

MINUTES OF COUNCIL STUDY MEETING – JUNE 28, 2011

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JUNE 28, 2011, AT 3:30 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 MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Steve Buhler
Carolynn Burt
Don Christensen (Left the meeting as noted)
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Russ Brooks

STAFF PRESENT AT ECONOMIC DEVELOPMENT TOUR:

Paul Isaac, Assistant City Manager
Eric Bunderson, City Attorney
Kevin Astill, Parks and Recreation Director
Russell Willardson, Public Works Director
Layne Morris, CPD Director
Brent Garlick, Acting CED Director
Mike Wells, Acting Police Chief
Mark Nord, CED Department
Keith Morey, CED Department
Lee Logston, CED Department
Chris Barnhurst, CED Department
Margo Hoyt, CED Department
Eric Madsen, Driver, Public Works Department

STAFF PRESENT AT STUDY MEETING:

Paul Isaac, Assistant City Manager
Eric Bunderson, City Attorney
Kevin Astill, Parks and Recreation Director
Russell Willardson, Public Works Director
John Evans, Fire Chief

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Brent Garlick, Acting CED Director
Mike Wells, Acting Police Chief
Chris Curtis, Acting CPD Director
Steve Lehman, CED Director
Lee Logston, CED Director
Keith Morey, CED Department
Chris Barnhurst, CED Department
Bob Fitzgerald, Fire Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department

1. **ECONOMIC DEVELOPMENT TOUR**

Mayor Winder called the meeting to order and the City Council and City staff thereupon boarded the City bus parked in front of City Hall and participated in a tour regarding economic development in West Valley City. He advised the Study Meeting would continue after completion of the tour and upon return to City Hall.

After everyone was boarded, Brent Garlick informed 16 sites would be viewed and he discussed information and provided an overview of each site during the tour, summarized as follows:

1. **Fairbourne Station** (office component)
 - Hines Company (development partner)
 - 200,000 sq. ft. of Class A Office (6-8 stories)
 - 60% pre-leased by mid 2012
 - Construction by spring 2013

2. **Valley Fair Mall**
 - Frontage road complete by October, 2011
 - East side development after roadway completed
 - Front (north) development in 2011
 - Interior remodel in 2012-2013

3. **Granger Crossings** area
 - Shops at Decker Lake remodel
 - \$1,700,000 capital investment
 - Green Papaya Plaza expansion
 - \$2,000,000 capital investment
 - Four new businesses and restaurants
 - Saigon Market expansion
 - \$2,500,000 capital investment
 - Relocation of Twamco
 - Paras Furniture remodel
 - Redwood Plaza remodel

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- Medallion Square
 - \$1,700,000 capital investment
- Glen's Tire
 - \$800,000 capital investment
 - Cleaning of area
- 4. **Homeland Security office**
 - \$12,000,000 capital investment
 - 250 employees
- 5. **Fortune 150 Company (Lake Pointe)**
 - High-tech support center; relocation to Utah
 - \$6,000,000 capital investment
 - 500 employees (average wage \$60,000)
- 6. **Green River Capital**
 - Financial services company; relocation/expansion from South Salt Lake
 - \$1,500,000 capital investment
 - 400+ employees
- 7. **Franklin Covey Campus**
 - Dollar Financial Group
 - Financial services company; relocation to Utah
 - \$500,000 capital investment
 - 200 employees
 - Carter Distribution
 - Distribution services; relocation to Utah
 - \$3,000,000 capital investment
 - 80,000 sq. ft.
 - 80 employees
 - MarketStar
 - Marketing services; expansion from Ogden
 - 50,000 sq. ft.
 - 200 employees
- 8. **Backcountry.com**
 - Outdoor equipment retailer; consolidation/expansion of City site
 - \$2,000,000 capital investment
 - 500+ employees retained or added
 - \$10,000,000 in annual sales at this site
- 9. **Las Vegas Express**
 - Distribution services; relocation to Utah
 - \$1,500,000 capital investment

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- 45,000 sq. ft.
 - 30 new employees
10. **Cardinal Health (Fortune 150 company)**
 - Medical supply distribution and sales; retention in West Valley City
 - 80 employees
 - \$10,500,000 in annual sales at this site
 11. **Intermountain Bobcat**
 - Heavy equipment sales and service; relocation/expansion from Murray
 - \$3,000,000 capital investment
 - 50 employees
 - \$10,000,000 in annual sales
 12. **201 Commerce Center**
 - “Project Leo” in final stages of decision
 - Manufacturing plant
 - \$190,000,000 capital investment
 - 2,000+ employees
 13. **Advanced H2O**
 - Water bottling and distribution; relocation to Utah
 - \$10,000,000 capital investment
 - 80 employees
 14. **Target**
 - 135,000 sq. ft. store and 100,000 sq. ft. of surrounding retail
 - \$15,000,000+ capital investment
 - \$50,000,000 annual sales
 - 250 employees
 - Site preparation in July and groundbreaking in September, 2011
 15. **Lake Park Business Center**
 - Legacy Offices at Lake Park
 - Class A office space
 - Pursuing several tenants
 - Hilton Home2 Suites
 - \$6,000,000 capital investment
 - 30 employees
 - \$6,000,000 in sales
 - “Project X”
 - High-tech development center; relocation to Utah
 - \$3,000,000 capital investment
 - 400 employees (wages at 150% of county average)

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16. **Fairbourne Station** (hotel and residential components)
- \$60,000,000 capital investment (hotel and residential)
 - Hotel groundbreaking in July 2011; grand opening fall of 2012
 - Residential groundbreaking Spring of 2012; grand opening Fall of 2013

During the tour and discussion of the above information, Mr. Garlick answered questions from members of the City Council.

The tour ended and the City Council and staff returned to City Hall at 5:00 P.M. and continued the Study Meeting.

2. **APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 14, 2011**

The City Council read and considered Minutes of the Study Meeting held June 14, 2011. There were no changes, corrections or deletions.

After discussion, Councilmember Christensen moved to approve the Minutes of the Study Meeting held June 14, 2011, as written. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

3. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED JUNE 28, 2011**

City Manager, Wayne Pyle, stated one new item had been added to the Agenda for the Regular Council Meeting scheduled June 28, 2011. He advised the item had been added to meet timelines for closing on property for a new Target store. He discussed the new item and others as follows:

Item No. 10.A. – APPLICATION NO. SD-1-2011, FILED BY SUBURBAN LAND RESERVE, INC., REQUESTING APPROVAL OF A STREET DEDICATION PLAT TO PROVIDE RIGHT-OF-WAY FOR CONSTRUCTION OF A ROUNDABOUT AT THE INTERSECTION OF 5370 WEST AND LAKE PARK BOULEVARD

City Manager, Wayne Pyle, discussed Application No. SD-1-2011, filed by Suburban Land Reserve, Inc., requesting approval of a street dedication plat to provide right-of-way

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for construction of a roundabout at the intersection of 5370 West and Lake Park Boulevard.

Mr. Pyle stated Terry Roylance, representing Suburban Land Reserve Inc., had requested approval to dedicate portions of property along 5370 West and Lake Park Boulevard. He further stated the purpose for the dedication plat was to provide right-of-way necessary for the applicant to construct a roundabout at the subject intersection.

The City Manager reported a traffic study submitted as part of the Highbury Centre Subdivision indicated a roundabout would be needed at the intersection which would enhance vehicular traffic based on pending commercial development within the commercial subdivision.

Mr. Pyle stated that due to the complexity of the roundabout at the “T” intersection, the plan could not be submitted with the Highbury Centre Subdivision plat. He advised the applicant had utilized the services of a roundabout specialist to design the intersection. He stated the design that had been submitted met with approval of the City’s Traffic Engineers. He indicated the right-of-way would be comparable with other roundabouts along Lake Park Boulevard. He also stated although there would be subtle differences because of the “T” intersection, the design would allow for better traffic flow and satisfy the recommendations outlined in the traffic study.

Steve Lehman, CED Department, further reviewed the Application and plat and answered questions from members of the City Council.

The City Council will consider Application No. SD-1-2011 at the Regular Council Meeting scheduled June 28, 2011, at 6:30 P.M.

Item No. 8.A. - ORDINANCE NO. 11-15, AMENDING SECTIONS 17-24-101 AND 17-24-112 OF TITLE 17 OF THE WEST VALLEY CITY MUNICIPAL CODE REGARDING THE SALE AND USE OF FIREWORKS

City Manager, Wayne Pyle, discussed proposed Ordinance No. 11-15 which would amend Sections 17-24-101 and 17-24-112 of Title 17 of the West Valley City Municipal Code regarding the sale and use of fireworks.

City Manager, Wayne Pyle, distributed a new draft of the proposed Ordinance to members of the City Council. He explained the new draft clarified language in response to questions from members of the City Council at the Study Meeting held the previous week.

City Attorney, Eric Bunderson, reviewed details of the changes made in the new draft and answered questions from members of the City Council.

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Upon request by the City Council, the City Manager directed the Fire Chief, John Evans, to review public education efforts implemented to inform residents of new regulations upon approval of an ordinance by the City Council.

Upon inquiry by the City Manager there were no further questions from members of the City Council.

4. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED JULY 5, 2011:**

A. **EMPLOYEE OF THE MONTH AWARD, MAY 2011 – KAMIE MACALUSO, ADMINISTRATION**

City Manager, Wayne Pyle, stated Kamie Macaluso, Administration, had been nominated to receive the Employee of the Month Award for May of 2011. He advised Ms. Macaluso was nominated for her outstanding service to fellow-employees. Councilmember Burt will read the nomination at the Regular Council Meeting scheduled July 5, 2011, at 6:30 P.M.

B. **EAC QUARTERLY DIVISION AWARD – ANIMAL SERVICES, COMMUNITY PRESERVATION DEPARTMENT**

City Manager, Wayne Pyle, stated Animal Services Division of the Community Preservation Department was scheduled to receive the EAC Quarterly Division award. He advised the Animal Services Division was nominated for dedication to citizens, animals, rescue groups, special interest groups, neighboring cities and many different departments in two municipalities, making certain each animal was properly carried for and with respect. Councilmember Buhler will read the nomination at the Regular Council Meeting scheduled July 5, 2011, at 6:30 P.M.

C. **PROCLAMATION DECLARING JULY, 2011, AS PARKS AND RECREATION MONTH IN WEST VALLEY CITY**

City Manager, Wayne Pyle, stated Councilmember Christensen would read a Proclamation declaring July 2011, as Parks and Recreation Month in West Valley City, at the Regular Council Meeting scheduled July 5, 2011, at 6:30 P.M.

5. **ECONOMIC DEVELOPMENT UPDATE**

City Manager, Wayne Pyle, distributed written material to members of the City Council and stated an economic development update had been scheduled as an extension of the tour taken earlier.

Upon direction, Brent Garlick, CED Department, used PowerPoint and discussed information summarized as follows:

- Economic development guiding principles
- Metrics - annual goals which were reported to City Manager quarterly

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- Map showing 10 RDAs, 4 EDAs, 2 CDAs
- Increased values of active RDA Project Areas (2000, 2005, 2010)

Councilmember Christensen left the meeting at 5:18 P.M.

- Interest income – cost/benefit
- Fairbourne Station (formerly City Center) – components, projected timeline, and demolition
- Valley Fair Mall redevelopment
- New frontage road
- General update regarding current projects FY 2010-2011
- Before and after photographs of properties in Granger Crossings
- Projects anticipated to begin in FY 2011-2012
- Economic Development Division accomplishments FY 2010-2011

During the above presentation of information Mr. Garlick answered questions from members of the City Council.

6. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council had previously received a memorandum outlining upcoming meetings and events as follows: June 29, 2011: Budget Open House, Multi-Purpose Room, 5:00 P.M. – 7:00 P.M.; June 30 – August 16, 2011: Face of Utah Sculpture VII Exhibit, UCCC; July 1-15, 2011: Candidate Filing Period for 2011 Municipal Election; July 4, 2011: Independence Day Holiday – City Hall closed; July 5, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 6, 2011: American Idol Live! Maverik Center, 7:00 P.M.; July 11, 2011: Utah Symphony Concert and Fireworks Display, UCCC, 8:30 P.M.; July 11-15, 2011: Challenger Sports British Soccer Camp, Fitness Center; July 11-15, 2011: Challenger Sports British Soccer Camp, Fitness Center; July 12, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 13, 2011: Budget Open House, Multi-Purpose Room, 5:00 P.M. – 7:00 P.M.; July 14, 2011: Promenade Groundbreaking, 10:00 A.M.; July 18, 2011: WorldStage! Concert Series – Mama’s Temple Choir, UCCC, 8:00 P.M.; July 18-23 & 25, 2011: Days of ’47 Rodeo, Maverik Center, 7:00 P.M.; July 19, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 21, 2011: ChamberWest Night at the Rodeo, Maverik Center; July 25, 2011: Pioneer Day Holiday – City Hall closed; July 26, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 28, 2011: Embassy Suites Hotel Groundbreaking, 10:00 A.M.; August 1, 2011: National Night Out Kickoff Event, UCCC, 5:30 P.M. – 8:00 P.M.; August 1, 2011: WorldStage! Concert Series – National Night Out with Hired Guns, UCCC, 8:00 P.M.; August 2, 2011: National Night Out Block Parties; August 3, 2011: Budget Open House, Multi-Purpose Room, 5:00 P.M. – 7:00 P.M.; August 7, 2011: UTA West Valley Light Rail Line Opens; August 8, 2011: WorldStage! Concert Series – World Travelers, UCCC, 8:00 P.M.; August 9, 2011: Council Study Meeting,

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4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 15, 2011: WorldStage! Concert Series – Red Rock Rondo, UCCC, 8:00 P.M.; August 16, 2011: Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M.; August 20, 2011: Los Tigres Del Norte, Maverik Center, 7:00 P.M.; August 22, 2011: Death Cab for Cutie, Maverik Center, 7:30 P.M.; August 22, 2011: WorldStage! Concert Series – Islands in the Desert, UCCC, 8:00 P.M.; August 23, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 29, 2011: WorldStage! Concert Series – Partners Program Showcase, UCCC, 8:00 P.M.; September 5, 2011: Labor Day Holiday – City Hall closed; September 7, 2011: Selena Gomez, Maverik Center, 7:00 P.M.; September 13, 2011: Municipal Primary Election; September 14-16, 2011: ULCT Annual Conference; September 19, 2011: Lake Park Golf Social, Stonebridge Golf Course, 8:00 A.M.; November 2, 2011: Celtic Thunder, Maverik Center, 7:30 P.M.; November 4, 2011: Judas Priest, Maverik Center, 6:30 P.M.; and November 8, 2011: Municipal General Election.

7. COUNCIL REPORTS

A. COUNCILMEMBER STEVE VINCENT – MOUNTAIN VIEW CORRIDOR TOUR AND WESTFEST CELEBRATION

Councilmember Vincent reported he had recently participated in a Mountain View Corridor tour with members of City staff. He expressed concerns regarding 5400 South and how the City would mitigate traffic at that location.

City Manager, Wayne Pyle, complimented Councilmember Vincent and the WestFest Committee for their successful efforts regarding the recent WestFest event held at Centennial Park. He also expressed appreciation to all City staff who were involved in WestFest.

Councilmember Vincent stated the WestFest Committee was comprised of a small group of people who “pulled off” a very large event. He advised there would be a follow-up meeting in August to review the event. He stated the WestFest Committee was grateful for the City’s support of the event; however, some major sponsors were needed. He indicated sponsorship was the one area in which expertise was needed on the Committee. He requested input and suggestions from members of the City Council regarding soliciting community partners for assistance and/or financial support.

Mayor Winder stated citizens had expressed to him the importance of continuing to have a community celebration and he also expressed thanks for the efforts of the WestFest Committee.

B. COUNCILMEMBER COREY RUSHTON – JORDAN RIVER COMMISSION

Councilmember Rushton reported regarding the Jordan River Commission and new members of that organization.

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Councilmember Rushton reported regarding Salt Lake County Council tabling the bond issue that had been scheduled to appear on the ballot in November, 2011. He stated the matter would be “re-tooled” for the 2012 election.

C. MAYOR MIKE WINDER – POLICE DEPARTMENT PROFESSIONALISM

Mayor Winder stated he had been impressed with reports he recently heard about the professionalism of the West Valley City Police Department during an incident the previous week in which two officers had been wounded in the line of duty. He indicated West Valley City’s Police Department was one of the top agencies in the State of Utah and their good reputation was well deserved. He advised the referenced incident ended in West Valley City however, it began in Taylorsville. He stated it had been handled very well with no bystanders being injured.

City Manager, Wayne Pyle, stated he had opportunities to ride with police officers on occasion and never ceased to be amazed at the professionalism, good training, crime solving and heroism of the City’s officers.

Members of the City Council also gave “kudos” to the Police Department regarding response to the above-referenced incident.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, JUNE 28, 2011, WAS ADJOURNED AT 6:06 P.M., BY MAYOR WINDER.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, June 28, 2011.

Sheri McKendrick, MMC
City Recorder