

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 9, 2014

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, SEPTEMBER 9, 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
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

Paul Isaac, Acting City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Kevin Astill, Parks and Recreation Director
John Evans, Fire Chief
Russell Willardson, Public Works Director
Jim Welch, Finance director
Layne Morris, CPD Director
Sam Johnson, Strategic Communications Director
Anita Schwemmer, Acting Police Chief
Steve Pastorik, CED Department
Ed Domian, CED Department
Dan Johnson, Public Works Department
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 26, 2014**

The Council read and considered minutes of the Study Meeting held August 26, 2014. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the minutes of the Study Meeting held August 26, 2014, as written. Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

2. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED SEPTEMBER 9, 2014

Mayor Bigelow informed no new items were added to the agenda for the Regular Council Meeting scheduled September 9, 2014, at 6:30 P.M. Upon inquiry, there were no questions regarding items scheduled on the subject agenda.

3. RESOLUTION NO. 14-150, AUTHORIZE THE CITY TO EXECUTE SCHEDULE 39 OF THE HP MASTER LEASE PURCHASE AGREEMENT FOR PURCHASE OF DESKTOP AND LAPTOP COMPUTERS FROM VLCM FOR USE BY THE POLICE DEPARTMENT

Acting Police Chief, Anita Schwemmer, discussed proposed Resolution No. 14-150 that would authorize execution of Schedule 39 of the HP Master Lease Purchase Agreement for purchase of desktop and laptop computers from VLCM, in an amount not to exceed \$134,694.56, including interest, for use by the Police Department.

She stated the Police Department needed desktop and laptop computers in order to function efficiently and effectively. She indicated replacements would be financed through the HP Master Lease Purchase Agreement approved in 2006 under Resolution No. 06-04.

The desktop and laptop computers procured through this program would be covered by a support package from Hewlett Packard (HP) and would cover the costs of repairs needed during the term of the Lease Agreement. Each computer would be leased for a period of four years, after which the City would be able to purchase each computer for one dollar. The cost over the four-year period would not exceed \$126,509.10.

Formal bidding had not been required as the vendor VLCM held a contract with the State of Utah.

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

The City Council will consider proposed Resolution No. 14-150 at the Regular Council Meeting scheduled September 16, 2014, at 6:30 P.M.

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4. **RESOLUTION NO. 14-151, AWARD A CONTRACT TO ACME CONSTRUCTION FOR THE JORDAN RIVER DRAINAGE OUTFALL MODIFICATIONS PROJECT**

Dan Johnson, Public Works Department, discussed proposed Resolution No. 14-151 that would award a contract to Acme Construction, in an amount not to exceed \$144,762.00 with authorization to spend an amount not to exceed \$160,000.00 through potential change orders, for the Jordan River Drainage Outfall Modifications Project.

He stated in years of high runoff the Jordan River had historically flooded adjacent mobile home communities between 3300 South and 3900 South when the high water flowed back through the storm drains thus flooding the streets. He indicated under those conditions the communities had no way of keeping the river water from flooding their properties. This project would modify the outfalls of the flooded areas to install gates that could be closed in high flow events to prevent water from flowing back through the storm drain. This would allow those areas to be pumped dry without river water flowing back through.

He reported bids had been solicited and three bids received, as follows:

	<u>Bid Totals</u>	<u>Bid Evaluation Total with Preference Reduction</u>
Acme Construction	\$144,762.00	\$143,314.38
Lyndon Jones	\$162,340.00	\$162,340.00
Stapp Construction	\$208,275.00	\$206,192.25

He also reported the engineer's estimate had been in the amount of \$107,980.00. He stated the lowest responsible bid had been submitted by Acme Construction. He advised a budget opening had been done to authorize funds included in a previous year's budget.

Mr. Johnson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council. Public Works Director, Russell Willardson, also answered questions relating to the City's responsibility regarding flooding issues.

The City Council will consider proposed Resolution No. 14-151 at the Regular Council Meeting scheduled September 16, 2014, at 6:30 P.M.

5. **RESOLUTION NO. 14-152, AWARD A CONTRACT TO M.C. GREEN AND SONS FOR THE FALCON STREET STORM DRAIN PROJECT**

Dan Johnson, Public Works Department, discussed proposed Resolution No. 14-152 that would award a Contract to M.C. Green and Sons in an amount not to exceed

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\$171,956.90, with authorization to spend an amount not to exceed \$190,000.00 through potential change orders, for the Falcon Street Storm Drain Project.

He stated bids had been solicited and four bids received as follows:

	<u>Bid Totals</u>	<u>Bid Evaluation Total with Preference Reduction</u>
M.C. Green & Sons	\$171,956.90	\$171,956.90
Noland & Sons	\$214,980.00	\$214,980.00
Geneva Rock	\$233,079.00	\$233,079.00
Lyndon Jones	\$362,924.00	\$362,924.00

He also reported the engineer's estimate had been in the amount of \$215,120.00. He stated the lowest responsible bid had been submitted by M.C. Green & Sons.

He stated storm water runoff from the Fairlane Heights Subdivision drained a nearly 40 acre area down the curb and gutter on Falcon Street. During storm events runoff from Falcon Street collected in 4100 South Street partially blocking the outside lane creating a safety hazard. The work on this project would include installation of inlets and pipes onto Falcon Street and the connection into the existing storm drain in 4100 South Street. The result would be the early collection of storm water in a pipe, preventing the hazardous ponding condition from occurring along 4100 South.

Funds were available for the project in the FY 2014-2015 Budget and no budget opening would be necessary.

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

The City Council will consider proposed Resolution No. 14-152 at the Regular Council Meeting scheduled September 16, 2014, at 6:30 P.M.

6. COMMUNICATIONS:

A. ENERGY EFFICIENCY REQUIREMENTS FOR NEW CONSTRUCTION DISCUSSION

Upon direction, Ed Domian, Chief Building Official, CED Department, used PowerPoint and discussed information summarized as follows:

- Building green – building design, construction and use that supports sustainability
- Sustainability minimizes use of natural resources before, during and after construction

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- Levels of green construction – LEED Rating, Green Building Code, Energy Star, International Energy Conservation Code (IECC)
- Overview of LEED (Leadership in Energy & Environmental Design)
- LEED green principles – higher density, smaller buildings, smaller lots, less grass, less concrete, narrower streets, recycling of construction waste
- LEED costs – adds 10-15% to construction costs; can add \$10,000-20,000 to cost of single-family dwelling; would add \$250,000 to Fairbourne Station apartments; could add \$1 million to cost of a very large building
- Energy Star System (EPA 1992) – very similar to current energy code; claims buildings are 15% more energy efficient; requires third party on-site testing; requires blower door test of home; only audits every seventh home; adds \$4,000-5,000 to cost per home; recognized in LEED process
- Utah Uniform Building Standards Act – adopted into law in 1990; created Mini-Max State Building Code; goal was to provide uniform building code regulations throughout the State for builders and design professionals; by law the Legislature prohibits any jurisdiction from adopting rules contrary to State Code
- Utah Title 15A-1-204 - “(1)(a) The State Construction Code is the construction codes adopted with any modifications in accordance with this section that the state and each political subdivision will follow.”
- International Energy Conservation Code (IECC) – State Energy Code, developed in a national legislative-type process; product of a strong national energy lobby; addresses both residential and commercial construction; replaced old 1993 Federal *Model Energy Code* in 2000
- IECC regulations – insulation in walls, attics, floors, basements; heating/cooling ductwork design and insulation; appliance efficiency; plumbing fixture efficiency; window U-ratings; ratio of window/wall area; whole house analysis for energy loss; building orientation
- More IECC concerns – *ResCheck* heating/cooling analysis per home per lot; *ComCheck* heating/cooling/lighting analysis per commercial building; commercial vestibules; HVAC system testing for commercial construction; blower door testing (limited by Legislature)
- Example of IECC certificate
- Green Building Code – similar to LEED concept; flexible point system; recently created by ICC in conjunction with the *Sustainable Buildings Industry Council*; not currently adopted by Utah; University of Utah, Park City, and Summit County all interested in Green Building Code
- State Energy Code Class to be hosted by Bonneville Chapter ICC at Utah Cultural Celebration Center on Thursday, October 30, 2014. Instructor Brent Ursenbach will address latest edition of State Energy Code with Utah amendments.

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

Steve Pastorik, Assistant CED Director, also used PowerPoint and discussed information summarized as follows:

- Salt Lake City's program – LEED Silver required for new City-owned and operated buildings, new City-funded projects, or renovations over 10,000 square feet; expedited plan review incentive
- Incentive examples of other cities – waived or reduced plan review fees; expedited plan review; bonus density; cover cost of third party verification for certified projects; tax incentives; technical and design assistance
- Balancing other West Valley City interests – quality architecture, durable materials, larger lots, larger homes, economic development and construction-related fee revenue

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

Upon discussion, members of the Council indicated they would like to hear staff's recommendations regarding incentives such as reduced plan review fees and/or expedited plan review. The Council also expressed appreciation for the information given by staff. Members of the Council also discussed this was related to new construction and consideration could be given to incentivizing the retrofitting of existing homes and commercial buildings. It was also mentioned energy efficiency was required by code and, therefore, should not be incentivized.

Upon inquiry, the Acting City Manager, Paul Isaac, discussed additional staff research regarding energy efficiency issues that could be provided on the City's website to inform residents with information regarding ways to save money such as using solar power panels on homes. He also noted the City had collaborated with Salt Lake City in a grant that funded this study.

Also upon inquiry, Jake Arslanian, Facilities Manager, Public Works Department, discussed what had been done in City-owned buildings regarding energy efficiency using Federal grant funding received several years ago. He also cited examples of additional steps that could be taken in the future to retrofit existing buildings, if and when, funding became available.

B. **WEST VALLEY FIBER NETWORK UPDATE**

Mayor Bigelow advised he had received a draft contract from a consultant that staff was reviewing. He indicated the City Council would be kept informed regarding the West Valley fiber network.

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He discussed the ballot/questionnaire language that was still in the process of being drafted.

The Mayor reported regarding recent meetings regarding this issue and answered questions from members of the City Council.

C. **COUNCIL UPDATE**

Mayor Bigelow referenced a Memorandum from the City Manager that outlined upcoming meetings and events as follows:

September 10-12, 2014	ULCT Annual Convention, Salt Lake Sheraton
September 13 – October 24, 2014	Journey Stories Traveling Smithsonian Exhibit, UCCC (Opening Reception on September 15 th at 6:00 P.M.)
September 16, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
September 16, 2014	Five Finger Death Punch & VolBeat, Maverik Center, 6:10 P.M.
September 19, 2014	Elton John, Maverik Center, 8:00 P.M.
September 21, 2014	Joan Sabastian – Los Tigres del Norte, Maverik Center, 7:00 P.M.
September 23, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
September 24, 2014	Lake Park Golf Social, Stonebridge Golf Course, 8:30 A.M. – 1:30 P.M.
September 27, 2014	Hunter Library Grand Re-opening & Ribbon Cutting, 4740 West 4100 South, 10:00 A.M.
September 30, 2014	No Council Meeting Scheduled (5 th Tuesday)
October 3, 2014	Annual VIP Night for Members, Family Fitness Center, 6:00 P.M. – 9:00 P.M.

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October 7, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
October 7, 2014	Domestic Violence Awareness Program, City Hall Lobby, 6:00 P.M.
October 14, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
October 21, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
October 21 – 31, 2014	Early Voting for General Election, City Hall Lobby, 12:00 P.M. – 6:00 P.M. (weekdays only)
October 24, 2014	Member Event – Pumpkin Painting & Refreshments, Fitness Center, 6:00 P.M. – 7:00 P.M.
October 25, 2014	Bewitching Breakfast, Fitness Center, 9:30 A.M. – 10:30 A.M.
October 25, 2014	Halloween Safety Fair, Fitness Center, 11:00 A.M. – Noon
October 27 & 28, 2014	Nightmare Alley, Fitness Center (Edutainment Center), 7:00 P.M. – 10:00 P.M.
October 28, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 4, 2014	General Election, Polls Open 7:00 A.M. – 8:00 P.M.
November 4, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 11, 2014	Veteran’s Day Holiday – City Hall closed
November 11, 2014	Veteran’s Day Program and Events, Family Fitness Center (Details to follow)
November 12, 2014	The Black Keys – Turn Blue World Tour, Maverik Center, 8:00 P.M.

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November 14, 2014	Member Appreciation Activity – Movie Night, Fitness Center, 7:00 P.M.
November 18, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 18, 2014	Judas Priest – Redeemer of Souls Tour 2014, Maverik Center, 7:30 P.M.
November 22, 2014	Turkey Trot 5K, Fitness Center, 8:00 A.M.
November 25, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 27, 2014	Thanksgiving Holiday – City Hall closed
December 1, 2014	Annual Christmas Tree Lighting and Walk with Santa, Fitness Center, 6:00 P.M.
December 2, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 3, 2014	Blood Drive, City Hall, 8:30 A.M. – 12:30 P.M.
December 6, 2014	Breakfast with Santa, Fitness Center, 9:00 A.M.
December 9, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 10, 2014	Stories & S'mories, Plaza at Fairbourne Station, 6:00 P.M.
December 13, 2014	Breakfast with Santa, Fitness Center, 9:00 A.M.
December 16, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 19, 2014	So You Think You Can Dance Live, Maverik Center, 8:00 P.M.
December 24 & 25, 2014	Christmas Holiday – City Hall closed
January 1, 2015	New Year's Day Holiday – City Hall closed

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D. CITY MANAGER UPDATE

Acting City Manager, Paul Isaac, stated he understood City Council members had been approached by members of the Hale Centre Theatre. Mr. Isaac indicated the City Manager, Wayne Pyle, desired the Council to know he had been working diligently on issues related to the Hale Centre Theatre directly with the Theatre's representative, Greg Curtis, and no one else. He reported the process was on-going and progress was being made.

7. COUNCIL REPORTS:

A. COUNCILMEMBER COREY RUSHTON – SALT LAKE COUNTY COUNCIL OF GOVERNMENTS (COG)

Councilmember Rushton inquired regarding West Valley City public works projects submitted for Salt Lake County Council of Governments (COG) committee consideration. In response, Public Works Director, Russell Willardson, discussed and informed regarding applications the City had submitted to the COG committee.

Councilmember Rushton discussed request for proposals for computer-aided dispatch and COG's request that each city pass a resolution of support for the request for proposal process. Upon recognition by the Mayor, the Acting City Manager, Paul Isaac, advised the City Council had taken a position of support. Mr. Isaac stated staff would prepare a letter of support or resolution if so directed by the Council.

Councilmember Rushton suggested, if not a resolution, perhaps a letter of support from the Mayor might be appropriate.

Mayor Bigelow stated he would work with staff and represent the City Council in that regard, whether a letter or resolution.

B. COUNCILMEMBER KAREN LANG – CHAMBERWEST WOMEN IN BUSINESS MEETING

Councilmember Lang reported regarding a recent ChamberWest Women in Business meeting at which Fire Chief John Evans and Deputy Police Chief Anita Schwemmer spoke. She indicated staff had represented the City well.

C. MAYOR RON BIGELOW – EDCUTAH MEETING

Mayor Bigelow reported regarding a recent EDCUtah meeting at which he spoke regarding economic development in West Valley City. He stated there had also been mention of the late former Mayor Dennis Nordfelt at that meeting.

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**D. LARS NORDFELT – COMMITTEE REGARDING PROPERTY OWNERS
ALONG THE JORDAN RIVER**

Upon inquiry, Councilmember Nordfelt discussed a committee created by former Mayor Mike Winder to bring together all owners of property along the Jordan River. He advised the Parks and Recreation Director had represented West Valley City at that meeting. Councilmember Rushton added this was a citizens group with a specific agenda.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, SEPTEMBER 9, 2014, WAS ADJOURNED AT 5:57 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, September 9, 2014.

Sheri McKendrick, MMC
City Recorder