

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 25, 2014**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, FEBRUARY 25, 2014, 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 BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor  
Corey Rushton, Councilmember At-Large  
Lars Nordfelt, Councilmember At-Large  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3  
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

ABSENT:

Tom Huynh, Councilmember District 1

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director  
Eric Bunderson, City Attorney  
Jim Welch, Finance Director  
Kevin Astill, Parks and Recreation Director  
Russell Willardson, Public Works Director  
John Evans, Fire Chief  
Lee Russo, Police Chief  
Sam Johnson, Strategic Communications Director  
Layne Morris, CPD Director  
Steve Pastorik, Acting CED Director  
Brandon Hill, Law Department  
Rachelle Hill, Law Department  
Dan Johnson, Public Works Department  
Steve Lehman, CED Department  
Jake Arslanian, Public Works Department  
Jason Nau, Administration

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD FEBRUARY 11, 2014**  
The Council read and considered Minutes of the Study Meeting held February 11, 2014. There were no changes, corrections or deletions.

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After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held February 11, 2014, as written. Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED FEBRUARY 25, 2014**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Meeting scheduled later this night and he discussed a listed item as follows:

**Item No. 7.A. - PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-30-2013, FILED NOEL CRUZ, REQUESTING APPROVAL FOR AN AMENDMENT TO LOTS 6 AND 7 OF THE LEE ANN NO. 1 SUBDIVISION LOCATED AT 3251 WEST LEMAY AVENUE**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled February 25, 2014, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. S-30-2013, filed by Noel Cruz, requesting approval for an amendment to Lots 6 and 7 of the LeeAnn No. 1 Subdivision located at 3251 West Lemay Avenue.

Upon discussion, Councilmember Buhler stated there were questions regarding the application pertaining to the flag lot.

As directed, the City Attorney, Eric Bunderson, discussed the history of the subject property, the legitimate land sale, and the fact the buyer had not followed through and complied with the subdivision laws. Therefore, in order to develop the property it must come under compliance with the City's ordinances, with the remedy being this application. He advised a variance had been granted by the West Valley City Board of Adjustment that ran with the property. Mr. Bunderson explained the action under consideration by the Council was approval of the administrative action. He also answered questions from members of the City Council.

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The City Council will hold a public hearing regarding Application No. S-30-2013 and consider proposed Ordinance No. 14-16 at the Regular Council Meeting scheduled February 25, 2014, at 6:30 P.M.

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

3. **RESOLUTION NO. 14-31, AUTHORIZE CHANGE ORDER NO. 3 TO THE CONTRACT WITH NOLAND AND SONS CONSTRUCTION COMPANY FOR THE LUND PARK TO BRIGHTON CANAL STORM DRAIN**

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-31 that would authorize Change Order No. 3 to the Contract with Noland and Sons Construction Company, in the amount of \$42,803.38, for the Lund Park to Brighton Canal Storm Drain.

Mr. Pyle stated the main objective of the project was to abandon an aging and undersized storm drain that crossed under the Brighton Canal near 3300 South. He advised that during construction it became apparent that Jones Heating and Air Conditioning had a parking lot drain that connected to the abandoned storm drain. He indicated the proposed change order would cover cost to connect the existing parking lot drain to the new storm drain.

He also advised Change Order Nos. 1 and 2 had been processed under the original funding authorization by the City Council.

Dan Johnson, City Engineer, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-31 at the Regular Council Meeting scheduled March 4, 2014, at 6:30 P.M.

4. **RESOLUTION NO. 14-32, AUTHORIZE THE CITY TO ENTER INTO A RIGHT-OF-WAY AND EASEMENT AGREEMENT WITH JOHN C. KETCHUM, KAREN V. KETCHUM AND LOIS I. KETCHUM FOR PROPERTY LOCATED AT 6426 WEST PARKWAY BOULEVARD; AND TO ACCEPT A WALL AND SLOPE EASEMENT, A GRANT OF TEMPORARY CONSTRUCTION EASEMENT AND A SPECIAL WARRANTY DEED**

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-32 that would authorize the City to enter into a Right-of-Way and Easement Agreement with John C. Ketchum, Karen V. Ketchum and Lois I. Ketchum for property located at 6426 West Parkway Boulevard; and to accept a Wall and Slope Easement, a Grant of Temporary Construction Easement, and a Special Warranty Deed, in the total amount of \$70,500.00.

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Mr. Pyle stated the aforementioned property owners had signed the Agreement for Right-of-Way and Easements, and had agreed to sign a Special Warranty Deed, Wall and Slope Easement and a Grant of Temporary Construction Easement for a portion of property located at the northwest corner of Parkway Boulevard and 6400 West Street.

The City Manager reported the parcel located at 6426 West Parkway Boulevard was one of the properties affected by the construction of the 6400 West Extension Project extending from Parkway Boulevard to the SR-201 Frontage Road.

He advised compensation for purchase of 19,801 square feet of right-of-way, a Wall and Slope Easement, and a Grant of Temporary Construction Easement had been based on an appraisal report prepared by Fortis Group, LLC.

Dan Johnson, City Engineer, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-32 at the Regular Council Meeting scheduled March 4, 2014, at 6:30 P.M.

5. **RESOLUTION NO. 14-33, AUTHORIZE THE CITY TO ENTER INTO A RIGHT-OF-WAY AGREEMENT WITH JOHN C. KETCHUM, KAREN V. KETCHUM AND LOIS I. KETCHUM FOR PROPERTY LOCATED AT 6490 WEST PARKWAY BOULEVARD; AND TO ACCEPT A SPECIAL WARRANTY DEED**

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-33 that would authorize the City to enter into a Right-of-Way Agreement with John C. Ketchum, Karen V. Ketchum and Lois I. Ketchum for property located at 6490 West Parkway Boulevard; and to accept a Special Warranty Deed, in the amount of \$5,700.00.

Mr. Pyle stated John C. Ketchum, Karen V. Ketchum, and Lois I. Ketchum had signed the Right-of-Way Agreement and agreed to execute a Special Warranty Deed for 2,206 square feet of property located at 6490 West Parkway Boulevard.

He reported the subject property was one affected by the construction of the 6400 West Extension Project to extend from Parkway Boulevard to the SR-201 Frontage Road. He indicated this acquisition would allow for future construction of improvements on the north side of Parkway Boulevard. He stated this portion of Parkway Boulevard was being widened from a 33 foot half width to a 40 foot half width. Although construction of improvements along the frontage of this parcel would not be completed at this time (the City would also acquire a portion of the adjacent parcel to the east owned by the same owners) it had been determined this right-of-way should be acquired as well.

The City Manager reported compensation for purchase of the property had been based on an appraisal report prepared by Fortis Group, LLC.

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Dan Johnson, City Engineer, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-33 at the Regular Council Meeting scheduled March 4, 2014, at 6:30 P.M.

**6. CONSENT AGENDA SCHEDULED MARCH 4, 2014:**

**A. RESOLUTION NO. 14-34, ACCEPT A STORM DRAIN EASEMENT FOR JORDAN RIVER MARKETPLACE, LLC, ACROSS A PORTION OF ITS PROPERTY LOCATED AT 1316 WEST 3500 SOUTH**

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-34 that would accept a Storm Drain Easement for Jordan River Marketplace, LLC, across a portion of its property located at 1316 West 3500 South, Lot 2 of the Utah Cultural Celebration Center Subdivision.

Mr. Pyle stated as part of the Lund Park to Brighton Canal Storm Drain Project the City was replacing an old existing storm drain line running north through the grantors' property from the Jones property to the south, and to an outlet ditch on the grantors' property. He indicated the old outlet ditch had been piped with a 36-inch RCP storm drain line. The existing storm drain was too small and the existing pipe elevations were too low to connect to the new 36-inch storm drain line. He stated the easement would allow the City to construct and maintain a new 15-inch and 18-inch storm drain line and boxes on the grantor's property. He also advised the new storm drain would take storm water from the grantors' property and from the Jones property to the south.

**B. RESOLUTION NO. 14-35, RATIFY THE CITY MANAGER'S APPOINTMENT OF LATAI TUPOU AS AN ALTERNATE MEMBER OF THE WEST VALLEY CITY PLANNING COMMISSION, TERM: MARCH 4, 2014 – JULY 1, 2017**

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-35 that would ratify his appointment of Latai Tupou as an alternate member of the West Valley City Planning Commission for the term March 4, 2014 – July 1, 2017.

Mr. Pyle stated Ms. Tupou had been recommended to fill the position previously held by Imaan Bilic whose term would expire on July 1, 2017.

He advised Ms. Tupou received a Bachelors of Science in Finance from the University of Utah and she currently worked as an asset based lending credit and operation manager at Celtic Bank in Salt Lake City.

The City Council will consider proposed Resolution Nos. 14-34 and 14-35 at the Regular Council Meeting scheduled March 4, 2014, at 6:30 P.M.

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**7. COMMUNICATIONS:**

**A. VICTIM ADVOCATES REPORT**

City Manager, Wayne Pyle, stated as part of grant requirements a semi-annual report was scheduled regarding the Victim Advocates Program.

Upon direction, Rachelle Hill, Victim Services Coordinator, reported and discussed information summarized as follows:

- Reviewed some cases her office handled last month including assistance provided to victims and outcomes
- No staffing changes in office; grant funding still in place

During the above presentation of information, Ms. Hill answered questions from members of the City Council.

Upon discussion, Councilmember Rushton informed he and Councilmember Buhler would soon travel to Washington, D.C., for the National League of Cities Conference and meetings with our Congressional delegation. He inquired if there was anything they could do for the Victim Services Office when meeting with the Congressional delegation.

In response, Ms. Hill advised currently two grants had been secured and it was hoped that funding source would continue to be available.

Councilmember Vincent expressed enjoyment in hearing these reports and stated City staff did a great job in actively assisting victims.

Ms. Hill thanked the City Council for their support of the program and reminded of a Domestic Violence Awareness event scheduled in October.

**B. REVIEW DRAFT AGENDAS FOR REDEVELOPMENT AGENCY AND HOUSING AUTHORITY MEETINGS SCHEDULED FOR MARCH 4, 2014**

City Manager, Wayne Pyle, reviewed the draft Agendas for the Redevelopment Agency and Housing Authority Meetings scheduled March 4, 2014. He noted at present only consideration of approval of Minutes had been listed on each agenda.

**C. COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: February 26, 2014: Uni-versity Di-versity Mash-up, UCCC, 3:00 P.M. – 6:00 P.M.; February 26, 2014: Boy Scout Fire Safety Merit Badge Class, Fire Station #74, 5545 West

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3100 South, 6:00 P.M. – 8:00 P.M.; February 28, 2014: WVC Employee Appreciation Night at the Grizzlies Hockey Game, Maverik Center; March 1, 2014: Senator Karen Mayne's Town Hall Meeting, West Valley Library, 2880 West 3650 South, 9:00 A.M. – 10:00 A.M.; March 1, 2014: Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.; March 4, 2014: Boy Scout First Aid Merit Badge Class, Fire Station #74, 5545 West 3100 South, 6:00 P.M. – 8:00 P.M.; March 4, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; March 6 – April 30, 2014: Utah Travels Exhibition, UCCC; March 8-12, 2014: National League of Cities Conference, Washington, D.C.; March 11, 2014: Boy Scout First Aid Merit Badge, Fire Station #74, 5545 West 3100 South, 6:00 P.M. – 8:00 P.M.; March 11, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; March 13, 2014: Utah Legislative Session Ends; March 18, 2014: Council Meetings Canceled (Neighborhood Caucus Meetings); March 18, 2014: Democratic Party Neighborhood Caucus Meetings; March 19, 2014: WVC Watch Wednesday – Mobile Patrol Training, City Hall, 6:30 P.M. – 8:30 P.M.; March 19, 2014: Police Chief's Community Meeting, UCCC, 7:00 P.M. – 9:00 P.M.; March 19, 2014: Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.; March 20, 2014: Republican Party Neighborhood Caucus Meetings; March 21, 2014: Employee Bowling Tournament sponsored by EAC, Delton Bowling Lanes; March 21, 2014: Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; March 22, 2014: Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.; March 25, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 1, 2014: Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M.; April 2, 2014: Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; April 8, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 9, 2014: Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; April 9-11, 2014: ULCT Mid-Year Conference, St. George; April 11, 2014: Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.; April 12, 2014: Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.; April 15, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 22, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 29, 2014: Spring into Success Women's Conference, UCCC, 8:00 A.M. – 4:00 P.M.; May 13, 2014: Granite School District Town Hall Meeting, Hunter High School, Media Center, 7:00 P.M.; May 29, 2014: 2014 Jordan River Festival – Conservation Day; May 31, 2014: 2014 Jordan River Festival – Festival Celebration with festivities along the Parkway; and May 31, 2014: Pioneer Crossing Bridge Grand Opening, UCCC (outdoors on the grounds), 8:00 A.M. – 9:00 A.M.

### D. CITY MANAGER UPDATE

City Manager, Wayne Pyle, explained the weekly legislative update had inadvertently been left off the agenda; however, the City's legislative liaison Nicole Cottle would be unable to give the report as she was presently at the

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Legislature. He advised of “issues heating up” and requested the Council let him know if any concerns arose.

9. **COUNCIL REPORTS:**

A. **COUNCILMEMBER COREY RUSHTON – DEVELOPMENT STANDARDS FOR REMAINING PROPERTIES IN CITY AND STATUS OF GRANARY PROJECT**

Councilmember Rushton discussed his assignment from the recent Strategic Planning Meeting regarding development standards for remaining properties in West Valley City. He reported regarding meetings with City staff and advised he had shared City Council comments and desires pertaining to development. He stated information and a proposal would be brought back to the City Council later.

Upon request, Paul Isaac, Assistant City Manager/HR Director, updated the City Council regarding the granary project including moving the historical structure from the Rushton property to a location adjacent to the Utah Cultural Celebration Center (UCCC). He advised of the work accomplished to date, the costs, and timeline.

Councilmember Rushton discussed funding for the granary project from Rocky Mountain Power and ATK. He submitted a check to the City Manager of private donations obtained to assist with site preparation. City Manager, Wayne Pyle, further advised the Rushton family had made this additional donation.

B. **COUNCILMEMBER STEVE VINCENT – WESTFEST COMMITTEE**

Councilmember Vincent advised he would sit as the WestFest Committee chair this year and it had been decided not to stage a parade. He indicated the WestFest event would be held a week earlier from now on. He explained the difficulty in readying floats that early as most were being built in preparation for the July parades. He reported the WestFest Committee would like to engage in other things such as adding a 10K run to the event. He also expressed the need to discuss the celebration and review the assistance needed from police, fire, public relations and parks. Upon inquiry, Councilmember Vincent further discussed reasons for moving the date of the celebration.

C. **COUNCILMEMBER STEVE BUHLER – DAYS OF '47 PARADE AND CITY FLOAT**

Councilmember Buhler inquired if the City would be building a float to be entered into the Days of '47 Parade.

Assistant City Manager, Paul Isaac, advised there was budget for a float; however, he suggested consideration could be given to using the funds for other projects such as a summer play.

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Councilmember Rushton indicated a band or horse riders, or other could be the City's entry in the parade, rather than a float.

Mayor Bigelow suggested the City Manager develop ideas in this regard for further discussion by the Council. Councilmember Lang inquired if anyone knew of horse riding clubs or antique car organizations that could possibly represent the City in the Pioneer Day (Days of '47) parade. Councilmember Vincent advised the City's float only participated in two parades last year due to budget constraints and, perhaps, the money could be used in a different way. He also indicated such a project should be community-driven rather than government-driven. After further discussion, the Council expressed a consensus not to move forward with a float this year. Other comments included the City acting as a "broker" and not the "doer" and some expression was made for the need of commitments from volunteers for at least four parades.

### D. **MAYOR RON BIGELOW – FIRST ROBOTICS PROGRAM, SALT LAKE VALLEY CONFERENCE OF MAYORS MEETING, COG MEETING AND UTOPIA**

Mayor Bigelow discussed a group that put on a program at the Maverik Center called *FIRST* Robotics. He stated Hunter High School would be participating for the first time this year and Granger High had been doing it for many years. He advised someone would speak during the citizen comment period at tonight's regular meeting to request the City's support and possible funding. He advised the details had been forwarded to the City Manager.

The Mayor reported regarding recent meetings of the Salt Lake Valley Conference of Mayors and Salt Lake County Council of Governments (COG) including issues that had arisen including the 911 system and coordination. He advised of a recent interview with KSL regarding this matter.

City Manager, Wayne Pyle, discussed issues regarding the 911 system in Salt Lake County and an RFP (request for proposal) to ensure getting the best CAD system. He also discussed proposed legislation and concerns regarding the process relating to decisions at the county and multi-agency level.

Mayor Bigelow advised the matter of UTOPIA had come up a lot when he campaigned door to door. He expressed appreciation to the City Manager for his help in providing him with information to "get up to speed." He stated there were interesting dynamics occurring including Macquarie's proposal, new mayors of member cities, and a bill at the legislature being run by Senator Valentine. He explained mayors of member cities would be meeting and he shared and discussed slides of how he would approach this issue with the new mayors, as follows: 1) obligations and payments regarding West Valley City; 2) subscription breakdown of all member cities; 3) list of questions regarding current status of UTOPIA; and

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4) perspective. The Mayor advised the City Manager would also attend those meetings.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, FEBRUARY 25, 2014, WAS ADJOURNED AT 5:41 P.M., BY MAYOR BIGELOW.

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, February 25, 2014.

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Sheri McKendrick, MMC  
City Recorder