximity to City Hall for drive through convenience (ballot drop box), maintaining cleanliness on the building overhang, having accessible outdoor drinking water, and resiliency to negative public expression.

The group did a visual activity by looking at interior building images to develop ideas for the ground floor market space. The project team then went over three proposed site plans of the market space. Comments that were raised were about utility elevators, restrooms, staircase orientation, event space, anchor food establishments, and open space flexibility.

There was a 45-minute break for lunch.

Project staff reviewed each floor level of the proposed City Hall. Comments about the second level were about the seating/openness in the Council Chambers, having a welcoming lobby since the space would be shared with the police department, having separated front desk window space for Millcreek and the police department, having designated interview rooms for police use, and security access from the stairwell and elevators. On levels four and five comments made were about unfinished shell space for future use/office expansion. On the roof level, comments were made about more useable patio space, a secure/refresh room for event hosts, wall and door locations, and mirrored walls for art/cultural space uses.

The attendees broke out into focus groups to discuss 1) architectural passive systems and structural systems, 2) mechanical systems, and 3) energy systems. The groups then came back together and briefly went over their conversations which were on sustainability and associated cost, efficiency flexibility for the future, education on leadership with sustainability systems, being net-zero ready, battery storage ability and space, and daylight/office options.

The meeting adjourned at 3:25 p.m.

APPROVED: _____ **Date**
Jeff Silvestrini, Mayor

Attest: Elyse Sullivan, City Recorder

DRAFT