

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MARCH 15, 2011, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY TEMPORARY MAYOR PRO TEM BROOKS.

THE FOLLOWING MEMBERS WERE PRESENT:

Russ Brooks
Steve Buhler
Carolynn Burt
Don Christensen
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Corey Rushton
Mike Winder

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Russell Willardson, Public Works Director
Layne Morris, Community Preservation Director
John Evans, Fire Chief
Nicole Cottle, CED Director
Kevin Astill, Parks and Recreation Director
Jim Welch, Finance Director
Buzz Nielsen, Police Chief
Eric Bunderson, Acting City Attorney
Aaron Crim, Administration
Frank Lilly, CED Department
Brent Garlick, CED Department
Lee Logston, CED Department
Steve Pastorik, CED Department
Dan Johnson, Public Works Department
Jake Arslanian, Public Works Department

1. **ELECT TEMPORARY MAYOR PRO TEM**

The Study Meeting came to order and, upon explanation that the Mayor and Mayor Pro Tem were absent and excused from the meeting, Councilmember Vincent moved to elect



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Russ Brooks as Temporary Mayor Pro Tem for the purpose of conducting the Study and Regular Meetings scheduled this date. Councilmember Burt seconded the motion.

A roll call vote was taken:

- Mr. Vincent Yes
- Mr. Brooks Yes
- Mr. Buhler Yes
- Ms. Burt Yes
- Mr. Christensen Yes

Unanimous.

2. APPROVAL OF MINUTES OF STUDY MEETING HELD MARCH 1, 2011

The Council read and considered Minutes of the Study Meeting held March 1, 2011. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held March 1, 2011, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

- Mr. Vincent Yes
- Mr. Buhler Yes
- Ms. Burt Yes
- Mr. Christensen Yes
- Temporary Mayor Pro Tem Brooks Yes

Unanimous.

3. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED MARCH 15, 2011

City Manager, Wayne Pyle, stated one new item had been added to the Regular Meeting Agenda scheduled for March 15, 2011, at 6:30 P.M. He discussed the new item and other matters scheduled later this night, as follows:

Item No. 7.E. – RESOLUTION NO. 11-36, APPROVE WEST VALLEY CITY TO AUTHORIZE Q10|BONNEVILLE MORTGAGE TO OBTAIN A LOAN COMMITMENT IN ACCORDANCE WITH TERMS AND CONDITIONS OF THE AUTHORIZATION LETTER

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-36 which would approve West Valley City to authorize Q10|Bonneville Mortgage to obtain a loan commitment in accordance with terms and conditions of the authorization letter, and not to exceed \$50,000.00.



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Mr. Pyle stated in order for the RDA to obtain funding for construction and opening of a hotel, Q10 required authorization from the Agency to begin the process of obtaining a loan commitment. He also stated the authorization letter would allow Q10 to begin that process which entailed obtaining studies and an appraisal necessary for securing a loan commitment. He further indicated although the authorization letter required a \$300,000 good faith deposit at execution, West Valley Lodging Initiatives had agreed to pay that deposit which was the reason the deposit was not reflected in the fiscal impact.

The City Manager further explained the West Valley City Lodging Initiatives (WVLI) planned to construct and operate an Embassy Suites Hotel at approximately 3500 South and Market Street. He stated due to the high development standards imposed by the RDA and the City for the area, WVLI could not obtain financing on this type of full service all suites hotel without assistance from the RDA. He explained therefore, the RDA had agreed to assist WVLI by acting as the borrower of the funds for construction and opening of the hotel.

The City Manager distributed copies of an authorization/term letter and reviewed the details of the proposal. He answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-36 at the Regular Council Meeting scheduled March 15, 2011, at 6:30 P.M.

Special Regular Redevelopment Agency Meeting Agenda Items

City Manager, Wayne Pyle, discussed all items on the Agenda for the Special Regular Redevelopment Agency Meeting scheduled later this night. He also answered questions from members of the City Council.

4. **RESOLUTION NO. 11-37, APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN THE WEST VALLEY CITY POLICE DEPARTMENT AND THE SALT LAKE CITY DEPARTMENT OF VETERANS AFFAIRS POLICE CONCERNING THE RESPONSE TO, AND INVESTIGATION OF, CRIMES COMMITTED AT THE DEPARTMENT OF VETERANS AFFAIRS WEST VALLEY CITY COMMUNITY BASED OUTPATIENT CLINIC**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-37 which would approve a Memorandum of Understanding (MOU) between the West Valley City Police Department and the Salt Lake City Department of Veterans Affairs Police (SLCVAPD) concerning the response to, and investigation of, crimes committed at the Department of Veterans Affairs West Valley City Community Based Outpatient Clinic (CBOC).

Mr. Pyle stated the SLCVAPD were granted police authority to charge and arrest for violations of federal statutes committed at the CBOC located in West Valley City, but due to federally mandated restrictions, their ability to respond to and investigate criminal

activity at this facility was very limited. He indicated Teri Sommers, Chief of Police of the Salt Lake City Department of Veterans Affairs Police Department, located at the Veterans Affairs Medical Center, had requested the West Valley City Police Department respond to crimes committed at the CBOC that were in violation of Utah Criminal and Traffic statutes and to fully investigate those crimes. He explained Chief Sommers had made the request due to restrictions placed on her department that would limit the ability of SLCAPD to respond to that facility in a timely manner. He indicated the SLCVAPD desired to establish concurrent jurisdiction between the Department of Veterans Affairs and the West Valley City Police Department. Pursuant to the MOU, the VA would not interfere with any matters that fell within the purview of the West Valley City Police Department. He further reported the CBOC was located in the same building as the Utah Division of Workforce Services. He indicated that since January of 2008, the Police Department had responded to 15 incidents at the location, which included suspicious circumstances, alarms, 911 hang-ups, and lockouts.

Buzz Nielsen, Police Chief, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-37 at the Regular Council Meeting scheduled March 22, 2011, at 6:30 P.M.

5. **RESOLUTION NO. 11-38, APPROVE AN AGREEMENT BETWEEN WEST VALLEY CITY AND TEA GROUP TRANSPORTATION ENGINEERING ALLIANCE TO PROVIDE CONSTRUCTION ENGINEERING MANAGEMENT SERVICES FOR THE 1200 WEST CONNECTOR ROAD PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-38 which would approve an Agreement between West Valley City and TEA Group Transportation Engineering Alliance, in the amount of \$228,041.42, to provide construction engineering management services for the 1200 West Connector Road Project.

Mr. Pyle stated the proposal would allow TEA Group to provide construction engineering management services. He indicated funding would come from the federal STP (Surface Transportation Program) funds allocated to this project. He explained all project costs would be administered by the Utah Department of Transportation (UDOT) through this consultant services local government agreement. He stated TEA Group would assist West Valley City by providing a resident engineer and performing all Federal required testing procedures on the 1200 West Connector Road Project. He advised that TEA Group was qualified in construction management and familiar with the UDOT process.

Dan Johnson, Public Works Department, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-38 at the Regular Council Meeting scheduled March 22, 2011, at 6:30 P.M.

6. **COMMUNICATIONS:**

A. **LEGISLATIVE UPDATE**

City Manager, Wayne Pyle, advised there would be no legislative update given at this time, however, a final list of adopted bills would be prepared and distributed to members of the City Council.

B. **CITY CENTER PROMENADE DESIGN DISCUSSION**

Upon direction by the City Manager, the CED Director, Nicole Cottle, stated she was excited to have GSBS Architects and Stanley Consultants representatives in attendance at the meeting. She further stated they had picked up the City's vision for the City Center project and she thereupon introduced members of that team, including Steve Smith and Lars Erickson from GSBS Architects and Mark Copatz and Jamie Ramos from Stanley Consultants.

Steve Smith, GSBS Architects, addressed the City Council and expressed appreciation in working with the West Valley City staff. He stated team members from GSBS and Stanley Consultants would work together on an integrated design for the promenade and plaza. He gave an overview of the master plan/design concept including the site plan. Mr. Smith stated the promenade was a significant open space/park public area. He indicated the significance of the overall project was to define West Valley City in a way that had not yet been done. He explained the importance of the promenade and plaza was that the City had committed to investment in a public piece of ground thus setting the bar very high for future development. Mr. Smith indicated it was a very exciting project for the team to be involved with as it would reflect the past but look forward to the future. Mr. Smith displayed a more detailed design concept and explained various components and uses for those spaces.

Mark Copatz, Stanley Consultants, addressed the Council and stated this had become one of the more important projects in their office and they appreciated working with City staff. He indicated his staff had been advised regarding the intent of the plaza was to create an iconic space to bring attention and recognition to West Valley City on local, regional and national levels. Mr. Copatz displayed a conceptual drawing of the plaza and discussed various components and elements of design that were both functional and beautiful.

During the above presentation of information and discussion, members of the City Council provided input by way of comments and suggestions. Members of the team and City staff also answered questions from the City Council.

City Manager, Wayne Pyle, thanked representatives of GSBS Architects and Stanley Consultants for the information provided to the City Council. He also

expressed appreciation to Nicole Cottle and staff team for their efforts regarding the project.

C. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council had previously received a Memorandum outlining upcoming meetings and events as follows: March 17, 2011: ChamberWest Ribbon Cutting ó Yo Way (frozen yogurt), 3620 West 3500 South, 4:00 P.M.; March 17, 2011: UTA Open House on Proposed Service Changes, City Hall, 5:00 P.M. ó 7:00 P.M.; March 19, 2011: Recycle Run ó 5K Race, Family Fitness Center; March 19, 2011: Grand Opening ó Famous Footwear, Valley Fair Mall, 9:45 A.M.; March 21, 2011: Press Announcement, City Hall, 10:00 A.M.; March 22, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; March 31, 2011: Retirement Open House for Richard Catten, Multi-Purpose Room, 3:00 P.M. ó 4:30 P.M.; April 5, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 12, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 11-15, 2011: ULCT Mid-Year Conference, St. George; April 12, 2011: Buddhist Temple Tour, 3595 W. Lancer Way, 3:00 P.M.; April 12, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 17, 2011: Buddhist Temple Ribbon Cutting, 3595 W. Lancer Way, 10:00 A.M.; April 19, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 26, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 30, 2011: Yanni in Concert, Maverik Center, 8:00 P.M.; May 3, 4 & 5, 2011: 2011 Utah Governor's Public Safety Summit, Davis Conference Center; May 3, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 5, 2011: UDOT's Annual Visit to County and City Officials, Calvin Rampton Complex, 4501 South 2700 West, 9:00 A.M. ó 11:00 A.M.; May 10, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 13, 2011: ChamberWest Golf Classic, Meadowbrook Golf Course, 8:00 A.M.; May 17, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 24, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 30, 2011: Memorial Day Holiday ó City Hall closed; June 7, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 14, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 21, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 28, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 4, 2011: Independence Day Holiday ó City Hall closed; July 25, 2011: Pioneer Day Holiday ó City Hall closed; August 1, 2011: National Night Out Kickoff Event, UCCC, 5:30 P.M. ó 8:00 P.M.; August 2, 2011: National Night Out Block Parties; September 5, 2011: Labor Day Holiday ó City Hall closed; September 12, 2011: Lake Park Golf Social, Stonebridge Golf Course; and September 14-16, 2011: ULCT Annual Conference.

7. **COUNCIL REPORTS**

A. **TEMPORARY MAYOR PRO TEM BROOKS – POLICE SERVICES**

Temporary Mayor Pro Tem Brooks advised that a neighborhood watch member had recently made a telephone call for police services in his neighborhood and had received and appreciated a quick response.

8. **MOTION FOR EXECUTIVE SESSION**

After discussion, Councilmember Burt moved to adjourn the meeting and reconvene in an Executive Session for discussion of professional competency of an individual. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Christensen	Yes
Temporary Mayor Pro Tem Brooks	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, MARCH 15, 2011, WAS ADJOURNED AT 5:55 P.M., BY TEMPORARY MAYOR PRO TEM BROOKS.



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PLANNING STUDY MEETING – MARCH 15, 2011

-8-

THE WEST VALLEY CITY COUNCIL MET IN AN EXECUTIVE SESSION ON TUESDAY, MARCH 15, 2011, AT 5:57 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY TEMPORARY MAYOR PRO TEM BROOKS.

THE FOLLOWING MEMBERS WERE PRESENT:

Russ Brooks
Steve Buhler
Carolynn Burt
Don Christensen
Steve Vincent

Wayne Pyle, City Manager

ABSENT:

Corey Rushton
Mike Winder

STAFF PRESENT:

Paul Isaac, Assistant City Manager

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF MARCH 15, 2011, WAS ADJOURNED AT 6:28 P.M., BY TEMPORARY MAYOR PRO TEM BROOKS.



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SWORN STATEMENT

As Temporary Mayor Pro Tem, I presided at a closed meeting of the West Valley City Council on March 15, 2011. Pursuant to Section 52-4-7.5 Utah Code annotated, 1953 as amended, I hereby sign this sworn statement and affirm that the sole purpose for closing the meeting was to discuss the character, professional competence, or physical or mental health of an individual.

SWORN to this 15th day of March, 2010.

TEMPORARY MAYOR PRO TEM

ATTEST:

City Recorder

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting and Executive Session of the West Valley City Council held Tuesday, March 15, 2011.

Sheri McKendrick, MMC
City Recorder