

**MINUTES OF COUNCIL REGULAR MEETING – FEBRUARY 23, 2016**

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, FEBRUARY 23, 2016, AT 6:30 P.M. IN THE COUNCIL CHAMBERS, 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  
Don Christensen, Councilmember At-Large  
Lars Nordfelt, Councilmember At-Large  
Tom Huynh, Councilmember District 1  
Steve Buhler, Councilmember District 2  
Steve Vincent, Councilmember District 4

ABSENT: Karen Lang, Councilmember District 3 (Excused)

STAFF PRESENT:

Wayne Pyle, City Manager  
Nichole Camac, City Recorder  
  
Paul Isaac, Assistant City Manager/HR Director  
Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
Jim Welch, Finance Director  
Lee Russo, Police Chief  
John Evans, Fire Chief  
Layne Morris, CPD Director  
Russell Willardson, Public Works Director  
Sam Johnson, Strategic Communications Director  
Jake Arslanian, Public Works Department  
Nancy Day, Parks and Recreation Department  
Brandon Hill, Law Department  
Mark Nord, CED Department  
Jeff Jackson, CED Department  
Freya Johnson, CED Department  
Pauline Davies, CED Department

**OPENING CEREMONY**

Councilmember Don Christensen conducted the Opening Ceremony and asked members of the City Council, City staff, and the audience to rise and recite the Pledge of Allegiance.

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### **SPECIAL RECOGNITIONS – SCOUTS**

Mayor Bigelow welcomed Scout Troop Nos. 4876 and 951 in attendance to complete requirements for the Building a Better World merit badge.

### **APPROVAL OF MINUTES OF REGULAR MEETING HELD FEBRUARY 9, 2016**

The Council read and considered Minutes of the Regular Meeting held February 9, 2016. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Regular Meeting held February 9, 2016. Councilmember Huynh seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

### **COMMENT PERIOD**

Upon inquiry by Mayor Bigelow the following individuals addressed the City Council during the comment period:

#### **A. PUBLIC COMMENTS**

Roger Wilson, 3916 Mooregate Avenue, addressed the City Council. Mr. Wilson informed he was the president of a baseball league that played at City Park. He stated the baseball fields at that location were in need of serious improvement and he had spoken to the Parks and Recreation Director, Kevin Astill, who noted there were not enough funds at the present time to make the improvements. Mr. Wilson advised of the needed improvements and requested the Council carefully consider this as part of any budgetary conversations in the near future.

#### **B. CITY MANAGER COMMENTS**

City Manager, Wayne Pyle, stated the City was aware of the many needs at City Park and indicated conversations were being undertaken regarding those issues. He explained it had been several years since improvements had been put in place at City Park.

#### **C. CITY COUNCIL COMMENTS**

Councilmember Buhler stated members of the community, especially scout troops, could also participate in improving parts of the City. He indicated he remembered installing a fence in his community when he was a scout. He encouraged citizens to inquire how they could help.

Mayor Bigelow stated members of the Council were always open to meeting with individuals who had questions or concerns. He indicated budgeting was very difficult in a city and demands could often be greater than needs. He stated the

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Council was in the process of reviewing budget needs for different City departments and the Parks and Recreation Department was part of that endeavor.

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**ORDINANCE NO. 16-10, ADOPTING THE URBAN RENEWAL PROJECT AREA PLAN ENTITLED “SOUTH REDWOOD ROAD URBAN RENEWAL AREA PROJECT AREA PLAN” AS THE OFFICIAL URBAN RENEWAL PLAN OF THE SOUTH REDWOOD ROAD PROJECT AREA**

Mayor Bigelow presented proposed Ordinance No. 16-10 that would adopt the Urban Renewal Project Area Plan entitled “South Redwood Road Urban Renewal Area Project Area Plan” as the official Urban Renewal Plan of the South Redwood Road Project Area.

Written information previously provided to the City Council included the following:

A blight study had revealed existence of blight in a survey area designated by the Board of Directors of the Redevelopment Agency of West Valley City, Utah. After holding a blight hearing and receiving testimony, the Agency had made a finding of blight and adopted a resolution directing the preparation of a Project Area Plan and Budget. The Taxing Entity Committee of the Agency held a public meeting and adopted a Resolution approving the finding of blight and approving the Project Area Plan and Budget. The Agency provided notice of a combined Plan and Budget hearing, held the hearing, and approved the Plan and Budget.

The Project Area Plan would effectuate the reduction and elimination of blight, promotion of high quality development, and the removal or rehabilitation of blighted structures, landscaping, and infrastructure. It would also facilitate partnerships between the Agency, real property owners, and other public and private stakeholders.

Councilmember Buhler stated the City was not purchasing the property or forcing property owners to take action. He explained this would give the opportunity to property owners and investors to take advantage of incentives that could help improvement of properties.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Buhler moved to approve Ordinance No. 16-10, an Ordinance of the City Council of West Valley City, State of Utah, Adopting the Urban Renewal Project Area Plan Entitled “South Redwood Road Urban Renewal Area Project Area Plan” as the Official Urban Renewal Plan of the South Redwood Road Project Area. Councilmember Huynh seconded the motion.

A roll call vote was taken:

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Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

**RESOLUTION NO. 16-41, AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN WEST VALLEY CITY AND UTILITY COST MANAGEMENT CONSULTANTS TO PROVIDE CERTAIN CONSULTING SERVICES**

Mayor Bigelow presented proposed Resolution No. 16-41 that would authorize the execution of a Utility Cost Consulting Agreement between West Valley City and Utility Cost Management Consultants (UCMC) to provide certain consulting services.

Written information previously provided to the City Council included the following:

The proposed contract would retain UCMC for a two-year period to review certain utility billings as requested by the City. UCMC would review billings and make recommendations concerning rate changes that could result in utility cost savings for the City. UCMC would be compensated only if their recommendations were accepted and implemented by the City, in the City's sole discretion, with compensation being 35% of actual savings for three years following implementation.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Christensen moved to approve Resolution No. 16-41, a Resolution Authorizing the Execution of an Agreement Between West Valley City and Utility Cost Management Consultants to Provide Certain Consulting Services. Councilmember Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

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Unanimous.

**RESOLUTION NO. 16-42, AUTHORIZING THE CITY TO ENTER INTO PROPERTY SCHEDULE NO. 5 OF THE MASTER TAX-EXEMPT LEASE/PURCHASE AGREEMENT WITH US BANCORP GOVERNMENT LEASING AND FINANCING, INC., WITH RESPECT TO A LEASE FOR THE PURCHASE AND REPLACEMENT OF DESKTOP AND LAPTOP COMPUTERS FOR USE BY THE POLICE DEPARTMENT**

Mayor Bigelow presented proposed Resolution No. 16-42 that would authorize the City to enter into Property Schedule No. 5 of the Master Tax-Exempt Lease/Purchase Agreement with US Bancorp Government Leasing and Financing, Inc., with respect to a lease for the purchase and replacement of desktop and laptop computers, for use by the Police Department.

Written information previously provided to the City Council included the following:

The Police Department had need for desktop and laptop computers in order to function efficiently and effectively. Since 2006, the financing for the lease of this equipment had been handled through the HP Master Lease Program. Lower interest rates had been found through US Bancorp; therefore, the Police Department would like to use US Bancorp to finance the subject lease.

The Police Department replaced approximately one-quarter of its desktop and laptop computers each year through a leasing program. This allowed the Department to ensure this vital equipment did not become so outdated it could no longer meet the Department needs. In preparing this year's lease, the Finance Department had compared the interest rates of several leasing companies in order to procure the best rate for the lease. The company with the best interest rate was US Bancorp.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Huynh moved to approve Resolution No. 16-42, a Resolution Authorizing the City to Enter Into Property Schedule No. 5 of the Master Tax-Exempt Lease/Purchase Agreement With US Bancorp Government Leasing and Financing, Inc., With Respect to a Lease for the Purchase and Replacement of Desktop and Laptop Computers for Use by the Police Department. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes

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Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

**RESOLUTION NO. 16-43, AUTHORIZING THE PURCHASE OF DESKTOP AND LAPTOP COMPUTERS FROM VALCOM COMPUTER CENTER FOR USE BY THE POLICE DEPARTMENT**

Mayor Bigelow presented proposed Resolution No. 16-43 that would authorize the purchase of desktop and laptop computers from Valcom Computer Center in an amount not to exceed \$107,687.55, for use by the Police Department.

Written information previously provided to the City Council included the following:

The Police Department had need for desktop and laptop computers in order to function efficiently and effectively. The proposed replacements would be financed through US Bank (Bankcorp) as they offered a significant lease savings over HP Master Lease who had been used in previous years.

The desktop and laptop computers procured through the program would be covered by a support package from Hewlett Packard (HP) that would cover the costs of repairs needed during the lease agreement. Each computer would be leased for a period of four years, after which point the computer would belong to the City.

The proposed Resolution would authorize purchase at the State contract price.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Huynh moved to approve Resolution No. 16-43, a Resolution Authorizing the Purchase of Desktop and Laptop Computers from Valcom Computer Center for Use by the Police Department. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes

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Mayor Bigelow                      Yes

Unanimous.

**CONSENT AGENDA**

**A. RESOLUTION NO. 16-44, RATIFYING THE CITY MANAGER’S APPOINTMENT OF KEITH ATKINSON AS A MEMBER OF THE UTAH CULTURAL CELEBRATION CENTER FOUNDATION COMMITTEE**

Mayor Bigelow presented proposed Resolution No. 16-44 that would ratify the City Manager’s appointment of Keith Atkinson as a member of the Utah Cultural Celebration Center Foundation Committee.

Written information previously provided to the City Council included the following:

The proposed Resolution would ratify the City Manager’s appointment of Keith Atkinson as a member of the Utah Cultural Celebration Center Foundation Committee for a term commencing February 23, 2016 and ending December 31, 2017. Mr. Atkinson had expressed willingness to serve as a member of the Committee.

**B. RESOLUTION NO. 16-45, RATIFYING THE CITY MANAGER’S APPOINTMENT OF SHERI KIMBALL BIESINGER AS A MEMBER OF THE WEST VALLEY CITY HISTORICAL SOCIETY**

Mayor Bigelow presented proposed Resolution No. 16-45 that would ratify the City Manager’s appointment of Sheri Kimball Biesinger as a member of the West Valley City Historical Society.

Written information previously provided to the City Council included the following:

The proposed Resolution would ratify the City Manager’s appointment of Sheri Kimball Biesinger as a member of the Historical Society for a term beginning February 23, 2016 and ending December 31, 2016.

**C. RESOLUTION NO. 16-46, RATIFYING THE CITY MANAGER’S APPOINTMENT OF D. ARLO JOHNSON AS A MEMBER OF THE WEST VALLEY CITY ARTS COUNCIL**

Mayor Bigelow presented proposed Resolution No. 16-46 that would ratify the City Manager’s appointment of D. Arlo Johnson as a member of the West Valley City Arts Council.

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Written information previously provided to the City Council included the following:

D. Arlo Johnson had expressed willingness to serve as a member of the Arts Council for a term commencing February 23, 2016 and ending December 31, 2016.

**D. RESOLUTION NO. 16-47, RATIFYING THE CITY MANAGER’S APPOINTMENT OF BEV THOMPSON AS A MEMBER OF THE WEST VALLEY CITY SISTER CITY COMMITTEE**

Mayor Bigelow presented proposed Resolution No. 16-47 that would ratify the City Manager’s appointment of Bev Thompson as a member of the West Valley City Sister City Committee.

Written information previously provided to the City Council included the following:

The proposed Resolution would ratify the appointment of Bev Thompson as a member of the Sister City Committee for the term commencing February 23, 2016 and ending December 31, 2016.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Vincent moved to approve Resolution Nos. 16-44, 16-45, 16-46 and 16-47, as presented on the Consent Agenda. Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

**MOTION TO ADJOURN**

Upon motion by Councilmember Christensen all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, FEBRUARY 23, 2016, WAS ADJOURNED

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AT 6:55 P.M. BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, February 23, 2016.

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Nichole Camac  
City Recorder