

MINUTES OF COUNCIL STUDY MEETING – OCTOBER 15, 2013

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, OCTOBER 15, 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
Steve Buhler
Don Christensen
Tom Huynh
Karen Lang
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Russell Willardson, Public Works Director
John Evans, Fire Chief
Jim Welch, Finance Director
Lee Russo, Police Chief
Mike Richards, Acting Parks and Recreation Director
Chris Curtis, Acting CPD Director
Aaron Crim, Administration
Jake Arslanian, Public Works Department
Jeff Nosack, Public Works Department
Steve Lehman, CED Department
Steve Pastorik, CED Department
Kevin Despain, CED Department
Jason Nau, Administration

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 1, 2013**
The Council read and considered Minutes of the Study Meeting held October 1, 2013. There were no changes, corrections or deletions.

After discussion, Councilmember Buhler moved to approve the Minutes of the Study Meeting held October 1, 2013, as written. Councilmember Huynh seconded the motion.

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A roll call vote was taken:

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

Unanimous.

2. INTRODUCTION OF NEW EMPLOYEES

Upon invitation by Mayor Winder, the following new employees introduced themselves to members of the City Council:

Community and Economic Development Department:
Brock Anderson, Planner 1

Fire Department:
Trina Baldwin, Support Services Clerk

Parks and Recreation Department:
Bryant Boshard, 1st Assistant Golf Pro

Police Department:
Haylie Cooper, Support Services Clerk
Ashlee Moline, Support Services Clerk
Martina Roberts, Support Services Clerk

Public Works Department:
Chris Padilla, Operator I
Brad Taylor, Engineer

The City Council extended a welcome to the new employees to service with West Valley City.

3. MARGARET PETERSON – COMMUNITY EDUCATION PARTNERSHIP (CEP) AND AFTER-SCHOOL PROGRAMS UPDATE

Upon introduction, Margaret Peterson, Executive Director, expressed appreciation to the Council for the opportunity to report information regarding the Community Education Partnership (CEP) and after-school programs.

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Ms. Peterson introduced board members in attendance, distributed and discussed written materials, and used PowerPoint to present information summarized as follows:

- Mission Statement
- Background and history of CEP
- Goals and objectives
- Programs funded by major grants
- Donors
- Expanding learning through partnerships
- Program services partners
- Photos of students participating in various programs
- Statistics regarding CEP after-school programs improving student outcomes
- Details regarding model used in after-school programs
- Sustainability of after-school programs and grant funding
- Fundraising diversification plan to remain competitive in an intensive grant environment
- CEP needs and appreciates West Valley City's support and wants to continue to work together to sustain success

On behalf of the City Council, Mayor Winder thanked Ms. Peterson and board members for their efforts and commitment to the children of West Valley City. In response to an inquiry, Ms. Peterson described how the CEP worked with other entities.

Upon discussion, Councilmember Buhler expressed confidence in the board members and executive committee of the CEP. He stated the CEP filled a great need in the community, as education was very important to City residents.

4. **DR. SAM DICKSON AND RYAN LUSTY – MOSQUITO ABATEMENT UPDATE**
City Manager, Wayne Pyle, stated an update had been scheduled regarding mosquito abatement.

Upon recognition by Mayor Winder, Ms. Janice Fisher, West Valley City's representative on the Magna Mosquito Abatement District, advised this was the annual report to the City Council. She introduced Ryan Lusty, Manager of the Magna Mosquito Abatement District (MMAD), and Dr. Sam Dickson, Manager of the Salt Lake City Mosquito Abatement District (SLCMAD), who was also a resident of West Valley City.

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

- Protecting public health in West Valley City
- Overview of MMAD, board members, and map of area covered
- MMAD mode of operation

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- Mosquito control in West Valley City

Mr. Dickson used PowerPoint and discussed the following:

- Mosquito control and West Nile virus in Salt Lake County
- Mosquito control in Salt Lake County; West Valley City covered by two of the three Districts – South Salt Lake Mosquito Abatement District (SSLMAD) and MMAD
- Mission
- Background, history and statistics regarding West Nile Virus
- Signs and symptoms of West Nile Virus

During the above presentations of information, Mr. Lusty and Mr. Dickson answered questions from members of the City Council.

On behalf of the City Council, Mayor Winder thanked Mr. Lusty and Mr. Dickson for their presentations. He also expressed appreciation to Janice Fisher for her extended service to the West Valley City community.

5. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED OCTOBER 15, 2013**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Council Meeting scheduled October 15, 2013, at 6:30 P.M. Upon inquiry, there were no questions regarding items scheduled on the referenced Agenda.

6. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED OCTOBER 22, 2013:**

A. **PROCLAMATION DECLARING OCTOBER 24, 2013, AS “FOOD DAY” IN WEST VALLEY CITY**

City Manager, Wayne Pyle, stated Councilmember Lang would read a Proclamation declaring October 24, 2013, as “Food Day” in West Valley City, at the Regular Council Meeting scheduled October 22, 2013, at 6:30 P.M.

B. **PROCLAMATION DECLARING NOVEMBER 1, 2013, AS “EXTRA MILE DAY” IN WEST VALLEY CITY**

City Manager, Wayne Pyle, stated Councilmember Huynh would read a Proclamation declaring November 1, 2013, as “Extra Mile Day” in West Valley City, at the Regular Council Meeting scheduled October 22, 2013, at 6:30 P.M.

C. **PROCLAMATION DECLARING NOVEMBER 2013, AS “PANCREATIC CANCER AWARENESS MONTH” IN WEST VALLEY CITY**

City Manager, Wayne Pyle, stated Councilmember Christensen would read a Proclamation declaring November 2013, as “Pancreatic Cancer Awareness

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Month” in West Valley City, at the Regular Council Meeting scheduled October 22, 2013, at 6:30 P.M.

7. **RESOLUTION NO. 13-147, AWARD A CONTRACT TO NOLAND AND SONS CONSTRUCTION COMPANY FOR THE LUND PARK TO BRIGHTON CANAL STORM DRAIN PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-147 which would award a contract to Noland and Sons Construction Company, in an amount not to exceed \$434,270.84, with a possible increase of up to 5% of the contract amount or \$30,000.00 whichever is greater, for change orders for the Lund Park to Brighton Canal Storm Drain Project.

Mr. Pyle stated bids had been solicited and six bids received as follows:

Noland & Sons:	\$434,270.84
J. B. Gordon Construction:	\$549,923.22
S&L Inc.:	\$561,477.11
Vancon:	\$596,197.50
Lyndon Jones:	\$609,862.85
Hughes General:	\$617,294.00

The City Manager reported Noland and Sons had submitted the lowest responsible bid and he recommended approval of the proposal. He stated the project bypassed and replaced a problematic storm drain system referred to as the “Chicken Coop Drain.” He also stated the project collected existing drainage running through the proposed Lund Park Subdivision and crossing through an easement granted by the Compass Court Condominiums. He indicated the pipe alignment then ran north to 3300 South, under the Brighton Canal, and discharged in an existing ditch. He stated the project would improve drainage in the area and replace an aging and failing culvert under the Brighton Canal.

Public Works Director, Russell Willardson, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 13-147 at the Regular Council Meeting scheduled October 22, 2013, at 6:30 P.M.

8. **RESOLUTION NO. 13-148, AUTHORIZE CHANGE ORDER NOS. 1, 2 AND 3 TO THE CONTRACT WITH STAPP CONSTRUCTION FOR THE SR-201 FRONTAGE ROAD WIDENING AND COMMERCE CENTER DRIVE PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-148 which would authorize Change Order Nos. 1, 2 and 3 to the contract with Stapp Construction, in the amount of \$102,695.25, for the SR-201 Frontage Road Widening and Commerce Center Drive Project.

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Mr. Pyle stated various changes had been made in the field that necessitated change orders regarding the construction contract with Stapp Construction. He reported due to utility conflicts the storm drain boxes could not be pre-manufactured in a factory and needed to be cast in place. In addition, conduit had been added to the project to facilitate UTOPIA fiber and other future needs, and changes had been made to the utility plans that required the addition of pipe, valves and other fittings.

Public Works Director, Russell Willardson, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 13-148 at the Regular Council Meeting scheduled October 22, 2013, at 6:30 P.M.

9. **RESOLUTION NO. 13-149, APPROVE THE PURCHASE OF AN ASPHALT ZIPPER MILLING MACHINE FROM ASPHALT ZIPPER, INC., FOR USE BY THE PUBLIC WORKS DEPARTMENT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-149 which would approve the purchase of an Asphalt Zipper Milling Machine from Asphalt Zipper, Inc., in an amount not to exceed \$125,490.00, for use by the Public Works Department.

Mr. Pyle stated Asphalt Zipper, Inc. was a local manufacturer and the sole source for the subject equipment. He advised the Asphalt Zipper was a self-contained milling machine mounted on a front-end loader and used to grind up failed sections of pavement that had been set aside or stockpiled for use as new road base. He indicated failed road base and sub-base material was removed and the asphalt millings were used as new high quality road base under a new asphalt layer. This process replaced the current practice of saw cutting and removing damaged asphalt, repairing the existing road base, and replacing the asphalt.

He further indicated in an effort to improve the quality and efficiency of roadway repairs, the Public Works Department investigated the Asphalt Zipper equipment. He stated the Operations Division rented a 30-inch Zipper during the month of September and over the time used it on typical roadway repairs such as potholes, uneven or surface damaged pavement, and failed pavement. He stated, as the crews grew accustomed to the equipment they determined the Zipper provided an advantage in quality and efficiency for certain types of repairs. It had also been determined the larger 48-inch Zipper worked the best.

Russell Willardson, Public Works 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. 13-149 at the Regular Council Meeting scheduled October 22, 2013, at 6:30 P.M.

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10. RESOLUTION NO. 13-150, APPROVE A DEVELOPMENT AGREEMENT WITH MURRAY FAMILY INVESTMENTS, L.L.C. TO MODIFY LANDSCAPING REQUIREMENTS FOR A COMMERCIAL SITE LOCATED AT 5338 SOUTH 5600 WEST

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-150 which would approve a Development Agreement with Murray Family Investments, L.L.C. to modify landscaping requirements for a commercial site located at 5338 South 5600 West.

Mr. Pyle stated the property owner, Murray Family Investments, L.L.C. desired to enter into an agreement to allow McDonald's to reduce the required landscaping setback from 20-feet to 15-feet to improve traffic flow at that business. He advised the City's ordinance governing commercial properties required a 20-foot landscaped area for any development having a side yard facing a street. As per Section 7-6-1003(4) setbacks could be reduced as negotiated in a development agreement through the Planning Commission and City Council.

He informed that during the conditional use application process, the Planning Commission approved the site for a fast food restaurant along with a request to reduce the north landscape area to a setback of 15-feet. The 15-foot landscaped area would incorporate a berm three feet high, a retaining wall, and additional trees and shrubs as outlined in the landscape plans.

The City Manager reported there was an existing development agreement with SCP Westridge 1, LLC, recorded in August 2011, establishing development standards for the entire planned unit development at 5610 West 5400 South Street. He stated the proposed agreement would not conflict with or affect terms of the existing development agreement.

Kevin Despain, CED Department, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 13-150 at the Regular Council Meeting scheduled October 22, 2013, at 6:30 P.M.

11. RESOLUTION NO. 13-151, APPROVE AN AMENDMENT TO THE WEST VALLEY CITY CLEAN AND BEAUTIFUL COMMITTEE'S BYLAWS

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-151 which would approve an amendment to the West Valley City Clean and Beautiful Committee's Bylaws.

Mr. Pyle stated the Clean and Beautiful Committee's Bylaws presently required meeting on the first Wednesday of the month and scheduling needs had changed requiring an amendment. He advised bylaws needed to have provisions regarding the scheduling of meetings, but having a specific time some times was not practical. By amending the

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bylaws to refer to the schedule that must be submitted to the City Manager, the Committee then would have the flexibility to change meeting times while still having a fixed, public meeting schedule on file with the City Recorder.

He also advised the Bylaws would also be amended to clarify procedure for removal of members.

City Attorney, Eric Bunderson, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 13-151 at the Regular Council Meeting scheduled October 22, 2013, at 6:30 P.M.

12. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: October 19, 2013: Gabriel Iglesias, Maverik Center, 7:30 P.M.; October 22, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 22 – November 1, 2013: Early Voting for Municipal General Election, City Hall Lobby, 10:30 A.M. – 3:30 P.M. (weekdays only); October 24, 2013: ChamberWest 50th Anniversary Gala, Hilton Salt Lake City Airport, 6:00 P.M.; October 24, 2013: TNA Presents Impact Wrestling LIVE! Maverik Center, 7:00 P.M.; October 26, 2013: Macklemore & Ryan Lewis, Maverik Center, 7:30 P.M.; October 28 – November 7, 2013: Day of the Dead Exhibit, UCCC; November 5, 2013: Municipal General Election; November 5, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 7, 2013: Rob Zombie & Korn, Maverik Center, 7:00 P.M.; November 11, 2013: Veteran's Day Holiday – City Hall closed; November 12, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 14, 2013: Granite School District Town Hall Meeting, Granger High School, Alumni Room, 7:00 P.M. – 8:00 P.M.; November 15, 2013: So You Think You Can Dance, Maverik Center, 8:00 P.M.; November 19, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting and Canvass of Municipal General Election, 6:30 P.M.; November 26, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 28, 2013: Thanksgiving Holiday – City Hall closed; December 3, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 10, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 14, 2013: George Lopez, Maverik Center, 8:00 P.M.; December 17, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 25 & 26, 2013: Christmas Holiday – City Hall closed; January 1, 2014: New Year's Day Holiday – City Hall closed; January 6, 2014: Swearing-in Ceremony for Newly Elected Officials, City Hall, 12 Noon; January 20, 2014: Martin Luther King, Jr. Holiday – City Hall closed; January 29, 2014: ULCT Local Officials' Day at the Legislature; February 17, 2014: President's Day Holiday – City Hall closed; and May 13, 2014: Granite School District Town Hall Meeting, Hunter High School, Media Center, 7:00 P.M. – 8:00 P.M.

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13. COUNCIL REPORTS:

A. COUNCILMEMBER STEVE VINCENT – STREET SIGNS AND HOUSE NUMBERS

Councilmember Vincent stated that while campaigning, he noticed street signs in some subdivisions were very old with the numbers not being visible. He advised he would forward those specific locations to the Public Works Director.

He discussed if the City should “push” for homeowners to post house numbers on homes or paint numbers on the curb. In response, the City Manager advised rigorous enforcement of this matter had not been undertaken, however, it could be an individual safety issue.

B. COUNCILMEMBER STEVE BUHLER – CHAMBERWEST AND CEP

Councilmember Buhler reported regarding a recent meeting of ChamberWest, and advised regarding a meeting of the CEP scheduled for the following day.

C. COUNCILMEMBER DON CHRISTENSEN – MEET THE CANDIDATES NIGHT AND WOMEN IN MOTION CONFERENCE

Councilmember Christensen expressed appreciation and gave “kudos” to City staff for the recent Meet the Candidates Night and the Women in Motion conference.

City Manager, Wayne Pyle, thanked the City Recorder, Sheri McKendrick, and her staff for efforts regarding the Meet the Candidates Night. He also expressed appreciation to Nicole Cottle, Assistant City Manager/CED Director, and staff including those at the Utah Cultural Celebration Center, for their work on the recent Women in Motion conference.

Upon discussion, Councilmember Buhler discussed low attendance at the Meet the Candidates Night and suggested more advertising for that event.

D. COUNCILMEMBER COREY RUSHTON – JORDAN RIVER COMMISSION, PUBLIC RIGHT-OF-WAY SIGNS, WOODLEDGE PARK TENNIS COURTS AND GRIZZLIES FACE-OFF LUNCHEON

Councilmember Rushton informed regarding an invitation to the Jordan River Commission awards gala and reported about activities and projects of the Commission.

He reported regarding a recent meeting with the County Council who were working on the Jordan River initiatives.

He reported regarding signs in the public right-of-way that might not conform to the City’s sign ordinances.

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Councilmember Rushton advised regarding the tennis courts at Woodledge Park being in disrepair and suggested investigating other uses such as a mini skatepark.

He reported regarding the face-off luncheon for the Utah Grizzlies hockey team held earlier today at the Maverik Center.

E. MAYOR MIKE WINDER – HISTORICAL SOCIETY AND EAST HOLLYWOOD HIGH CHARTER SCHOOL

Mayor Winder reported regarding the Historical Society and their oral history project. He stated they were looking forward to construction of the Pioneer Crossing Bridge and desired to be involved in the dedication and grand opening activities.

He also discussed the East Hollywood High Charter School's 10th anniversary event and suggested the founder, principal and business manager be considered for the Essential Piece award.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, OCTOBER 15, 2013, WAS ADJOURNED AT 6:16 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, October 15, 2013.

Sheri McKendrick, MMC
City Recorder