

MINUTES OF COUNCIL STUDY MEETING – JULY 26, 2011

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JULY 26, 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 MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Russ Brooks
Steve Buhler
Carolynn Burt
Don Christensen
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Kevin Astill, Parks and Recreation Director
Russell Willardson, Public Works Director
John Evans, Fire Chief
Eric Bunderson, City Attorney
Buzz Nielsen, Police Chief
Nicole Cottle, CED Director
Layne Morris, CPD Director
Jeanette Carpenter, Acting Finance Director
Steve Lehman, CED Department
Brent Garlick, CED Department
Aaron Crim, Administration
Craig Thomas, Administration
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 12, 2011**

The Council read and considered Minutes of the Study Meeting held July 12, 2011. There were no changes, corrections or deletions.

After discussion, Councilmember Brooks moved to approve the Minutes of the Study Meeting held July 12, 2011, as written. Councilmember Buhler seconded the motion.

A roll call vote was taken:

MINUTES OF COUNCIL STUDY MEETING – JULY 26, 2011

-2-

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

Unanimous.

2. **PRESENTATION, TODD MARRIOTT AND GARY JONES – UTOPIA/UIA CONSTRUCTION UPDATE**

City Manager, Wayne Pyle, introduced Todd Marriott and Gary Jones, of UTOPIA. He informed they were in attendance to give the City Council an update regarding progress with construction of UTOPIA's entire system and, in particular, in West Valley City.

Todd Marriott, Executive Director, stated this was an exciting time for UTOPIA and a critical time for West Valley City, as very expensive and critical infrastructure was being established for the City. He discussed stimulus funding, projects undertaken and jobs created. He also stated UTOPIA recently renovated their building and attracted some national providers with expansion of the network. Mr. Marriott advised new bonding was in place with success-based initiatives that allowed growth where there was demand. He introduced Gary Jones, Marketing Director, and discussed information regarding Mr. Jones' background, including sales and marketing experience.

Using PowerPoint Mr. Jones discussed information summarized as follows:

- Map of West Valley City showing “middle mile” service areas and infrastructure to be constructed in next 24 months
- Mission – develop and deploy a public communications network infrastructure with fiber to every home and business
- Vision – enable innovation and next generation services via community-owned fiber infrastructure
- Reasons for partnership – fiber infrastructure is foundation for the future; the network stimulates economy and drives development; ability to receive next generation services on network creates new business opportunities and improves quality of life
- World and U.S. broadband rankings
- Market trends – Cloud computing, video-conferencing, collaborative development, enterprise storage and security, two billion YouTube videos posted every day, the sum of all forms of video (TV, video on demand, Internet and P2P) will account for over 91 percent of global consumer traffic by 2013

MINUTES OF COUNCIL STUDY MEETING – JULY 26, 2011

-3-

- American Recovery & Reinvestment Act – building the middle mile
- UTOPIA and West Valley City – the City invested in this network to increase community value and stimulate economic growth
- UTOPIA and fiber optics – UTOPIA is the future generation of networks that will connect to new types of communications and business opportunities
- UTOPIA and customer – personal line and an asset that adds value to business, home and family – ready for the future
- Committed to success – delivering a competitive advantage in an information economy to customer and City
- Residential update for various member cities and progress to date in West Valley City

During the above presentation of information Mr. Marriott and Mr. Jones answered questions from members of the City Council.

On behalf of the City Council, Mayor Winder expressed appreciation for the update regarding UTOPIA.

3. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED JULY 26, 2011**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda subsequent to the last Study Meeting. He reviewed items scheduled on a Special Regular Redevelopment Agency Meeting scheduled later this night, as follows:

RDA Agenda

Resolution No. 11-32, Approve an Incentive Agreement between the Redevelopment Agency of West Valley City and Oquirrh Meadows Development, LLC, for the Development of a Mixed Use Senior Care Medical Facility

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-32, which would approve an Incentive Agreement between the Redevelopment Agency of West Valley City and Oquirrh Meadows Development, LLC, for the development of a mixed use senior care medical facility.

Mr. Pyle stated Oquirrh Meadows Development LLC had proposed a two phase development bringing a high quality senior care medical facility to the community. He also stated Phase 1 included an assisted living/memory care unit along with a three story office building housing a pharmacy, the headquarters of a 24-7 long term care facility relocating from Bountiful, Utah, and could also include other medical and rehabilitation facilities. He further explained Phase II included a skilled nursing facility and an independent living complex. He advised that to help insure the project broke ground in 2011 an incentive had been proposed whereby the Agency would provide a \$65,000.00 incentive to assist in paying for higher than anticipated site/utility development costs.

MINUTES OF COUNCIL STUDY MEETING – JULY 26, 2011

-4-

The City Manager reported development on this four acre parcel had been desired for years. He stated this area had been included in the Redwood Redevelopment Area in 1985 (RDA designation expires in 2016), and numerous development proposals since that time had failed to materialize on the property. In addition, the Redwood Road Corridor had been a targeted area of the Economic Development Strategic Plan with a desire to get development moving along this important arterial roadway.

Mr. Pyle stated the immediate development of a quality project along Redwood Road, providing a high quality senior care facility to the community, and developing a potential \$13.1 million project on vacant RDA land (which would potentially produce over \$500,000 in increment) were all factors considered in evaluating this project for the incentive. He indicated that in discussing this proposal with the developers, it was felt a modest incentive to help mitigate some of the extensive site and utility development costs would be an important piece in helping the developers move forward with this project.

Using PowerPoint, Brent Garlick, CED Department, discussed information summarized as follows:

- Aerial photo of property
- Background
 - Property placed in Redwood RDA in 1985
 - Redwood Road Corridor is a “targeted” area of emphasis in the Economic Development Strategic Plan
 - Oquirrh Meadows Investment LLC purchased four acres of land
 - Immediate plans – build \$4.8 million 62 unit Assisted Living Center and \$1.8 million 3-story office building
 - Phase II plans (2012) – construct \$3.4 million 45 unit Skilled Nursing Facility and \$3.1 million Independent Living complex
- Proposed incentive - in order to immediately begin development in calendar year 2011, the RDA pays \$65,000 to assist with site development costs (contingent upon construction beginning this year)
- Benefits to West Valley City
 - Ensure immediate development of a quality project (up to \$13.1 million) along the important Redwood Road Corridor
 - Provide high-quality senior care facility, adding a needed amenity to the community
 - Develop a vacant 4 acre parcel within the Redwood RDA before tax increment potential ends in 2016 (\$286,000 for phase 1 and \$211,000 for phase II)

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

MINUTES OF COUNCIL STUDY MEETING – JULY 26, 2011

-5-

Resolution No. 11-33, Approve Offer to Purchase Right-of-Way Agreement with the Utah Department of Transportation for Property Located at 4949 South Westridge Boulevard

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-33 which would approve an Offer to Purchase Right-of-Way Agreement with the Utah Department of Transportation (UDOT) for property located at 4949 South Westridge Boulevard.

Mr. Pyle stated UDOT desired to purchase the subject property owned by the Agency for the proposed Mountain View Corridor project. He stated the parcel was one of the properties required to construct the Corridor and UDOT had offered \$1,254,600.00 to purchase the parcel based on fair market value of the property.

Resolution No. 11-34, Approve Interlocal Cooperation Agreement between the Redevelopment Agency of West Valley City and Salt Lake County to Acquire Two Parking Easements on Property Located at Approximately 3650 South Between 2700 and 2800 West

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-34 which would approve an Interlocal Cooperation Agreement between the Redevelopment Agency of West Valley City and Salt Lake County to acquire two parking easements on property located at approximately 3650 South between 2700 and 2800 West.

Mr. Pyle stated the Utah Transit Authority (UTA) owned the vacant property directly north of the West Valley Library. He advised that Salt Lake County held a parking easement on the same property. He advised the north portion of the subject property was needed for construction of the City Center Promenade. He further stated without the parking easement the appraisal valued the land at \$7.25 per square foot. When factoring in the parking easement, the value of the property was reduced by 55%. Hence, Salt Lake County would receive 55% of the value of the land for the easement and UTA, as part of a separate agreement, would receive 45% of the value of the land.

The City Manager reported that back in 2009, UTA acquired property directly north of the West Valley Library from Salt Lake County to accommodate additional parking for transit patrons. He further reported that at the time of the sale, Salt Lake County retained a 19,839 square foot easement for parking on the property. He stated the City would purchase the property from UTA for the Promenade; therefore, staff had worked with UTA to arrange replacement parking. He indicated the City also needed to acquire the parking easement held by the County to build the Promenade.

Upon inquiry by the City Manager, there were no further questions regarding items scheduled on Agendas for meetings to be held later this night.

MINUTES OF COUNCIL STUDY MEETING – JULY 26, 2011

-6-

4. PUBLIC HEARINGS SCHEDULED AUGUST 9, 2011:

A. ACCEPT PUBLIC INPUT REGARDING THE FY2011-2012 TENTATIVE BUDGET

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled August 9, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding the FY 2011-2012 Tentative Budget. He discussed proposed Resolution No. 11-117 to be considered by the City Council subsequent to the public hearing, as follows:

RESOLUTION NO. 11-117, ADOPTING A FINAL BUDGET; MAKING APPROPRIATIONS FOR THE SUPPORT OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2011, AND ENDING JUNE 30, 2012; AND DETERMINING THE RATE OF TAX AND LEVYING TAXES UPON ALL REAL AND PERSONAL PROPERTY WITHIN WEST VALLEY CITY, UTAH, TAXABLE BY LAW FOR THE YEAR 2011

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-117 which would adopt a Final Budget; make appropriations for the support of West Valley City for the fiscal year beginning July 1, 2011, and ending June 30, 2012; and determine the rate of tax and levying taxes upon all real and personal property within West Valley City, Utah, taxable by law for the year 2011.

Mr. Pyle stated the proposal would adopt the Final Budget for West Valley City for the Fiscal Year 2011-2012 and set a date for public comment at a hearing to be held August 9, 2011, at 6:30 P.M. He reported the proposed Final Budget would be made available for public inspection during regular office hours in the City Recorder's Office.

City Manager, Wayne Pyle, further reviewed the proposed Resolution and answered questions from members of the City Council. He advised that the Finance Director, Jim Welch, would give a formal presentation of information regarding the budget prior to the public hearing for the benefit of those in attendance at the meeting. Mr. Pyle indicated he would then give a brief presentation stating reasons for recommending the proposed property tax increase.

The City Council will hold a public hearing to receive public input and consider proposed Resolution No. 11-117 at the Regular Council Meeting scheduled August 9, 2011, at 6:30 P.M.

5. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: June 30 – August 16, 2011: Face of Utah Sculpture VII Exhibit, UCCC; July 28, 2011: Embassy Suites Hotel Groundbreaking, 10:00 A.M.; August 1, 2011: National Night Out Kickoff Event,

MINUTES OF COUNCIL STUDY MEETING – JULY 26, 2011

-7-

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: Grand Opening of UTA Mid-Jordan & West Valley TRAX Lines, 9:00 A.M. – 11:30 A.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 5, 2011: WWE Raw World Tour, Maverik Center, 7:30 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, 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 19-20: American Cancer Society Relay for Life, Centennial Park; 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 24, 2011: Meet the Candidates Night for Primary Election, UCCC, 7:00 P.M.; August 27, 2011: ChamberWest Night Out at Rocky Mountain Raceways; August 29, 2011: WorldStage! Concert Series – Partners Program Showcase, UCCC, 8:00 P.M.; August 30 – September 9, 2011: Early Voting for Municipal Primary Election, City Hall; 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 (Polls open from 7:00 A.M. to 8:00 P.M.); September 14-16, 2011: ULCT Annual Conference; September 19, 2011: Lake Park Golf Social, Stonebridge Golf Course, 8:00 A.M.; September 20, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 20, 2011: Canvass of Municipal Primary Election during Regular Council Meeting; September 27, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 28, 2011: Furthur, Maverik Center, 7:00 P.M.; October 4, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 11, 2011: Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M.; October 11, 2011: Foo Fighters, Maverik Center, 7:00 P.M.; October 12, 2011: Meet the Candidates Night for Municipal General Election, UCCC, 7:00 P.M.; October 18, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 25 – November 4, 2011: Early Voting for Municipal General Election, City Hall; October 25, 2011: Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M.; November 1, 2011: Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M.; November 2, 2011: Celtic Thunder, Maverik Center, 7:30 P.M.; November 4, 2011: Judas Priest, Maverik Center, 6:30 P.M.; November 8, 2011: Municipal General Election (Polls open from 7:00 A.M. to 8:00 P.M.); November 8, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 9-12, 2011: National League of Cities Conference, Phoenix, Arizona; November 15, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 22, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 22, 2011: Canvass of Municipal General Election during Regular Council Meeting; and November 24, 2011: Thanksgiving Holiday – City Hall closed.

MINUTES OF COUNCIL STUDY MEETING – JULY 26, 2011

-8-

6. COUNCIL REPORTS

A. CAROLYNN BURT – CEP AND HALE CENTRE THEATRE

Councilmember Burt reported the CEP Board now had two new members.

Councilmember Burt reported she recently attended a development committee meeting at the Hale Centre Theatre at which parking issues and negotiations with Carmike were discussed.

B. STEVE VINCENT – COMPLIMENT TO POLICE DEPARTMENT

Councilmember Vincent complimented the Police Department regarding response to an incident in his neighborhood.

C. DON CHRISTENSEN – VIETNAMESE FESTIVAL, AMERICAN CANCER SOCIETY RELAY FOR LIFE EVENT AND ENGLISH LANGUAGE INITIATIVE

Councilmember Christensen reported he recently attended the Vietnamese Festival at the Utah Cultural Celebration Center (UCCC) and it was very successful and well attended.

Councilmember Christensen discussed plans for the American Cancer Society Relay for Life event scheduled August 18th and 19th at Centennial Park. He encouraged City employees and residents to participate.

Councilmember Christensen distributed written information regarding ideas he and Enrique Sosa had come up with in support of the City's English Language Initiative.

D. COREY RUSHTON – JORDAN RIVER COMMISSION AND CITY'S FLOAT IN THE DAYS OF '47 PARADE

Councilmember Rushton reported regarding the monthly meeting of the Jordan River Commission and stated there were two new members on that board.

Councilmember Rushton expressed praise for City staff involved in escorting the City's float in the Days of '47 Parade held the previous day.

E. MIKE WINDER – RIBBON CUTTING, DAYS OF '47 RODEO COMMITTEE, GRANITE SCHOOL DISTRICT GRADUATIONS AND CARPORT ISSUES

Mayor Winder reported regarding a recent ribbon cutting event at Dickey's Barbecue Pit.

MINUTES OF COUNCIL STUDY MEETING – JULY 26, 2011

-9-

Mayor Winder advised he had conversations with members of the Days of '47 Rodeo Committee and he discussed how smoothly things had gone for that event at the Maverik Center.

Mayor Winder reported Granite School District would hold high school graduations at the Maverik Center in 2012 and 2013.

Mayor Winder discussed carport issues and suggested a moratorium on fines or actions until the City Council could review the ordinance again.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, JULY 26, 2011, WAS ADJOURNED AT 5:41 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, July 26, 2011.

Sheri McKendrick, MMC
City Recorder