

**MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 6, 2012**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, NOVEMBER 6, 2012, AT 4:00 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  
Don Christensen  
Tom Huynh (Arrived as noted)  
Corey Rushton  
Steve Vincent

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

ABSENT:

Karen Lang

STAFF PRESENT:

Paul Isaac, Assistant City Manager  
John Evans, Fire Chief  
Buzz Nielsen, Police Chief  
Eric Bunderson, City Attorney  
Nicole Cottle, CED Director  
Russell Willardson, Public Works Director  
Kevin Astill, Parks and Recreation Director  
Jim Welch, Finance Director  
Layne Morris, CPD Director  
Steve Pastorik, CED Department  
Steve Lehman, CED Department  
Brent Garlick, CED Department  
Lee Logston, CED Department  
Kevin Despain, CED Department  
Jeff Nosack, Public Works Department  
Aaron Crim, Administration  
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 16, 2012**  
The Council read and considered Minutes of the Study Meeting held October 16, 2012. There were no changes, corrections or deletions.

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After discussion, Councilmember Christensen moved to approve the Minutes of the Study Meeting held October 16, 2012, as written. Councilmember Vincent seconded the motion.

A roll call vote was taken:

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

Unanimous.

### 2. **APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 23, 2012**

The Council read and considered Minutes of the Study Meeting held October 23, 2012. There were no changes, corrections or deletions.

After discussion, Councilmember Christensen moved to approve the Minutes of the Study Meeting held October 23, 2012, as written. Councilmember Vincent seconded the motion.

A roll call vote was taken:

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

Unanimous.

### 3. **ASCENT CONSTRUCTION – JORDAN RIVER MARKETPLACE DISCUSSION**

City Manager, Wayne Pyle, stated Ascent Construction representatives were scheduled on the agenda in order to update the City Council regarding the Jordan River Marketplace project.

Upon being acknowledged and welcomed by Mayor Winder, the Ascent Construction representatives Bob Murri and Brad Knowlton discussed a previously drafted Jordan River Marketplace (JRM) master plan. They displayed a new proposal and master plan, which had been developed and updated after having received additional feedback and suggestions from the City Council. He also discussed the ADL (Agreement for Disposition of Land) including square footage limitations, ethnic mixes, and other terms.

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Mr. Knowlton requested input and feedback from members of the City Council.

Mayor Winder informed some ideas he previously shared with the City Council had been incorporated in the new draft of the master plan.

Councilmember Huynh arrived at the meeting at 4:15 P.M.

Mr. Knowlton discussed some of the comparisons between the original master plan to the newly drafted master plan.

Upon discussion, members of the City Council inquired and made suggestions summarized as follows: which direction entrances of certain buildings would face; total square footage of certain buildings; a suggestion to separate a 70,000 square foot building (Oceans Market and retail) into smaller buildings and separate uses; inquiry regarding the hotel, its location and connection to the walking path; inquiry regarding number of parking spaces; question regarding if less parking would be needed due to proximity of transit; shifting location of buildings so that so many parking spaces would not be located next to the street and cars not crossing pedestrian walkway; retail/residential piece; offices may be better than retail/residential; like new plan better than original plan including location of parking; like everything except would like to see the one large building separated; large building should be separated due to "dominance" factor; want Ascent to meet requirements in ADL regarding square footage and ethnic mix; need to refine pedestrian walkway to make it less disconnected and more linear; need for signage or monument marking gateway of City; etc.

Mr. Knowlton and Mr. Murri responded to some of the questions and comments expressed above by members of the City Council by discussing reasons for the size of buildings and their particular locations on the site plan. They advised part of the plan had been driven by needs and expectations of a real owner/user that would build in the JRM. They advised they would like to keep and use the existing curb cuts on 3300 South for access to the project. They expressed the need for the nearby hotel to be seen from the street with easy access to the freeway, which would complement the Utah Cultural Celebration Center (UCCC) and events held at that facility. Separating the largest building with interior walkways and two entrances was proposed and they inquired if that would be acceptable. Also discussed was an "art space" possibility.

During the above discussion, City Attorney, Eric Bunderson, responded and answered questions from members of the City Council regarding specific terms of the ADL.

City Manager, Wayne Pyle, advised staff was looking for clear direction from the City Council prior to two resolutions being submitted for consideration regarding Don Antonio's and the Asian Market businesses.

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Upon further discussion, Mr. Knowlton expressed desire to have formal approval of the master plan before they proceeded any further. Mr. Murri expressed the need to work together on the project as he indicated the recent denial of a charter school for the project had cost a lot of time and money. Mr. Knowlton also expressed the importance of a collaborative effort in order to obtain tenants the City and Ascent wanted in the JRM. Mr. Murri discussed the need to be flexible on the buildings but indicated the general site plan needed to be put in place.

Mayor Winder advised the next step would be for the City Council to review the final development plan based on the discussions and feedback given at this meeting.

City Manager, Wayne Pyle, stated in order to preclude any miscommunications he wanted to be clear that Ascent should not consider any feedback or suggestions given by individual members of the City Council as giving formal approval of any kind. He advised Ascent that while City staff was looking for clear direction, the Council could amend the ADL in the future.

Mr. Murri advised Ascent desired the project to be a great place for the City and he affirmed their commitment to the project.

Mayor Winder stated that both Mr. Knowlton and Mr. Murri were open to hearing ideas and he expressed appreciation for the opportunity for discussion of those ideas.

Upon further discussion, City Council members also advised that individual opinions expressed by them should not be construed as formal approval of the City Council.

4. **REVIEW AGENDAS FOR COUNCIL REGULAR MEETING, REDEVELOPMENT AGENCY MEETING AND HOUSING AUTHORITY MEETING SCHEDULED NOVEMBER 6, 2012**

City Manager, Wayne Pyle, stated no new items had been added to the Agendas for the Council Regular, Redevelopment Agency, and Housing Authority meetings scheduled later this night.

Upon inquiry by the City Manager, there were no questions regarding items scheduled on the subject Agendas.

5. **ORDINANCE NO. 12-42, ADOPT ECONOMIC DEVELOPMENT PROJECT AREA PLAN ENTITLED "NORTHWEST ECONOMIC DEVELOPMENT PROJECT AREA PLAN"**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 12-42 which would adopt the Economic Development Project Area Plan entitled "Northwest Economic Development Project Area Plan."

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Mr. Pyle stated the process to form an economic development project area was governed by the Utah Community Development and Renewal Agencies Act. He advised that once the Redevelopment Agency had held a public hearing and approved the Plan it would then be considered and adopted by City Council ordinance in order to become effective. He continued the Utah State Redevelopment Statutes required the proposed Northwest Economic Development Area Plan and Budget be approved by a Taxing Entity Committee (TEC) comprised of representatives from all taxing entities who levied taxes in West Valley City. He reported the TEC met on October 22, 2012, and approved the Northwest Economic Development Area Plan and Budget and the next step in the process was for the Redevelopment Agency to hold a public hearing to receive comments in favor and in opposition to the Plan. He further stated the Agency Board would then consider oral and written objections and decide whether to revise, approve or reject the draft Plan. He reminded that on October 23, 2012, the Agency Board approved the Plan and now the final step would be for the City Council to consider approval and adoption of the Plan by ordinance.

City Manager, Wayne Pyle, further reviewed and discussed the proposed Ordinance and answered questions by members of the City Council.

The City Council will consider proposed Ordinance No. 12-42 at the Regular Council Meeting scheduled November 13, 2012, at 6:30 P.M.

6. **RESOLUTION NO. 12-153, AUTHORIZE PURCHASE OF A PLOW, SANDER AND HYDRAULIC SYSTEM FROM LEGACY EQUIPMENT FOR INSTALLATION ON A NEW FREIGHTLINER 10-WHEEL DUMP TRUCK**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-153 which would authorize purchase of a plow, sander and hydraulic system from Legacy Equipment, in an amount not to exceed \$79,145.00, for installation on a new Freightliner 10-wheel dump truck.

Mr. Pyle stated the Council previously approved purchase of a 10-wheel dump truck funded from the Storm Water Utility fund in order to replace a 2002 model year truck. He indicated the proposed resolution would approve purchase of a dump bed, snow plow and sander, and associated hydraulic system to mount on the cab and chassis. He reported Legacy Equipment was being recommended for procurement of the equipment as they were the supplier for this particular model snowplow, and this equipment matched equipment previously purchased. He advised procuring the plow, bed, sander and hydraulic equipment from the same vendor would ensure all components worked together.

City Manager, Wayne Pyle, 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. 12-153 at the Regular Council Meeting scheduled November 13, 2012, at 6:30 P.M.

7. **RESOLUTION NO. 12-154, AUTHORIZE PURCHASE OF A SIDE DUMP BED, SANDER AND HYDRAULIC SYSTEM FROM H&K TRUCK EQUIPMENT FOR INSTALLATION ON A NEW 2013 F550 TRUCK**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-154 which would authorize purchase of a side dump bed, sander and hydraulic system from H&K Truck Equipment, in an amount not to exceed \$41,684.00, for installation on a new 2013 F550 truck and for use by the Operations Divisions, Public Works Department.

Mr. Pyle stated a new F550 truck (cab and chassis) was being purchased separately from a dealer on State contract to replace a crew cab truck previously used for snowplowing. He indicated the proposal would authorize purchase of a bed, sander and hydraulic system to be mounted on the truck. He advised the plow would be purchased separately. He reported H&K Equipment was being recommended and would meet the City's existing needs. He advised the truck bed, sander and hydraulic system matched equipment previously purchased.

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

The City Council will consider proposed Resolution No. 12-154 at the Regular Council Meeting scheduled November 13, 2012, at 6:30 P.M.

8. **RESOLUTION NO. 12-155, AUTHORIZE PURCHASE OF A PLOW, SANDER AND HYDRAULIC SYSTEM FROM LEGACY EQUIPMENT FOR INSTALLATION ON A NEW 2012 INTERNATIONAL SLURRY SEAL TRUCK**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-155 which would authorize purchase of a plow, sander and hydraulic system from Legacy Equipment, in an amount not to exceed \$45,902.00, for installation on a new 2012 International slurry seal truck.

Mr. Pyle stated a new 2012 slurry seal truck had recently been purchased to replace the old 2002 model year truck. He advised that in the winter the slurry machine was removed and a plow and sander added to make the truck useful as a snow plow and the proposal would authorize purchase of that additional winter equipment. He reported Legacy Equipment was being recommended for procurement to meet the City's existing needs. He advised that Legacy Equipment was the supplier for this particular model snowplow and matched equipment previously purchased. He stated procuring the plow, bed, sander and hydraulic equipment from the same vendor ensured all components would work together.

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City Manager, Wayne Pyle, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 12-155 at the Regular Council Meeting scheduled November 13, 2012, at 6:30 P.M.

9. **RESOLUTION NO. 12-156, RATIFY THE CITY MANAGER'S APPOINTMENT OF RICH KINDRED AS MEMBER OF THE STORM WATER ADVISORY BOARD, TERM: NOVEMBER 13, 2012 – JUNE 30, 2014**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-156 which would ratify his appointment of Rich Kindred as a member of the Storm Water Advisory Board for the term November 13, 2012, through June 30, 2014.

Mr. Pyle advised that Mr. Kindred had consented to fill the unexpired term of William "Bill" Olpin on the Storm Water Advisory Board.

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

The City Council will consider proposed Resolution No. 12-156 at the Regular Council Meeting scheduled November 13, 2012, at 6:30 P.M.

10. **COMMUNICATIONS:**

A. **HOME REMODEL PROGRAM UPDATE**

City Manager, Wayne Pyle, stated time had been allotted for an update regarding the Home Remodel Program. Upon direction, Steve Pastorik used PowerPoint and discussed information summarized as follows:

- Map showing neighborhood to be targeted in first phase of program (Wright East)
- Reasons for choosing this neighborhood
  - Manageable size with 153 homes
  - Homes built in the late 1950's and early 1960's
  - Supportive neighborhood organization chair
  - Relatively high rate of homeownership (estimated 12% rentals)
  - Over time, the program can be expanded to other neighborhoods
- Program overview
- Goals
  - Prevent neighborhood deterioration by incentivizing maintenance and repair of homes and yards
  - Encourage investment in the neighborhood by incentivizing remodeling of homes
  - Improve the aesthetic appeal of the neighborhood

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- Encourage homeownership by incentivizing only owner-occupied homes
- Promote property value appreciation
- What are we incentivizing?
  - Exterior remodels
    - Roof conversion
    - Front porch addition
    - Brick wainscot
  - Exterior repairs/upgrades
    - Paint/siding replacement
    - Roofing (new shingles)
    - Windows/doors
  - Yard enhancements
    - Driveway replacements
    - Irrigation systems
    - Fencing
- How and how much are we incentivizing?
  - Exterior remodels
    - CDCU (Community Development Corporation of Utah) to buy, remodel and sell a home
    - Rehabilitation Loan Program offers loans up to \$25,000 that can be deferred or low interest from 0% to 3%
    - Building supply discount (to be determined through RFP)
  - Building permit fee waiver
    - Addition: \$465 (average)
    - Carport to garage: \$95 (average)
    - Remodel/repair: \$120 (average)
    - Roof conversion: \$105
  - Rebates of 25% of improvement cost with contractor or 50% of materials with homeowner labor up to \$5,000/home and building supply discount for exterior repairs/upgrades or yard enhancements
- Chart showing estimated costs for certain improvements
- Where will the money come from and how much will be budgeted?
  - Remodeling with CDCU (Community Development Corporation of Utah)
    - Source: CDBG (Community Development Block Grants)
    - Budget: \$150,000
  - Rehabilitation Loan Program
    - Source: CDBG (Community Development Block Grants)
    - Budget: \$160,000
  - Rebates
    - Source: 20% Redevelopment Agency (RDA) housing funds
    - Budget: \$150,000

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- Funds can only be used to help low to moderate income households
- Illustrations showing improvements that could be made to different house types - rambler, split entry, tri-level

The City Manager advised this was a Strategic Plan item and had potential to address the next level of neighborhood improvement and, in particular, aesthetics. He discussed the challenges and efforts of City staff to develop and present a proposed program to the City Council. He discussed the targeting of one neighborhood with a pilot program and then consideration of expanding that program to the entire City.

During the above presentation and update, the City Manager and Mr. Pastorik answered questions from members of the City Council.

The City Council made inquiries, discussed issues and concerns, and commented summarized as follows: unsure of demand for these types of improvements as some people desired to add living space to an existing home rather than move to a larger home; inquiry if incentives could include adding living space as we moved from pilot program to entire City; proposed program would be a good start to ensure variety of attractive housing stock; the need for a better name of the program.

### B. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: November 9-10, 2012: Monster Truck Spectacular, Maverik Center; November 12, 2012: Veteran's Day – City Hall closed; November 13, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 15, 2012: Rosa Parks Drive Ribbon Cutting, 1:00 P.M.; November 15 – December 27, 2012: Trees of Diversity Exhibit, UCCC; November 17, 2012: Turkey Trot 5K, Fitness Center, 8:00 A.M.; November 17, 2012: Eric Church, Maverik Center, 7:30 P.M.; November 19 – January 5, 2013: Project Zero, Fitness Center; November 20, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 22, 2012: Thanksgiving – City Hall closed; November 27, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 28, 2012 – December 1, 2012: National League of Cities (NLC) Conference, Boston, MA; December 1, 2012: Winter Market, UCCC; December 3, 2012: Christmas Tree Lighting, Fitness Center, 6:00 P.M.; December 4, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 8, 2012: Breakfast with Santa, Fitness Center, 9:00 A.M.; December 10, 2012: Beehive Statesmen Christmas Concert, UCCC; December 11, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 15, 2012: Breakfast with Santa, Fitness Center, 9:00 A.M.; December

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17, 2012: Bonnie Harris Christmas Concert, UCCC; December 18, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 24 & 25, 2012: Christmas Holiday – City Hall closed; and December 28, 2012: Holiday Movie Night for Members, Fitness Center, 7:00 P.M.

Upon inquiry by Councilmember Christensen regarding Veteran's Day and if the City had planned any events in commemoration, the City Council discussed possible plans for next year to include a City-wide event and a suggestion for a flag raising ceremony at the Utah Cultural Celebration Center (UCCC). Also suggested was a breakfast event to include a flag raising ceremony at the Family Fitness Center with an invitation for the Lions Club to assist in that activity. Councilmember Vincent and Councilmember Christensen both expressed willingness to work on an event for the future.

### B. CITY MANAGER UPDATE

City Manager, Wayne Pyle, updated the City Council regarding the opening of the new Megaplex Theater located at the Valley Fair Mall. He indicated as soon as final detailed plans were available he would further advise the Council.

Mr. Pyle stated he would provide updated information at the upcoming Council Study Meeting regarding the proposed Winterfest event.

## 11. COUNCIL REPORTS

### A. COUNCILMEMBER STEVE BUHLER – CEP EVENT AT WESTLAKE JR. HIGH SCHOOL AND ESSENTIAL PIECE AWARD NOMINATION

Councilmember Buhler reported regarding a recent CEP (Community Education Partnership) event held at West Lake Jr. High School.

He also discussed an Essential Piece award nomination for Margaret Peterson and the CEP.

### B. COUNCILMEMBER TOM HUYNH – COG MEETING

Councilmember Huynh reported regarding a recent Salt Lake County Council of Governments (COG) meeting.

### C. COUNCILMEMBER DON CHRISTENSEN – ENVISION UTAH LUNCHEON AND LATINO PRESENTATION

Councilmember Christensen stated he recently attended an Envision Utah luncheon at which Harmons received the *Common Good* an award. He expressed disappointment the City had no similar recognition planned as Harmons was a West Valley City business.

He also reported regarding a Latino presentation from the Church of Jesus Christ of Latter-day Saints.

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**D. COUNCILMEMBER COREY RUSHTON – EMAILS FROM RESIDENTS**  
Councilmember Rushton discussed e-mails received from residents urging participation in a worldwide challenge to prepare for the changing climate.

**E. MAYOR MIKE WINDER – EAC EMPLOYEE HALLOWEEN PARTY, COG MEETING, RIBBON CUTTING, PERSONAL HISTORY CONVENTION AT UCCC AND HISTORICAL SOCIETY PROJECT**  
Mayor Winder discussed the EAC employee Halloween party.

He reported regarding a recent ribbon cutting event for an eye doctor's office located near Pioneer Valley Hospital.

Mayor Winder advised regarding a "make your story count" (personal history) convention held at the Utah Cultural Celebration Center (UCCC).

He discussed a recent CAB (Cultural Arts Board) meeting at which funding for a master plan study had been approved regarding the Historical Society's proposed project including a suspension bridge over the Jordan River, historic walkway and granary.

**12. MOTION FOR EXECUTIVE SESSION**

After discussion, Councilmember Rushton moved to adjourn and reconvene in an Executive Session for discussion of real estate and property matters. Councilmember Vincent seconded the motion.

A roll call vote was taken:

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

Unanimous.

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, NOVEMBER 6, 2012, WAS ADJOURNED AT 5:56 P.M., BY MAYOR WINDER.**

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THE WEST VALLEY CITY COUNCIL MET IN EXECUTIVE SESSION ON TUESDAY, NOVEMBER 6, 2012, 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 MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder  
Steve Buhler  
Don Christensen  
Tom Huynh  
Corey Rushton  
Steve Vincent

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

ABSENT:

Karen Lang

STAFF PRESENT:

Paul Isaac, Assistant City Manager  
Eric Bunderson, City Attorney  
Nicole Cottle, CED Director

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF NOVEMBER 6, 2012, WAS ADJOURNED AT 6:25 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 and Executive Session of the West Valley City Council held Tuesday, November 6, 2012.

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Sheri McKendrick, MMC  
City Recorder