

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 20, 2011

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, SEPTEMBER 20, 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
Don Christensen
Corey Rushton
Steve Vincent

Paul Isaac, Acting City Manager
Sheri McKendrick, City Recorder

ABSENT:

Carolynn Burt

STAFF PRESENT:

John Evans, Fire Chief
Jim Welch, Finance Director
Eric Bunderson, City Attorney
Kevin Astill, Parks and Recreation Director
Layne Morris, CPD Director
Buzz Nielsen, Police Chief
Dan Johnson, Acting Public Works Director
Steve Pastorik, Acting CED Director
Aaron Crim, Administration
Craig Thomas, Administration
Ross Olsen, Administration
Cathie Alberico, Administration
Steve Lehman, CED Department
Claire Gillmor, Law Department
Jeff Nosack, Public Works Department
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 6, 2011**
The Council read and considered Minutes of the Study Meeting held September 6, 2011. There were no changes, corrections or deletions.

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After discussion, Councilmember Brooks moved to approve the Minutes of the Study Meeting held September 6, 2011, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

2. CLEAN & BEAUTIFUL COMMITTEE REPORT

Acting City Manager, Paul Isaac, introduced Jeff Deelstra, Chair of the Clean & Beautiful Committee.

Using PowerPoint, Mr. Deelstra discussed information summarized as follows:

- Background regarding the Committee
- Mission statement
- Accomplishments – annual awards, daylily promotion, refrigerator magnets with City phone numbers, holiday decorations, service projects, and others
- Structure including three subcommittees – urban gardens, small beautification projects, and education
- Photographs of urban gardens and small beautification projects
- Future outlook

During the presentation, Mr. Deelstra answered questions from members of the City Council.

Members of the City Council commented on the information given and thanked Mr. Deelstra and members of the Committee for their efforts and service to West Valley City. A suggestion was made that a member of the Clean & Beautiful Committee represents West Valley City at Jordan Valley Conservation Garden functions. A suggestion was also made to contact Granger-Hunter Improvement District to discuss water issues and various needs for urban and/or community gardens.

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3. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED SEPTEMBER 20, 2011:

Acting City Manager, Paul Isaac, stated two new items had been added to the Agenda for the Regular Council Meeting scheduled September 20, 2011, at 6:30 P.M. He discussed the new items and other items as follows:

Item No. 10.A. – RESOLUTION NO. 11-142, ACCEPT A SPECIAL WARRANTY DEED FROM THE MUNICIPAL BUILDING AUTHORITY FOR PROPERTY LOCATED AT APPROXIMATELY 5055 SOUTH WESTRIDGE BOULEVARD

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-142 which would accept a Special Warranty Deed from the Municipal Building Authority for property located at approximately 5055 South Westridge Boulevard.

Mr. Isaac stated 21.3 acres of land at the above described location was owned by the Building Authority and recommended to be conveyed to the City by Special Warranty Deed. He explained once the City accepted the Deed, it would sell the land to the Utah Department of Transportation (UDOT) for construction of the Mountain View Corridor.

The Acting City Manager further discussed and reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-142 at the Regular Council Meeting scheduled November 20, 2011, at 6:30 P.M.

Item No. 10.A. – RESOLUTION NO. 11-143, APPROVE AN AGREEMENT BETWEEN WEST VALLEY CITY AND PRISTINE ALPINE ENTERTAINMENT GRANTING A PARKING EASEMENT OVER PROPERTY ACQUIRED BY THE CITY AS A RESULT OF THE MOUNTAIN VIEW CORRIDOR PROJECT

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-143 which would approve an Agreement between West Valley City and Pristine Alpine Entertainment granting a parking easement over property acquired by the City as a result of the Mountain View Corridor Project.

Mr. Isaac stated the subject easement agreement would take the place of a previous easement agreement executed in 2002. He also stated the easement would give Pristine Alpine Entertainment, the company that operated USANA Amphitheater, easements for parking over land the City had acquired as a result of the Utah Department of Transportation (UDOT) Mountain View Corridor Project.

The Acting City Manager further explained the City and Pristine Alpine Entertainment (PAE) entered into an agreement on October 3, 2002, setting forth the conditions for a parking easement on the City-owned land surrounding the USANA Amphitheater. He stated the Mountain View Corridor Project would directly affect that easement. He

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indicated the City, PAE, and UDOT had negotiated the trade of several parcels of land to allow the City to continue to honor its agreement with Pristine. He stated the new easement agreement was similar to the original agreement in terms, and set forth the new legal boundaries for the easement. He advised the proposed agreement would be fully executed at a closing on the same day UDOT and PAE executed their agreement and at the same time UDOT swapped the property with the City.

Acting City Manager, Paul Isaac, recommended the Council consider entertaining a motion to continue this matter to the Regular Council Meeting scheduled September 27, 2011, as the subject agreement had not been finalized. City Attorney, Eric Bunderson, further reviewed the proposal and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-143 at the Regular Council Meeting scheduled September 20, 2011, at 6:30 P.M.

Item No. 11.A. – CONVENE AS BOARD OF CANVASSERS FOR THE 2011 MUNICIPAL PRIMARY ELECTION HELD SEPTEMBER 13, 2011 AND CONSIDER RESOLUTION NO. 11-138, ACCEPTING AND APPROVING THE RESULTS OF THE MUNICIPAL PRIMARY ELECTION HELD SEPTEMBER 13, 2011, AS SHOWN ON THE CANVASS REPORT

Acting City Manager, Paul Isaac, stated that on September 20, 2011, the City Council would convene as the Board of Canvassers for the 2011 Municipal Primary Election held September 13, 2011, and consider proposed Resolution No. 11-138 which would accept and approve the results of the Municipal Primary Election held September 13, 2011, as shown on the Canvass Report.

Mr. Isaac discussed proposed Resolution No. 11-138 which would accept and approve the results of the Municipal Primary election held September 13, 2011, as shown on the Canvass Report.

City Recorder, Sheri McKendrick, distributed written copies of the Canvass Report and final proposed Resolution to members of the City Council. She discussed the information contained in the documents.

The City Council will convene as the Board of Canvassers for the 2011 Municipal Primary Election held September 13, 2011, and consider proposed Resolution No. 11-138, at the Regular Council Meeting scheduled September 20, 2011, at 6:30 P.M.

Special Redevelopment Agency and Special Building Authority Meetings scheduled September 20, 2011

Acting City Manager, Paul Isaac, reviewed items on the Agendas for a Special Regular Redevelopment Agency Meeting and a Special Regular Building Authority Meeting, both scheduled later this night. Upon discussion, questions were answered by the Acting City Manager and staff.

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Upon inquiry by the Acting City Manager, there were no further questions from members of the City Council regarding items scheduled on the subject Agendas.

4. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED SEPTEMBER 27, 2011:

A. LISA DUDLEY, PRESIDENT-ELECT OF UTAH GOVERNMENT FINANCE OFFICERS ASSOCIATION – PRESENTATION OF THE DISTINGUISHED BUDGET PRESENTATION AWARD TO WEST VALLEY CITY

Acting City Manager, Paul Isaac, stated Lisa Dudley, President-elect of the Utah Government Finance Officers Association (UGFOA) would present the Distinguished Budget Presentation Award to the City Council at the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M.

5. PUBLIC HEARINGS SCHEDULED SEPTEMBER 27, 2011:

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-2-2011, FILED BY WEST VALLEY CITY, REQUESTING A ZONE CHANGE FROM ZONE ‘R-1-6’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 6,000 SQUARE FEET) TO ‘C-2’ (GENERAL COMMERCIAL) ZONE FOR PROPERTY LOCATED AT APPROXIMATELY 1666 WEST WHITLOCK AVENUE

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M., in order for the City Council to accept public input regarding Application No. Z-2-2011, filed by West Valley City, requesting a zone change from Zone ‘R-1-6’ (Single-Family Residential, Minimum Lot Size 6,000 Square Feet) to ‘C-2’ (General Commercial) zone for property located at approximately 1666 West Whitlock Avenue. He discussed proposed Ordinance No. 11-24 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 11-24, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 1666 WEST WHITLOCK AVENUE FROM ZONE ‘R-1-6’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 6,000 SQUARE FEET) TO ‘C-2’ (GENERAL COMMERCIAL) ZONE

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 11-24 which would amend the Zoning Map to show a change of zone for property located at 1666 West Whitlock Avenue from zone ‘R-1-6’ (Single-Family Residential, Minimum Lot Size 6,000 Square Feet) to ‘C-2’ (General Commercial) zone.

Mr. Isaac stated the surrounding zones included ‘C-2’ to the north, west and south and ‘R-1-6’ to the east. He indicated surrounding land uses included single-family

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homes to the north, east and a portion of the south and commercial to the west and the remaining south portion.

The Acting City Manager reported the subject property was designated as medium density mixed use and small lot residential (four to seven units per acre) in the West Valley City General Plan. He indicated the property was the south half of Parkway Boulevard and was still public right-of-way, although it was not improved. He also stated the north half of Parkway Boulevard had been vacated.

Mr. Isaac indicated the owner of the property to the north, west and south had applied for a street vacation. He explained if the vacation application was approved, the subject property would be included in a storage unit development. He stated a copy of the proposed concept plan had been provided to the City Council. He further reported staff believed the redevelopment of this area would be positive for the City in that it would remove an existing home in poor condition, eliminate an awkward situation where a home was accessed through a commercial parking lot, and consolidate properties with difficult access with others with direct access to Whitlock Avenue.

Steve Pastorik, CED Department, further discussed and reviewed the Application and proposed Ordinance, displayed the plat map, and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. Z-2-2011 and consider proposed Ordinance No. 11-24 at the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M.

B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-3-2011, FILED BY WILLIAM JOHNSON, REQUESTING A ZONE CHANGE FROM ZONE 'A' (AGRICULTURE) TO 'R-1-8' (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) ZONE FOR PROPERTY KNOWN AS LOT 14 IN THE WRIGHT NO. 11 SUBDIVISION LOCATED AT 4070 SOUTH MONTAIA DRIVE

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. Z-3-2011, filed by William Johnson, requesting a zone change from zone 'A' (Agriculture) to 'R-1-8' (Single-Family Residential, Minimum Lot Size 8,000 Square Feet) zone for property known as Lot 14 in the Wright No. 11 Subdivision located at 4070 South Montaia Drive. He discussed proposed Ordinance No. 11-25 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

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ORDINANCE NO. 11-25, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4070 SOUTH MONTAIA DRIVE FROM THE AGRICULTURAL ZONE (RESIDENTIAL, MINIMUM LOT SIZE 21,780 SQUARE FEET) TO THE ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) ZONE

Acting City Manager, Paul Isaac,, discussed proposed Ordinance No. 11-25 which would amend the Zoning Map to show a change of zone for property located at 4070 South Montaia Drive from the Agricultural zone (Residential, Minimum Lot Size 21,780 Square Feet) to the ‘R-1-8’ (Single-Family Residential Minimum Lot Size 8,000 square feet) zone.

Mr. Isaac stated surrounding zones included ‘R-1-8’ to the north and south, and ‘A’ to the east and west. He also stated surrounding land uses were predominately single-family homes. He indicated the subject property was designated as Low Density Residential in the West Valley City General Plan.

The Acting City Manager reported the subject property was known as Lot 14 in the Wright No. 11 Subdivision, which Subdivision had been recorded with the Salt Lake County Recorder’s Office in June 1963. He also reported the existing single-family dwelling had been constructed in 1964 and, at the time of West Valley City’s incorporation, this property was zoned ‘A-1.’

Mr. Isaac indicated the applicant initiated the zone change after learning a proposed addition to his existing home would not be permitted due to larger setbacks of the agriculture zone. He indicated that while researching the zoning history of this area, City staff learned the two properties immediately to the south of the subject property were re-zoned in 1998 from the ‘A’ zone to the ‘R-1-8’ zone. That rezoning had been initiated for similar reasons as the subject application. Properties on the west side of Montaia Drive were well under one-half acre and not reasonably able to meet the larger setback standards required in the ‘A’ zone. He explained if property owners proposed an addition, or an accessory building, the larger setbacks prohibited such from being built.

The Acting City Manager stated all frontage and area requirements of the ‘R-1-8’ zone would be met as part of the new zone. He also stated Mr. Johnson, the applicant, had explained to City staff that he had not had agricultural animals on the property nor did he anticipate that in the future.

Steve Lehman, CED Department, further reviewed and discussed the Application and proposed Ordinance, displayed the plat map, and answered questions from members of the City Council.

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The City Council will hold a public hearing regarding Application No. Z-3-2011 and consider proposed Ordinance No. 11-25 at the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M.

C. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING DECLARING A PARCEL OF CITY-OWNED PROPERTY LOCATED AT 5055 SOUTH WESTRIDGE BOULEVARD (PARCEL NUMBER 20-11-151-005) AS SURPLUS PROPERTY AND AUTHORIZING ITS SALE

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding declaring a parcel of City-owned property located at 4055 South Westridge Boulevard (Parcel Number 20-11-151-005) as surplus property and authorizing its sale. He discussed proposed Resolution No. 11-144 to be considered by the City Council subsequent to the public hearing, as follows:

RESOLUTION NO. 11-144, DECLARING A PARCEL OF PROPERTY LOCATED AT APPROXIMATELY 5055 SOUTH WESTRIDGE BOULEVARD TO BE SURPLUS

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-144 which would declare a parcel of property located at approximately 5055 South Westridge Boulevard to be surplus.

Mr. Isaac stated the City desired to surplus the property in order to sell it to the Utah Department of Transportation (UDOT) for the Mountain View Corridor. He explained in order to sell the property to UDOT it must be declared surplus by the City Council. He indicated the City was currently waiting for a right-of-way agreement from UDOT and, once received, would sell the property to UDOT to facilitate construction of the Mountain View Corridor.

Acting City Manager, Paul Isaac, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will hold a public hearing and consider proposed Resolution No. 11-144 at the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M.

D. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING DECLARING A PARCEL OF CITY-OWNED PROPERTY LOCATED AT 5168 SOUTH UPPER RIDGE ROAD (PARCEL NUMBER 20-11-302-001) AS SURPLUS PROPERTY AND AUTHORIZING ITS SALE

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding

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declaring a parcel of City-owned property located at 5168 South Upper Ridge Road (Parcel Number 20-11-302-001) as surplus property and authorizing its sale. He discussed proposed Resolution No. 11-145 to be considered by the City Council subsequent to the public hearing, as follows:

RESOLUTION NO. 11-145, DECLARING A PARCEL OF PROPERTY LOCATED AT APPROXIMATELY 5168 SOUTH UPPER RIDGE ROAD TO BE SURPLUS

Mr. Isaac stated the City desired to surplus the property in order to sell it to the Utah Department of Transportation (UDOT) for the Mountain View Corridor. He indicated in order to sell the property it must be declared surplus. He reported the City was currently waiting for an appraisal of the property and, once received, would enter into an Offer to Purchase Right-of-Way Agreement with UDOT to facilitate construction of the Mountain View Corridor.

Acting City Manager, Paul Isaac, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will hold a public hearing and consider proposed Resolution No. 11-145 at the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M.

E. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING DECLARING A PARCEL OF CITY-OWNED PROPERTY LOCATED AT 5025 SOUTH UPPER RIDGE ROAD (PARCEL NUMBER 20-11-300-016) AS SURPLUS PROPERTY AND AUTHORIZING ITS SALE

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding declaring a parcel of City-owned Property located at 5025 South Upper Ridge Road (Parcel Number 20-11-300-016) as surplus property and authorizing its sale. He discussed proposed Resolution No. 11-146 to be considered by the City Council subsequent to the public hearing, as follows:

RESOLUTION NO. 11-146, DECLARING A PARCEL OF PROPERTY LOCATED AT APPROXIMATELY 5025 SOUTH UPPER RIDGE ROAD TO BE SURPLUS

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-146 which would declare a parcel of property located at approximately 5025 South Upper Ridge Road to be surplus.

Mr. Isaac stated the City desired to surplus the property in order to sell it to the Utah Department of Transportation (UDOT) for the Mountain View Corridor. He also stated in order to sell the property is must be declared surplus. He indicated

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the City was currently waiting for an appraisal of the property and, once received, would enter into an Offer to Purchase Right-of-Way Agreement with UDOT to facilitate construction of the Mountain View Corridor.

Acting City Manager, Paul Isaac, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will hold a public hearing and consider proposed Resolution No. 11-146 at the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M.

F. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING DECLARING A PARCEL OF CITY-OWNED PROPERTY LOCATED AT 6082 WEST CONCERT COURT (PARCEL NUMBER 20-11326-001) AS SURPLUS PROPERTY AND AUTHORIZING ITS SALE

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding declaring a parcel of City-owned property located at 6082 West Concert Court (Parcel Number 20-11326-001) as surplus property and authorizing its sale. He discussed proposed Resolution No. 11-147 to be considered by the City Council subsequent to the public hearing, as follows:

RESOLUTION NO. 11-147, DECLARING A PARCEL OF PROPERTY LOCATED AT APPROXIMATELY 6082 WEST CONCERT COURT TO BE SURPLUS

Mr. Isaac stated the City desired to surplus the property in order to sell it to the Utah Department of Transportation (UDOT) for the Mountain View Corridor. He indicated in order to sell the property it must be declared surplus. He reported the City was currently waiting for an appraisal of the property and, once received, would enter into an Offer to Purchase Right-of-Way Agreement with UDOT to facilitate construction of the Mountain View Corridor.

Acting City Manager, Paul Isaac, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will hold a public hearing and consider proposed Resolution No. 11-147 at the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M.

G. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING DECLARING A PARCEL OF CITY-OWNED PROPERTY LOCATED AT 6204 WEST BOX OFFICE DRIVE (PARCEL NUMBER 20-11-301-003) AS SURPLUS PROPERTY AND AUTHORIZING ITS SALE

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Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding declaring a parcel of City-owned property located at 6204 West Box Office Drive (Parcel Number 20-11-301-003) as surplus property and authorizing its sale. He discussed proposed Resolution No. 11-148 to be considered by the City Council subsequent to the public hearing, as follows:

RESOLUTION NO. 11-148, DECLARING A PARCEL OF PROPERTY LOCATED AT APPROXIMATELY 6204 WEST BOX OFFICE DRIVE TO BE SURPLUS

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-148 which would declare a parcel of property located at approximately 6204 West Box Office Drive to be surplus.

Mr. Isaac stated the City desired to surplus the property in order to sell it to the Utah Department of Transportation (UDOT) for the Mountain View Corridor. He further stated in order to sell the property it must be declared surplus. He reported the City was currently waiting for an appraisal of the property and, once received, would enter into an Offer to Purchase Right-of-Way Agreement with UDOT to facilitate construction of the Mountain View Corridor.

Acting City Manager, Paul Isaac, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will hold a public hearing and consider proposed Resolution No. 11-148 at the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M.

H. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING DECLARING A PARCEL OF CITY-OWNED PROPERTY LOCATED AT 6308 WEST BOX OFFICE DRIVE (PARCEL NUMBER 20-11-301-002) AS SURPLUS PROPERTY AND AUTHORIZING ITS SALE

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding declaring a parcel of City-owned property located at 6308 West Box Office Drive (Parcel Number 20-11-301-002) as surplus property and authorizing its sale. He discussed proposed Resolution No. 11-149 to be considered by the City Council subsequent to the public hearing, as follows:

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RESOLUTION NO. 11-149, DECLARING A PARCEL OF PROPERTY LOCATED AT APPROXIMATELY 6308 WEST BOX OFFICE DRIVE TO BE SURPLUS

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-149 which would declare a parcel of property located at approximately 6308 West Box Office Drive to be surplus.

Mr. Isaac stated the City desired to surplus the property in order to sell it to the Utah Department of Transportation (UDOT) for the Mountain View Corridor. He reported in order to sell the property it must be declared surplus. He indicated the City was currently waiting for an appraisal of the property and, once received, would enter into an Offer to Purchase Right-of-Way Agreement with UDOT to facilitate construction of the Mountain View Corridor.

Acting City Manager, Paul Isaac, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will hold a public hearing and consider proposed Resolution No. 11-149 at the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M.

I. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING DECLARING A PARCEL OF CITY-OWNED PROPERTY DESCRIBED AS PORTIONS OF UPPER RIDGE ROAD AND BOX OFFICE DRIVE AS SHOWN ON THE RECORDED SUBDIVISION PLAT OF WEST RIDGE COMMERCE PARK PHASE 4 (5105 WEST 6320 WEST) AS SURPLUS PROPERTY AND AUTHORIZING ITS SALE

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding declaring a parcel of City-owned property described as portions of Upper Ridge Road and Box Office Drive as shown on the recorded Subdivision Plat of West Ridge Commerce Park Phase 4 (5105 West 6320 West) as surplus property and authorizing its sale. He discussed proposed Resolution No. 11-150 to be considered by the City Council subsequent to the public hearing, as follows:

RESOLUTION NO. 11-150, DECLARING A PARCEL OF PROPERTY DESCRIBED AS PORTIONS OF UPPER RIDGE ROAD AND BOX OFFICE DRIVE AS SHOWN ON THE RECORDED SUBDIVISION PLAT OF WEST RIDGE COMMERCE PARK PHASE 4, LOCATED AT APPROXIMATELY 5105 SOUTH 6320 WEST TO BE SURPLUS

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-150 which would declare a parcel of property described as portions of Upper Ridge

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Road and Box Office Drive as shown on the recorded Subdivision Plat of West Ridge Commerce Park Phase 4 located at approximately 5015 South 6320 West to be surplus.

Mr. Isaac stated the City desired to surplus the subject property in order to sell it to the Utah Department of Transportation (UDOT) for the Mountain View Corridor. He further stated in order to sell the property it must be declared surplus. He indicated the City was currently waiting for an appraisal of the property and, once received, would enter into an Offer to Purchase Right-of-Way Agreement with UDOT to facilitate construction of the Mountain View Corridor.

The Acting City Manager further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will hold a public hearing and consider proposed Resolution No. 11-150 at the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M.

6. RESOLUTION NO. 11-151, APPROVE PURCHASE OF A TYMCO 600 SWEEPER FROM INTERMOUNTAIN SWEEPER FOR USE BY THE PUBLIC WORKS DEPARTMENT

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-151 which would approve purchase of a Tymco 600 Sweeper from Intermountain Sweeper, in an amount not to exceed \$140,665.00, for use by the Public Works Department.

Mr. Isaac stated Intermountain Sweeper had recently been awarded a bid to supply a sweeper to Orem City. He reported two bids had been received by Orem City, and that documentation had been distributed to the City Council. He indicated Intermountain submitted a proposal to West Valley City that matched the Orem City bid with a \$2,750.00 Isuzu Cab over Chassis upgrade as requested. He stated the proposal qualified under the provisions of the West Valley City Procurement Code 5-3-106, Government Agency Purchasing. He further stated the Code allowed the procurement of equipment from a vendor who had been awarded a bid from another governmental entity within the preceding 90 days.

The Acting City Manager advised that West Valley City had purchased Tymco 600 Sweepers in the past and been pleased with their performance. He also advised the City's operators and mechanics were all familiar with these machines. He indicated the sweeper being replaced was a 2007 Tymco 600 that had major repairs pending. He stated sweepers were high maintenance vehicles and the high repair costs made it uneconomical to retain and maintain the existing sweeper.

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

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The City Council will consider proposed Resolution No. 11-151 at the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M.

7. **RESOLUTION NO. 11-152, APPROVE AN INTERLOCAL COOPERATIVE AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION TO FACILITATE CONSTRUCTION OF THE MOUNTAIN VIEW CORRIDOR THROUGH THE WEST RIDGE GOLF COURSE**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-152 which would approve an Interlocal Cooperative Agreement with the Utah Department of Transportation (UDOT) to facilitate construction of the Mountain View Corridor through the West Ridge Golf Course.

Mr. Isaac stated UDOT and West Valley City were working simultaneously, in nearby areas, to reconstruct the West Ridge Golf Course and construct the Mountain View Corridor. He advised an agreement was needed to set forth how each party could proceed, who would do what, and when it would happen. He reported West Valley City would reconstruct the West Ridge Golf Course and UDOT would construct the Mountain View Corridor through the golf course. He advised the two entities would be working near, crossing and otherwise impacting each other's projects. He further reported the subject agreement would address how, when, where and by whom, the work would proceed. He discussed terms of the agreement, summarized as follows:

1. When the corridor construction may begin
2. Where, when and how corridor excavation may be transported onto the golf course
3. How and when golf contractors may cross the corridor during construction
4. Who will install and maintain the fence on the corridor
5. Construction and maintenance responsibilities of the tunnel under the corridor
6. Placement of storm, irrigation, and electrical under the corridor
7. Construction and maintenance of retention ponds
8. Trail maintenance responsibility
9. Other items

Kevin Astill, Parks and Recreation Director, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-152 at the Regular Council Meeting scheduled September 27, 2011, at 6:30 P.M.

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8. COMMUNICATIONS:

A. COUNCIL UPDATE

Acting City Manager, Paul Isaac, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: September 1 – October 11, 2011: 99 Names Exhibit, UCCC; September 23, 2011: Media Event – Announcement of Reconstruction of West Ridge Golf Course, 5055 S. Westridge Blvd., 10:00 A.M.; September 23, 2011: Celebration of Gift of Stela #5 Stone from Chiapas, Mexico, UCCC, Private Dinner and Reception at 5:00 P.M. and Unveiling Ceremony at 7:00 P.M.; September 24, 2011: West Valley City Pet Fest, Animal Shelter, 10:00 A.M. – 2:00 P.M.; 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 3, 2011: Groundbreaking – Oquirrh Meadows Assisted Living, 2950 S. Redwood Road, 11:00 A.M. – 11:45 A.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 13, 2011: Waste Management Press Event, City Hall, 10:00 A.M. – 10:30 A.M.; October 18, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 20, 2011: Annual ChamberWest Breakfast, Pioneer Valley Hospital, 9:30 A.M.; October 22, 2011: Jason Aldean, Maverik Center, 7:30 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.; October 26, 2011: So You Think You Can Dance, Maverik Center, 7:00 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; 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; November 24, 2011: Thanksgiving Holiday – City Hall closed; November 25, 2011: Santa Christmas Parade & 5K Santa Run, 9:00 A.M. – 11:00 A.M.; December 6, 2011: Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M.; December 13, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 20, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; and December 26, 2011: Christmas Holiday – City Hall closed.

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Acting City Manager, Paul Isaac, directed Ross Olsen, Administration, discussed background information and details regarding an event scheduled at the Utah Cultural Celebration Center (UCCC) on Friday, September 23, 2011.

9. COUNCIL REPORTS:

A. COUNCILMEMBER COREY RUSHTON – ULCT CONFERENCE AND NATIONAL ASSOCIATION OF LETTER CARRIERS DINNER

Councilmember Rushton reported regarding the recent Utah League of Cities and Towns (ULCT) conference, including his service on the nominating committee. He also informed that Councilmember Christensen would be the new member to serve on the ULCT Board and represent West Valley City. Councilmember Rushton advised he had presented a demonstration of the property tax calculator tool on the City's website at one of the breakout sessions.

Councilmember Rushton reported he and Councilmember Buhler recently attended the National Association of Letter Carriers dinner held in West Valley City.

B. COUNCILMEMBER DON CHRISTENSEN – ULCT CONFERENCE

Councilmember Christensen reported regarding a mobile tour during the Utah League of Cities and Towns conference. He advised he would share some of the ideas coming out of that conference with staff.

C. COUNCILMEMBER RUSS BROOKS – STREETLIGHTS/POWER LINES

Councilmember Brooks stated he recently received a telephone call from a concerned citizen regarding the City owning streetlights and was notified that he (the citizen) had the responsibility of taking care of the power line crossing through his yard from one pole to another pole on the street.

In response, Acting City Manager, Paul Isaac, advised staff was aware of the situation and had been in contact with the power company regarding this issue.

D. MAYOR MIKE WINDER – REPTILE RESCUE BUSINESS RELOCATION AND APPRECIATION FOR CONDOLENCES

Mayor Winder informed that James Dix and his Reptile Rescue business had relocated to property in Salt Lake City.

Mayor Winder expressed deep appreciation for the support, sympathy, condolences and prayers regarding the recent death of his mother.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, SEPTEMBER 20, 2011, WAS ADJOURNED AT 5:38 P.M., BY MAYOR WINDER.

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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, September 20, 2011.

Sheri McKendrick, MMC
City Recorder