

MINUTES OF COUNCIL STUDY MEETING – MARCH 8, 2016

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MARCH 8, 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 PRO TEM VINCENT.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Vincent, Mayor Pro Tem
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Karen Lang, Councilmember District 3

ABSENT: Ron Bigelow, Mayor (Excused)
Don Christensen, Councilmember At-Large (Excused)
Steve Buhler, Councilmember District 2 (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
Kevin Astill, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
Andrew Wallentine, Administration
Brandon Hill, Law Department
DeAnn Varney, Administration
Jason Erekson, Parks and Recreation Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2016**
The Council read and considered Minutes of the Study Meeting held February 23, 2016. There were no changes, corrections or deletions.

MINUTES OF COUNCIL STUDY MEETING – MARCH 8, 2016

-2-

Councilmember Lang moved to approve the Minutes of the Study Meeting held February 23, 2016. Councilmember Huynh seconded the motion.

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

2. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED MARCH 8, 2016

The City Council reviewed the Agenda for the Regular Meeting scheduled later this night. The agenda item and information discussed was as follows:

Item No. A. RESOLUTION NO. 16-50, APPROVE THE PURCHASE OF REPLACEMENT LED LIGHTING FROM UTILITY COST MANAGEMENT CONSULTANTS FOR THE FAMILY FITNESS CENTER

Kevin Astill, Parks and Recreation Director, discussed proposed Resolution No. 16-50 that would approve the purchase of replacement LED lighting from Utility Cost Management Consultants for the Family Fitness Center.

Mr. Astill informed of his recent meeting with Councilmember/Mayor Pro Tem Vincent regarding concerns expressed during the previous week's Study Meeting. Mr. Astill indicated specification sheets had been provided resolving many technical concerns and he added that conversations regarding incentives were ongoing and the City would not proceed without ensuring Rocky Mountain Power granted the necessary funding.

3. RESOLUTION NO. 16-54, APPROVING A CONTRACT WITH A TO Z LANDSCAPING FOR MAINTENANCE OF CITY PROPERTIES

Jason Erekson, Parks and Recreation Department, discussed proposed Resolution No. 16-54 that would approve a contract with A to Z Landscaping in the amount of \$59,962.00, for maintenance of City properties.

Written documentation previously provided to the City Council included information as follows:

The Maintenance Division of the Parks and Recreation Department used a contractor to maintain 16 City-owned properties. Using a contractor for smaller properties had proven efficient and cost effective. Proposals for landscape maintenance had been requested through the public bidding process.

The current landscape maintenance contract had expired and a request for proposals for those services for 16 City properties had been published in newspapers and on BidSync. Two bids had been received, as follows:

A to Z Landscaping:	\$59,962.00
Terracare Associates:	
(Disqualified due to incomplete	

MINUTES OF COUNCIL STUDY MEETING – MARCH 8, 2016

-3-

information as requested in the
bid documents

The lowest qualified bid had been received from A to Z Landscaping in the amount of \$59,962.00 and was in line with amounts paid for services over the last three years.

Upon inquiry by Mayor Pro Tem Vincent regarding acreage to be contracted, Mr. Erekson advised there would be approximately 35 acres involved.

The City Council discussed various methods of providing maintenance for large and small properties in regards to cost and efficiency throughout the City.

The City Council will consider proposed Resolution No. 16-54 at the Regular Council Meeting scheduled March 15, 2016, at 6:30 P.M.

4. **RESOLUTION NO. 16-55, AWARDING A CONTRACT TO STAPP CONSTRUCTION, INC., FOR THE CENTENNIAL PARK SKATE PARK PROJECT**

Jason Erekson, Parks and Recreation Department, discussed proposed Resolution No. 16-55 that would award a contract to Stapp Construction, Inc. in an amount of \$1,208,497.00, with authorization to spend an additional \$81,833.52 if change orders became necessary, for a total contract cost not to exceed \$1,290,330.52, for the Centennial Park Skate Park Project.

Written documentation previously provided to the City Council included information as follows:

The proposed Resolution would award a construction contract to Stapp Construction to build the Centennial Park Skate Park. Bids had been solicited and two bids received, as follows:

Stapp Construction:	\$1,208,497.00
Allstate Construction:	\$2,469,876.00

Stapp Construction had submitted the lowest responsible bid.

In addition to the bid amount the contract would include a contingency fund in the amount of \$81,833.52 for any necessary change orders, bringing the total contact price to \$1,290,330.52.

Stapp Construction had done work for the City's Parks and Recreation Department in the past and their performance had been satisfactory and timely. Also, in previous projects, Stapp Construction had responded positively to City concerns and requests.

MINUTES OF COUNCIL STUDY MEETING – MARCH 8, 2016

-4-

Funds for the contract would come from several sources including storm water utility fees, Salt Lake County, CIP, and park impact fees.

Mayor Pro Tem Vincent inquired regarding other skate parks constructed by Stapp Construction that could be visited by the City Council.

Mr. Erikson informed there were many skate parks built by Stapp throughout the State of Utah and some of the larger ones were in Sandy City and Riverton City.

Councilmember Huynh noted the Stapp price was significantly less than the other bidder and requested an itemization of the costs for various aspects of construction. He also requested pictures of other skate parks previously constructed by Stapp Construction.

Mayor Pro Tem Vincent inquired if there was any concern that the Stapp bid was significantly less than the other bidder.

Mr. Erikson advised the dollar bid amount was actually more than what the City had anticipated for the project. He also indicated Allstate, the other bidder, was concerned about the specified time frame of the project and had factored that cost into their bid.

City Manager, Wayne Pyle, advised that the City chose to remove night lights, that were not security lights, from the proposal to reduce cost. He also stated the City could fund the additional cost but would need to hold off on other park projects to prioritize this one.

Mayor Pro Tem Vincent inquired if solar lighting could potentially reduce some cost as well.

Parks and Recreation Director, Kevin Astill, stated conduits and other wiring would need to be installed for the security cameras and wifi so he was not sure solar lighting would be a huge decrease in price since cost of lighting had a lot to do with wiring.

City Manager, Wayne Pyle, stated City staff would still look into this as an option and provide information to the City Council.

The City Council will consider proposed Resolution No. 16-55 at the Regular Meeting scheduled March 15, 2016, at 6:30 P.M.

5. **RESOLUTION NO. 16-56, AUTHORIZING THE EXECUTION OF A NON-EXCLUSIVE AGREEMENT BETWEEN WEST VALLEY CITY AND GRANGER-HUNTER IMPROVEMENT DISTRICT TO ALLOW CONSTRUCTION AND MAINTENANCE OF A NEW 36-INCH SEWER PIPELINE ON PROPERTY OWNED BY WEST VALLEY CITY**

MINUTES OF COUNCIL STUDY MEETING – MARCH 8, 2016

-5-

Public Works Director, Russell Willardson, discussed proposed Resolution No. 16-56 that would authorize the execution of a Non-Exclusive Pipeline Easement Agreement between West Valley City and Granger-Hunter Improvement District to allow construction and maintenance of a new 36-inch sewer pipeline on property owned by West Valley City.

Written documentation previously provided to the City Council included information as follows:

The proposal would approve and execute a Non-Exclusive Pipeline Easement Agreement with Granger-Hunter Improvement District (GHID) across property located at 3200 S. Decker Lake Drive (15-28-426-006). The easement would allow GHID to construct and maintain a new 36-inch sewer pipeline across the northerly portion of property owned by the City.

Granger-Hunter Improvement District had requested West Valley City to enter into the agreement and grant an easement in their favor. The City owned the property that was currently occupied by a Maverik Center. GHID had offered \$108,000.00 in compensation to the City for the proposed easement, based on an appraisal prepared by Valbridge Property Advisors/Free and Associates, Inc.

Councilmember Huynh stated his water had appeared yellow and questioned whether this was a concern.

Mr. Willardson advised he could not speak for Granger-Hunter however sometimes opening an old fire hydrant or construction projects could cause a change in water color.

The City Manager indicated he could request Granger-Hunter discuss the concern with the City Council.

The City Council will consider proposed Resolution No. 16-56 at the Regular Council Meeting scheduled March 15, 2016, at 6:30 P.M.

6. RESOLUTION NO. 16-57, AUTHORIZING THE CITY TO ENTER INTO A RIGHT-OF-WAY CONTRACT WITH MIRIAN SHIOZAKI, AND TO ACCEPT A WARRANTY DEED, A PERPETUAL UTILITY EASEMENT, AND A PERPETUAL EASEMENT (WALL AND SLOPE EASEMENT) FOR PROPERTY LOCATED AT 4086 SOUTH DUBLIN CIRCLE (15-33-456-009)

Public Works Director, Russell Willardson, discussed proposed Resolution No. 16-57 that would authorize the City to enter into a Right-of-Way Contract with Mirian Shiozaki, and to accept a Warranty Deed, a Perpetual Utility Easement, and a Perpetual Easement (wall and slope easement) for property located at 4086 South Dublin Circle (15-33-456-009).

MINUTES OF COUNCIL STUDY MEETING – MARCH 8, 2016

-6-

Written documentation previously provided to the City Council included information as follows:

Marian Shiozaki had signed a Right-of-Way Contract, Warranty Deed, Perpetual Utility Easement and Perpetual Easement (wall and slope easement) on behalf of the Marian Shiozaki Trust, for property located at 4086 S. Dublin Circle.

The subject parcel was one of the properties affected by the 4100 South: 4000 West, 2700 West and 1300 West Signal Improvements Project. The project would widen intersections and improve signals on 4100 South at 4000 West, 2700 West and 1300 West. Acquisition included 186 square feet of right-of-way and compensation would be in the amount of \$6,325.00 based on an estimate prepared by the DH Group, LLC.

The project was being funded under the Highway Safety Improvement Program with federal funds. Under a previously executed federal aid agreement, West Valley City was responsible for 6.77% of all project costs, including right-of-way. With the total value of the deed and easements for the acquisition being \$6,325.00, the City's share would be in the amount of \$428.20.

Upon inquiry by Mayor Pro Tem Vincent there were no further questions or concerns from members of the City Council.

The City Council will consider proposed Resolution No. 16-57 at the Regular Council Meeting scheduled March 15, 2016, at 6:30 P.M.

7. COMMUNICATIONS

A. VICTIM SERVICES BI-YEARLY UPDATE

Rachelle Hill, Law Department, discussed legislative updates regarding victim services, VOCA Fund increases, Crime Victim's Rights Week in April, and the benefit of partnerships within and outside the City.

Mayor Pro Tem Vincent inquired regarding how the interview space that was made more comfortable and inviting had worked out, as had been discussed during a previous update.

Ms. Hill reported the space had been very highly used and was a great asset to the office. She also stated it provided a comfortable environment and worked very effectively for many individuals and groups who visited there.

B. LEGISLATIVE UPDATE

MINUTES OF COUNCIL STUDY MEETING – MARCH 8, 2016

-7-

Nicole Cottle, Assistant City Manager/CED Director, provided updated information regarding current bills and issues of interest presently under consideration at the Legislature.

C. COUNCIL UPDATE

Mayor Pro Tem Vincent 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 Canceled |
| 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
Friday | West Valley City Outdoor Easter Egg Hunt, 8:30
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 |

MINUTES OF COUNCIL STUDY MEETING – MARCH 8, 2016

-8-

April

April 5, 2016
Tuesday

RDA, HA, and BA Meetings Scheduled

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

May

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 (1st 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- 5th Tuesday

MINUTES OF COUNCIL STUDY MEETING – MARCH 8, 2016

-9-

June

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 Tuesday	RDA, HA, and BA Meetings Scheduled
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 25, 2016 Saturday	Boston, 7:30 PM, USANA Amphitheatre, 5125 South 6400 West
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	The Piano Guys, 7:30 PM- USANA Amphitheatre,

MINUTES OF COUNCIL STUDY MEETING – MARCH 8, 2016

-10-

Saturday	5125 South 6400 West
July 20, 2016 Wednesday	Korn & Rob Zombie, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 21, 2016 USANA Thursday	Keith Urban feat. Brett Eldredge, 7:30 PM- Amphitheatre, 5125 South 6400 West
July 21, 2016 Thursday	Summer at the Station Concert
July 25, 2016 Monday	Pioneer Day Holiday- City Hall Closed
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

MINUTES OF COUNCIL STUDY MEETING – MARCH 8, 2016

-11-

Friday	Amphitheatre, 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 Leppard 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
<u>October</u>	
October 1, 2016 Saturday	Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125 South 6400 West
October 4, 2016 Tuesday	RDA, HA, and BA Meetings Scheduled
<u>November</u>	
November 11, 2016 Friday	Veteran’s Day Holiday
November 24, 2016 Thursday	Thanksgiving Holiday- City Hall Closed
November 29, 2016	No Council Meetings- 5 th Tuesday
<u>December</u>	
December 27, 2016	No Council Meetings- Christmas

Upon inquiry, there were no questions or concerns from members of the City Council regarding the above-scheduled items.

D. POTENTIAL FUTURE AGENDA ITEMS

Upon inquiry regarding potential future agenda items, Councilmember Lang discussed her recent visit to UDOT (Utah Department of Transportation) with the Council of Governments organization that had provided a list of projects occurring in the next three years. She stated it would be beneficial for the Council to receive an update on West Valley City projects and suggested information on projects be uploaded to the City’s website, including timelines.

8. MOTION TO ADJOURN

MINUTES OF COUNCIL STUDY MEETING – MARCH 8, 2016

-12-

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY, MARCH 8, 2016, WAS ADJOURNED AT 5:15 P.M. BY MAYOR PRO TEM VINCENT.

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 8, 2016.

Nichole Camac
City Recorder