

MINUTES OF COUNCIL REGULAR MEETING – MARCH 15, 2016

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, MARCH 15, 2016, AT 4:30 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
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

ABSENT: Lars Nordfelt, Councilmember At-Large (Excused)

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder

Paul Isaac, Assistant City Manager/HR 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
Steve Pastorik, Acting CED Director
Jake Arslanian, Public Works Department
Jason Erikson, Parks and Recreation Department

OPENING CEREMONY

Mayor Bigelow conducted the Opening Ceremony and displayed pictures from his recent trip to Washington, D.C. He explained the historical representation of battles and fallen soldiers and the significance of those dedications.

APPROVAL OF MINUTES OF REGULAR MEETING HELD MARCH 1, 2016

The Council read and considered Minutes of the Regular Meeting held March 1, 2016. There were no changes, corrections or deletions.

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Councilmember Vincent moved to approve the Minutes of the Regular Meeting held March 1, 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

Terry Draper, 3644 West 3965 South, addressed the City Council. Mr. Draper informed he had been a resident of the City for 45 years and would like to thank the City for efforts in removing graffiti that invited crime to the community. He stated he had seen a significant increase in advertisement signage throughout the City posted on signs, light poles and installed in parkstrips. He explained many of the signs were bright, distracting, and offensive, and he stated something needed to be done to actively eliminate them.

Julie Erickson, 2559 S. Derby Street, addressed the City Council and stated she lived in the Chesterfield area of the City. She discussed the number of roosters allowed in agricultural zones and requested modification of the ordinance to restrict roosters to one per 20 hens. She also stated roosters were only used to fertilize eggs in order to produce more chickens and significant amounts of roosters often lead to illegal cock fighting that could increase other illegal activity in a community.

Josh Shenerman, 2749 S. Derby Street, addressed the City Council. Mr. Shenerman stated he supported and encouraged the Skate Park development and expressed his longstanding passion and investment in ensuring the project was completed. He thanked the City Council for their efforts and stated the Skate Park was very important to children in the City and would be a significant benefit and amenity to the entire community.

Laura Leavitt, 1255 W. Derby Street, addressed the City Council and stated she was the Director of the American Preparatory Academy School. Ms. Leavitt expressed gratitude for the support provided by West Valley City. She specifically thanked members of the City Council for the construction of a four-way stop, cross walk, and digital speed limit monitor that had significantly increased safety in the area. She further inquired if residents could remove graffiti on speed limit signs or if the City should be notified.

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Judy Rohner, 2749 S Derby Street, addressed the City Council. Ms. Rohner indicated she also was from the American Preparatory Academy and “echoed” Laura Leavitt’s comments. She expressed appreciation to Police Chief Lee Russo for his transparency, meeting with the community, and policies. Ms. Rohner expressed her support for Chief Russo and stated he was a great asset to the City.

B. CITY MANAGER COMMENTS

City Manager, Wayne Pyle, advised there was a system in place that worked to remove illegal advertising signage. He stated the City attempted to remove graffiti as soon as problem areas became apparent and also attempted to call the numbers listed to cite individuals who had posted the signs. The City Manager further stated the City did not recommend citizens removing signs but encouraged them to be reported.

Mr. Pyle also indicated graffiti could be reported or handled directly by property owners. He stated the Code Enforcement Division provided removal wipes to residents desiring to remove graffiti as they saw it occur.

C. CITY COUNCIL COMMENTS

Councilmember Buhler inquired if there was an online forum allowing residents to report illegal advertising signage.

City Manager, Wayne Pyle, indicated there currently was no online forum but advised that individuals could call the Code Enforcement Division to report violations.

Councilmember Buhler also indicated limiting the number of roosters allowed in agricultural zones should be evaluated, and encouraged that this matter be looked into further.

Councilmember Buhler stated he was pleased that the Skate Park project had reached this point and would be completed in the near future.

Councilmember Christensen commented that individuals should call the Code Enforcement Division when they saw illegal signage being posted so an officer could speak with that individual and explain code requirements.

Mayor Bigelow concurred with comments expressed by Councilmembers Buhler and Christensen, and thanked residents for attending the meeting and relaying concerns and achievements.

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

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

Councilmember Lang moved to approve Resolution No. 16-54, a Resolution Approving a Contract with A to Z Landscaping for Maintenance of City Properties. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mayor Bigelow	Yes

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Unanimous.

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

Mayor Bigelow presented 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.

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

Upon discussion, Councilmember Vincent stated he had been a member of the City Council for 15 years and had seen the many discussions regarding the Skate Park. He indicated he was happy to see it reach this point.

Mayor Bigelow indicated he was looking forward to bringing his grandchildren to the park and felt it would be a great addition to West Valley City.

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

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Councilmember Vincent moved to approve Resolution No. 16-55, a Resolution Awarding a Contract to Stapp Construction, Inc. for the Centennial Park Skate Park Project. Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mayor Bigelow	Yes

Unanimous.

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

Mayor Bigelow presented 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.

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

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Councilmember Buhler moved to approve Resolution No. 16-56, a Resolution 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. Councilmember Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mayor Bigelow	Yes

Unanimous.

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)

Mayor Bigelow presented 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).

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

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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 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. 16-57, a Resolution 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). Councilmember Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mayor Bigelow	Yes

Unanimous.

MOTION FOR EXECUTIVE SESSION

Councilmember Christensen moved to adjourn and reconvene in an Executive Session for discussion of disposition of real property. Councilmember Buhler seconded the motion.

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, MARCH 15, 2016, WAS ADJOURNED AT 7:16 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, March 15, 2016.

Nichole Camac
City Recorder

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THE WEST VALLEY CITY COUNCIL RECONVENED IN EXECUTIVE SESSION ON TUESDAY, MARCH 15, 2016 AT 7:24 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
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

ABSENT: Lars Nordfelt, Councilmember At-Large (Excused)

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder

Eric Bunderson, City Attorney
Sam Johnson, Strategic Communications Director
Steve Pastorik, Acting CED Director

The City Council discussed disposition of real property.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF MARCH 15, 2016, WAS ADJOURNED AT 8:27 P.M. BY MAYOR BIGELOW.

Nichole Camac,
City Recorder