

MINUTES OF COUNCIL STUDY MEETING – MARCH 1, 2016

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MARCH 1, 2016, 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
Don Christensen, 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

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
Lee Russo, Police Chief
John Evans, Fire Chief
Layne Morris, CPD Director
Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
Scott Freckleton, Finance Department
Andrew Wallentine, Administration
Brandon Hill, Law Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD FEBRUARY 16, 2016**
The Council read and considered Minutes of the Study Meeting held February 16, 2016. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held February 16, 2016. Councilmember Vincent seconded the motion.

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

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2. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED MARCH 1, 2016

Upon inquiry by Mayor Bigelow, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular Meeting scheduled later this night.

3. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED MARCH 8, 2016

A. PRESENTATION OF AN AMERICAN GRADUATE CHAMPION CERTIFICATE TO MARGARET K. PETERSON, FROM THE UTAH AMERICAN GRADUATE INITIATIVE

City Manager, Wayne Pyle, informed a presentation had been scheduled on March 8, 2016, for Margaret K. Peterson to be presented with the American Graduate Champion Certificate from the Utah American Graduate Initiative.

Councilmember Buhler advised unfortunately he would not be in attendance for the meeting scheduled for the following week and was sorry he would miss the presentation to Ms. Peterson.

The City Manager stated the presentation could potentially be rescheduled, after which Councilmember Buhler advised if it could not be rescheduled he would like to have his congratulations conveyed to Ms. Peterson in his absence.

4. RESOLUTION NO. 16-50, APPROVING THE PURCHASE OF REPLACEMENT LED LIGHTING FROM UTILITY COST MANAGEMENT CONSULTANTS FOR THE FAMILY FITNESS CENTER

Parks and Recreation Director, Kevin Astill, discussed proposed Resolution No. 16-50 that would approve purchase of replacement LED lighting from Utility Cost Management Consultants in an amount not to exceed \$86,804.23 for the Family Fitness Center.

Written information previously provided the City Council included the following:

The Parks and Recreation Department had publicly advertised for proposals to change to LED lighting at the Fitness Center in order to reduce energy use. Seven companies responded with various plans and incentives. All bidders were scored in seven categories by four staff members. UCMC had the best score and was the recommended bidder. Total cost of the project before incentives would be \$86,804.23. It was expected that an incentive from Rocky Mountain Power would help reduce the cost of \$50,349.23. Switching to LED lighting at the Fitness Center would produce an annual savings of approximately \$13,601.89 for the cost of power.

Upon discussion, Councilmember Vincent stated Dynasty was not a reliable brand to supply the product and he inquired if Rocky Mountain Power had done any pre-

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inspections. He also indicated funding for these projects had been in question recently. He also inquired whether this had been factored into the proposal.

In response, the Parks and Recreation Director, advised that Rocky Mountain Power was discussing potential changes in funding but nothing had been decided for certain. He added that if the changes directly and negatively impacted the subject project, the City would not proceed.

City Manager, Wayne Pyle, advised that technical issues could be discussed with Councilmember Vincent directly to ensure that his concerns were addressed.

Councilmember Huynh explained he desired to ensure good products were being installed.

Mayor Bigelow requested detailed information be provided to the City Council prior to next week's meeting addressing Councilmember Vincent's concerns regarding technical issues.

Upon inquiry regarding sensitivity of timing of the project, the City Manager advised it was time sensitive however if qualifications were not right, the City would not proceed.

In response to inquiry by the Mayor regarding if the level of light would be comparable to what presently existed, the Parks and Recreation Director indicated tests had been conducted and the light provided the same quality in some areas, and better and brighter in others.

The City Council will consider proposed Resolution No. 16-50 at the Regular Council Meeting scheduled March 8, 2016, at 6:30 P.M.

5. **RESOLUTION NO. 16-51, APPROVING AN AMENDMENT TO AN EXISTING AGREEMENT BETWEEN WEST VALLEY CITY AND WASTE MANAGEMENT OF UTAH, INC. FOR RESIDENTIAL SOLID WASTE COLLECTION AND CURBSIDE RECYCLING, TO EXTEND THE AGREEMENT THROUGH JUNE 30, 2018, AND ELIMINATING A FUEL SURCHARGE**

Public Works Director, Russell Willardson, discussed proposed Resolution No. 16-51 that would approve Amendment No. 2 to the Agreement with Waste Management for Residential Solid Waste Collection and Curbside Recycling.

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

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The proposed Resolution would approve an amendment to an existing agreement with Waste Management of Utah, Inc. extending the contract to June 30, 2018, and eliminating a fuel surcharge.

The City's current agreement with Waste Management would expire June 30, 2016, and the City had the option to extend the agreement or rebid. Due to cost reductions from Waste Management, a contract extension would be the best option for West Valley City.

Although diesel fuel prices had dropped significantly since the original contract had been signed in 2011, the City had been paying a monthly fuel surcharge between \$3,500 and \$4,000. The fuel surcharge calculation had been modified in 2012 because Waste Management used natural gas fuel instead of diesel.

Waste Management had also intended to request a recycling rate increase, potentially as high as \$90,000 annually, due to high contamination rates in the recycled waste stream and new lows in the recycled commodity markets. Given these factors, rebidding initially appeared to be the best way to get the lowest cost. However, when Waste Management was informed the City intended to rebid the contract, they offered to reduce the City's cost by eliminating the fuel surcharge (\$45,000 annually) and forego a recycling rate increase request. Given these cost reductions and the current low recycled commodity market, extending the contract for an additional two years would be the City's best option.

The amended agreement would still allow Waste Management to request annual rate adjustments equal to the Consumer Price Index increase for the previously calendar year. For 2015, the CPI increased 1.8%.

The City Council discussed cost of service, cost of recyclables compared to regular waste, and fuel surcharges in relation to natural gas and diesel.

Mayor Bigelow stated some recyclables still wound up at the landfill for the products that were not able to be processed. He also indicated the City should educate citizens on what to recycle and the best way to do so.

The Public Works Director advised that education opportunities were being discussed for set up in the near future for the citizenry.

City Manager, Wayne Pyle, advised that City staff was working to set up a tour of a recycling facility in order for the City Council to observe the process and thus be able to better help educate constituents.

The City Council will consider proposed Resolution No. 16-51 at the Regular Council Meeting scheduled March 8, 2016, at 6:30 P.M.

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6. CONSENT AGENDA SCHEDULED MARCH 8, 2016

A. RESOLUTION NO. 16-52, AUTHORIZING THE ACCEPTANCE OF A STORM DRAIN EASEMENT FROM WOLCOTT SALT LAKE LLC, ACROSS PROPERTY LOCATED AT 3433 WEST 2400 SOUTH

Mayor Bigelow discussed proposed Resolution No. 16-52 that would authorize the acceptance of a Storm Drain Easement from Wolcott Salt Lake LLC across property located at 3433 West 2400 South.

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

The subject easement would allow West Valley City to own and maintain an existing storm drain and storm drain pump station on property owned by the Wolcott Salt Lake, LLC business.

Wolcott Salt Lake, LLC had signed a Storm Drain Easement in favor of West Valley City. Wolcott Salt Lake, LLC owned the property currently occupied by FedEx at 3433 West 2400 South. There was currently an existing 48” storm drain that crossed along the north and east boundaries of the property, along with an existing storm drain pump station. The storm drain took public storm water from the properties and streets in the Technology Park area to the north. The storm drain was currently located in a private easement. The Storm Drain Easement in favor of the City would allow proper maintenance of the storm drain and pump station to prevent flooding of properties and streets to the north.

Upon request of Mayor Bigelow, the Public Works Director, Russell Willardson, provided some additional information regarding this matter. He indicated the business park owned and operated the existing pump station but it had not been properly maintained and recently malfunctioned causing problems on Technology Drive. He explained the City had requested to take over liability and ownership of the pump station and the easement.

B. RESOLUTION NO. 16-53, APPOINTING JANICE FISHER AS WEST VALLEY CITY’S REPRESENTATIVE TO THE MAGNA MOSQUITO ABATEMENT DISTRICT BOARD OF TRUSTEES FOR A TERM COMMENCING MARCH 8, 2016 AND ENDING JANUARY 1, 2020

Mayor Bigelow discussed proposed Resolution No. 16-53 that would appoint Janice Fisher as West Valley City’s representative to the Magna Mosquito Abatement District Board of Trustees for a term commencing March 8, 2016, and ending January 1, 2020.

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

Janice Fisher had expressed a desire to serve on the Magna Mosquito Abatement District Board. Her appointment to the Board would be a term beginning March 8, 2016, and ending January 1, 2020.

The City Council will consider proposed Resolution Nos. 16-52 and 16-53 at the Regular Council Meeting scheduled March 8, 2016, at 6:30 P.M.

7. COMMUNICATIONS

A. ENVISION UTAH PRESENTATION

Robert Grow, Envision Utah, used PowerPoint and discussed information summarized as follows:

- Envision Utah: founded in 1997 by concerned citizens; nonprofit, nonpartisan, voluntary; partnership of business, government, community – help Utahns look ahead to solve future challenges and create desired communities
- Vision for 2050 (population will double in 35 years)
 - Today 3 million people living in Utah
 - 2050 there will be 5.4 million living in Utah
- How to Create a Vision: The Process
 - 11 topics
 - Utahns' values
 - 8 action teams
 - A combination of survey results, values, and action team input formed a vision for Utah's future
- Wasatch Front Centers Vision
 - Community Centers
 - Range of centers at different scales: neighborhood centers, town centers, village centers urban centers
 - Mixed uses: Examples of historic mixed use centers; examples of new mixed-use centers; examples of revitalized mixed-use centers
 - Close to where people live
 - Transportation and Communities: growth scenarios including variables of housing mix and organization of centers; how we used to grow; current trend; accidental, opportunistic centers; deliberate, organized pattern of centers; large urban centers; centerless suburbia
- Charts showing Summary of Scenarios: total new developed acres; percent of households within one mile of a center with daily services; local

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infrastructure costs; new development housing mix; scenario choices statewide; scenario choices West Valley City; important outcomes statewide; important outcomes West Valley City; housing and cost of living choices statewide; cost of living choices West Valley City; important outcomes statewide; important outcomes West Valley City

- Housing and cost of living vision: 2050 – future built around key cornerstones including network of quality communities; homes, buildings, landscaping and cars of the future; a thriving rural Utah; people prepared for the future
- Entails a network of quality communities
- Information and charts regarding centers, less retail space due to online shopping, shift towards townhomes, centers plus mix of housing
- What Utahns want from centers
 - Walkable/bikeable
 - Access to public transportation
 - Variety of housing types
 - Mixed use
 - Networks of parks and trails
 - Better air quality
 - Lower infrastructure costs
- Maps and photographs showing pattern and variety of centers in Salt Lake County; potential mixed use center in Magna’s Main Street; potential mixed use center at Meadowbrook Station; potential mixed use center at SLC Depot District

Upon discussion, Mayor Bigelow stated people often had concern regarding paying for many of the changes proposed by Envision Utah and referenced in the presentation.

The City Council discussed housing values and market changes occurring across the Salt Lake Valley area, including developable acres in the region, communities and development with transformation opportunities, City influence on neighborhoods, changes in society impacting future development, transportation to power centers, walkable communities, land value, online shopping trends and impact on retail, and methods of creating small walkable and functioning communities.

B. **LEGISLATIVE UPDATE**

Nicole Cottle, Assistant City Manager/CED Director, informed and updated the Council regarding current bills and issues of interest to the City presently under consideration at the Utah State Legislature.

C. **COUNCIL UPDATE**

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

March

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| March 7-9
Mon- Wed | National League of Cities Conference in
Washington D.C. |
| March 14
Monday | Utah Shakespeare Festival presents Hamlet, 7:00
PM- Utah Cultural Celebration Center, 1355 West 3100
South |
| March 16, 2016
Wednesday | Harman Heritage Series- Family Stories with Teresa
Clark, 1:00 P.M. – 2:00 P.M. - Harman Senior Recreation
Center, 4090 South 3600 West |
| March 17, 2015
Thursday | Family Fitness Center St. Patrick’s Day Member
Event, 6:00 PM- Family Fitness Center, 5415 W 3100 S |
| March 22, 2016
Tuesday | City Council Meeting Cancelled |
| March 25, 2016
Friday | Teen & Adult Flashlight Easter Hunt, 9:00 P.M.-
Centennial Park West Softball Fields, 5415 West
3100 South |
| March 26, 2016 | West Valley City Outdoor Easter Egg Hunt, 8:30 Friday
A.M.- Centennial Park West Softball Fields, 5415
West 3100 South

Breakfast With the Bunny, 9:00 A.M.- Family
Fitness Center, 5415 West 3100 South

Edutainment Egg Hunts, 10:30 A.M.- 12:00 P.M.- Family
Fitness Center, 5415 West 3100 South

Easter Egg Plunge (In Pools), 11:30 A.M.- 12:15
P.M.- Family Fitness Center, 5415 West 3100 South |
| March 29, 2016
Tuesday | No City Council Meetings- 5 th Tuesday |
| <u>April</u>
April 5, 2016
Tuesday | RDA, HA, and BA Meetings Scheduled |

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April 6-8, 2016 Wednesday- Friday	ULCT Conference, 8:00 A.M.- 5:00 P.M- Dixie Convention Center, 1835 S. Convention Center Drive, St. George, Utah 84790
April 20, 2016 Wednesday	Harman Heritage Series- Garfield County Stories and Songs, 1:00 P.M.- 2:00 P.M. - Harman Senior Recreation Center, 4090 South 3600 West
April 26, 2016 Tuesday	RDA, HA, and BA Meetings Scheduled
April 27, 2016 Wednesday	Salt Lake Home Builders Association, 12:00 PM- 1:30 PM- Mountain America Credit Union- Tanner Auditorium, 7167 Center Park Drive West Jordan
<u>May</u> May 3, 2016 Tuesday	RDA, HA, and BA Meetings Scheduled
May 5, 2016 Thursday	UDOT Annual Visit with County and Cities, 9 A.M.- 11 A.M.- Calvin Rampton Complex (1 st floor), 4501 South 2700 West
May 12, 2016 Thursday	Youth Arts Festival, 5:00 P.M.-6:30 P.M.- Fairbourne Station, 2900 West Lehman Ave
May 18, 2016 Wednesday	Harman Heritage Series- Drops in a Bucket & Other Songs, 1:00 P.M.- 2:00 P.M. - Harman Senior Recreation Center, 4090 South 3600 West
May 20, 2016 Friday	Free Movies in the Park, Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
May 26, 2016 Thursday	Summer at the Station Concert
May 30, 2016 Monday	Memorial Day Holiday- City Hall Closed
May 31, 2016	No City Council Meetings- 5 th Tuesday
<u>June</u> June 3, 2016 Friday	Free Movies in the Park, Starts at Dusk (Approx. 9:30 PM)- Fairbourne Station, 2900 West Lehman Ave
June 7, 2016	RDA, HA, and BA Meetings Scheduled

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Tuesday

June 9, 2016
Thursday Summer at the Station Concert

June 9, 2016
Thursday Slipknot with Marilyn Manson, 6:30 PM- USANA Amphitheatre, 5125 South 6400 West

June 14, 2016
Tuesday Steely Dan/Steve Winwood, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West

June 15, 2016
Wednesday Harman Heritage Series- Art Alive! Stories Behind the Art, 1:00 P.M.- 2:00 P.M. - Harman Senior Recreation Center, 4090 South 3600 West

June 17, 2016
Friday Free Movies in the Park, Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South

June 23, 2016
Thursday Summer at the Station Concert

June 30, 2016 –
July 4, 2016 Traveling Vietnam Memorial Replica “The Healing Wall”- Location TBD

July

July 4, 2016
Monday Independence Day Holiday- City Hall Closed

July 7, 2016
Thursday Summer at the Station Concert

July 8, 2016
Friday Free Movies in the Park, Starts at Dusk (Approx. 9:30 PM)- Fairbourne Station, 2900 West Lehman Ave

July 16, 2016
Saturday The Piano Guys, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West

July 21, 2016
Thursday Keith Urban feat. Brett Eldredge, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West

July 21, 2016
Thursday Summer at the Station Concert

July 25, 2016
Monday Pioneer Day Holiday- City Hall Closed

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July 26, 2016 Tuesday	Weezer/ Panic at the Disco, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
July 29, 2016 Friday	Free Movies in the Park, Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
<u>August</u>	
August 2, 2016	National Night Out/ No City Council Meetings
August 4, 2016 Thursday	Summer at the Station Concert
August 12, 2016 Friday	Free Movies in the Park, Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
August 18, 2016 Thursday	Summer at the Station Concert
August 20, 2016 Saturday	Josh Groban with Special Guest Sarah McLachlan, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
August 21, 2016 Sunday	Journey and The Doobie Brothers, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
August 26, 2016 Friday	5 Seconds of Summer, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
August 30, 2016	No Council Meetings- 5 th Tuesday
<u>September</u>	
September 2, 2016	The Dixie Chicks, 7:00 PM- USANA Amphitheatre, Friday 5125 South 6400 West
September 5, 2016 Monday	Labor Day Holiday- City Hall Closed
September 11, 2016 Sunday	Black Sabbath, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
September 16, 2016 Friday	Def Leopard with REO Speed Wagon and Tesla, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
September 30, 2016 Friday	Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125 South 6400 West

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October

October 1, 2016 Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125
Saturday South 6400 West

October 4, 2016 RDA, HA, and BA Meetings Scheduled
Tuesday

November

November 11, 2016 Veteran's Day Holiday
Friday

November 24, 2016 Thanksgiving Holiday- City Hall Closed
Thursday

November 29, 2016 No Council Meetings- 5th Tuesday

December

December 27, 2016 No Council Meetings- Christmas

Upon inquiry Council members had no questions or concerns regarding the above-scheduled events and activities.

D. POTENTIAL FUTURE AGENDA ITEMS

City Recorder, Nichole Camac, discussed two potential proclamations that could be scheduled in the near future.

After discussion, the City Council concurred to not schedule either of the two proclamations and the City Recorder was instructed accordingly.

Councilmember Buhler stated he desired to review several zoning issues including the RE zone and allowing multi-family zoning under certain circumstances with specific requirements.

Councilmember Vincent concurred and stated he would like to see these ordinances before deciding on any changes.

The City Manager advised that City staff had prepared written information and that documentation would be provided to the City Council.

8. COUNCIL REPORTS

Upon inquiry by Mayor Bigelow there were no Council reports.

9. MOTION TO ADJOURN

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

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY MARCH 1, 2016, WAS ADJOURNED AT 6:21 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, March 1, 2016.

Nichole Camac
City Recorder