

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MAY 17, 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

ABSENT: Steve Vincent, Councilmember District 4 (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
Steve Pastorik, CED Department
Jody Knapp, CED Department
Steve Lehman, CED Department
Heather Royall, CPD Department
Dan Johnson, Public Works Department
Mark Nord, CED Department
Eric Madsen, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD MAY 3, 2016**

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-2-

The Council read and considered Minutes of the Study Meeting held May 3, 2016. There were no changes, corrections or deletions.

Councilmember Lang moved to approve the Minutes of the Study Meeting held May 3, 2016. Councilmember Christensen seconded the motion.

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

2. REVIEW AGENDA FOR REGULAR COUNCIL MEETING AND REGULAR SPECIAL MEETING OF THE BUILDING AUTHORITY SCHEDULED MAY 17, 2016

In review of items listed on the Agendas for the Regular Council Meeting and Special Regular Building Authority Meeting scheduled later this night, the following items were discussed:

Council Agenda Item 8. A. – RESOLUTION NO. 16-81, SETTING FORTH AND REAFFIRMING WEST VALLEY CITY’S COMMITMENT TO FIGHT HOUSING INSECURITY AND HOMELESSNESS

City Manager, Wayne Pyle, discussed proposed Resolution No. 16-81 that would set forth and reaffirm West Valley City’s commitment to fight housing insecurity and homelessness.

City Manager, Wayne Pyle, advised a minor change to some of the language had been made in the proposed Resolution. He read the modified paragraph and reminded that the changes had been suggested by Mayor Bigelow during the previous Study Meeting.

Council Agenda Item 9. A. – RESOLUTION NO. 16-76, AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A MASTER LEASE AGREEMENT BY AND BETWEEN THE CITY AND THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, UTAH (THE “AUTHORITY”), AND A GROUND LEASE AGREEMENT; AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF ITS LEASE REVENUE AND REFUNDING BONDS, SERIES 2016, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT MORE THAN \$36,000,000; AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY BY THE AUTHORITY OF A GENERAL INDENTURE OF TRUST AND A FIRST SUPPLEMENTAL INDENTURE OF TRUST, BOND PURCHASE AGREEMENT, CERTAIN SECURITY DOCUMENTS, AN OFFICIAL STATEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-3-

Building Authority Agenda Item No. 4. A. – RESOLUTION NO. 16-02, AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$36,000,000 AGGREGATE PRINCIPAL AMOUNT OF LEASE REVENUE AND REFUNDING BONDS, SERIES 2016 (THE “SERIES 2016 BONDS”); DELEGATING TO CERTAIN OFFICERS OF THE AUTHORITY THE ABILITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE SERIES 2016 BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE SERIES 2016 BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE SERIES 2016 BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE SERIES 2016 BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE SERIES 2016 BONDS MAY BE SOLD; CALLING A PUBLIC HEARING; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING AND APPROVING THE EXECUTION BY THE AUTHORITY OF A GENERAL INDENTURE OF TRUST, FIRST SUPPLEMENTAL INDENTURE OF TRUST, BOND PURCHASE AGREEMENT, MASTER LEASE AGREEMENT, SECURITY DOCUMENTS, GROUND LEASES, AN OFFICIAL STATEMENT, AND OTHER DOCUMENTS NECESSARY FOR THE ISSUANCE OF THE SERIES 2016 BONDS; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS

Laura Lewis, Ballard Spahr, discussed proposed Resolution No. 16-76 that would authorize and approve the execution and delivery of a Master Lease Agreement by and between the City and the Municipal Building Authority of West Valley City, Utah and a Ground Lease Agreement; authorize the issuance and sale by the Authority of its Lease Revenue and Refunding Bonds, Series 2016, in the aggregate principal amount of not more than \$36,000,000; authorize and approve the execution and delivery by the Authority of a General Indenture of Trust and a First Supplemental Indenture of Trust, Bond Purchase Agreement, certain security documents, an Official Statement, and other documents required in connection therewith; authorize the taking of all other actions necessary to the consummation of the transaction contemplated by this Resolution; and related matters.

Ms. Lewis also discussed proposed Building Authority Resolution No. 16-02.

She provided additional information to the City Council regarding the proposed bonding item that had been continued from the previous week’s Regular Council Meeting. She discussed new graphs that had been included in the Council’s informational packets.

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-4-

Upon inquiry by Mayor Bigelow, there were no further questions or concerns from members of the City Council.

3. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED MAY 24, 2016

A. PRESENTATION OF MAYOR’S STAR OF EXCELLENCE AWARDS TO STUDENTS OF GRANGER, HUNTER, CYPRUS AND TAYLORSVILLE HIGH SCHOOLS

Mayor Bigelow advised a presentation of the Mayor’s Star of Excellence Awards had been scheduled to be presented to students of Granger, Hunter, Cyprus and Taylorsville High Schools.

Upon inquiry by Councilmember Buhler, the City Recorder, Nichole Camac, advised that an invitation had been sent to the award recipients and a list of students would be provided in the next week’s Regular Meeting information packet.

4. PUBLIC HEARINGS SCHEDULED MAY 24, 2016

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-3-2016 FILED BY HUGHES GENERAL CONTRACTORS REQUESTING A ZONE CHANGE FROM ZONE A (AGRICULTURE) TO M (MANUFACTURING) ON PROPERTY LOCATED AT 7114 WEST SR-201 NORTH FRONTAGE ROAD

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled May 24, 2016, in order for the City Council to hear and consider public comments regarding Application No. Z-3-2016 filed by Hughes General Contractors requesting a zone change from zone A (Agriculture) to M (Manufacturing) on property located at 7114 West SR-201 North Frontage Road.

Proposed Ordinance No. 16-23 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 16-23, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 7114 WEST SR-201 NORTH FRONTAGE ROAD FROM ZONE A (AGRICULTURE) TO M (MANUFACTURING)

Jody Knapp, CED Department, discussed proposed Ordinance No. 16-23 that would amend the Zoning Map to show a change of zone for property located at 7114 West SR-201 North Frontage Road from zone A (Agriculture) to M (Manufacturing).

Written documentation previously provided to the City Council included

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-5-

information as follows:

Hughes General Contractors, representing the Mountain West Truck Center, had requested a zone change for 0.17 acres located at 7114 W. SR-201 North Frontage Road from A (Agriculture minimum lot size ½ acre) to M (Manufacturing). Surrounding zones included M on all sides. Surrounding land uses included the Mountain West Truck Center project to the north and west, the North Frontage Road and SR-201 were located to the south, and 1st Choice Storage to the east. The subject property was designated as Light Manufacturing in the West Valley City General Plan.

The requested rezone was for three small parcels that were part of the Mountain West Truck Center project (C-28-2015). Initially this area had been part of the landscaped setback however the applicant planned to relocate the entrance to provide better maneuvering area for the trucks so they were rezoning the subject parcels to incorporate it into the overall project.

Councilmember Christensen inquired if the applicant had originally not intended to use this portion of property and that was why the rezoning had not been changed with the rest of the property.

Ms. Knapp clarified that the applicant had not originally intended to use this portion of the property and indicated the point of access would be shifted slightly to accommodate large trucks so this piece now needed to be zoned Manufacturing. She further advised the original intent had been for landscaping only.

Upon inquiry, Ms. Knapp stated the property to the north was currently zoned Manufacturing.

The City Council will hold a public hearing and consider Application No. Z-3-2016 and proposed Ordinance No. 16-23 at the Regular Council Meeting scheduled May 24, 2016, at 6:30 P.M.

B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-5-2016 FILED BY ADAM NASH REQUESTING A ZONE CHANGE FROM ZONE A (AGRICULTURAL) TO RE (RESIDENTIAL ESTATE) ON PROPERTY LOCATED AT 3320 SOUTH 6400 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled May 24, 2016, in order for the City Council to hear and consider public comments regarding Application No. Z-5-2016 filed by Adam Nash requesting a zone change from zone A (Agricultural) to RE

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-6-

(Residential Estate) on property located at 3320 South 6400 West.

Proposed Ordinance No. 16-24 and proposed Resolution No. 16-83 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 16-24, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3320 SOUTH 6400 WEST FROM ZONE A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO RE (RESIDENTIAL ESTATE)

Steve Pastorik discussed proposed Ordinance No. 16-24 that would amend the Zoning Map to show a change of zone for property located at 3320 South 6400 West from zone A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate).

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

Adam Nash had requested the subject zone change on a five-acre parcel located at 3320 South 6400 West from A to RE. For reference, a copy of the RE zone standards had been included in the Council's informational packet. Surrounding zones included A to the east and south and R-1-8 (Single Family Residential, minimum lot size 8,000 square feet) to the north and west. The property was surrounded by agricultural ground to the east and south and single family homes to the north and west. The subject property had been designated as large lot residential that anticipated two to three units per acre in the West Valley City General Plan.

The applicant had submitted a concept plan showing the subject property being subdivided into 12 lots averaging over 15,000 square feet and yielding a density of 2.4 units per acre. For the development agreement, the applicant indicated he would follow the City's single family home standards. Standards were summarized as follows:

- Minimum rambler size: 2,000 square feet
- Minimum multi-level size: 3,000 square feet
- Minimum garage size: 3 car (2 car allowed in certain instances)
- Exterior materials allowed: brick, stone and fiber cement siding
- Further material restrictions: fiber cement siding limited to 75% of exterior
- Minimum roof pitch: 6/12
- Minimum number of points required for a rambler from design features list: 250

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-7-

- Minimum number of points required for a multi-level from design features list: 300
- Architectural singles required

RESOLUTION NO. 16-83, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MOUNTAIN VISTA DEVELOPMENT INC. FOR APPROXIMATELY 5.0 ACRES OF PROPERTY LOCATED AT 3320 SOUTH 6400 WEST

Mr. Pastorik discussed proposed Resolution No. 16-83 that would authorize the City to enter into a Development Agreement with Mountain Vista Development Inc. for approximately 5.0 acres of property located at 3320 South 6400 West.

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

The proposed use for the subject property was a new single family home subdivision.

The applicant had requested to follow the latest housing standards as well as the standards found in the RE zone.

Mr. Pastorik explained the applicant hoped to acquire additional property in the vicinity to develop a larger project.

Upon inquiry by Councilmember Buhler, he was advised that no special exemptions had been requested.

Upon inquiry by Councilmember Lang, she was advised that other properties to the east and the south were being looked at to potentially be incorporated into the project.

Mayor Bigelow asked if the Development Agreement associated with the proposal would be modified if the additional property eventually was acquired.

In response, Mr. Pastorik indicated that was a possibility but the purchase of additional property would need to occur in the near future as the applicant desired to begin development as soon as possible.

Upon inquiry by Councilmember Lang regarding if the applicant's goal would be to connect new roads to existing neighborhoods, the Council was advised in the affirmative, including that a new potential concept plan would modify the street pattern.

The City Council will hold a public hearing and consider Application No. Z-5-

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-8-

2016, proposed Ordinance No. 16-24 and proposed Resolution No. 16-83 at the Regular Council Meeting scheduled May 24, 2016, at 6:30 P.M.

C. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-4-2016 FILED BY WEST VALLEY CITY REQUESTING A ZONE TEXT CHANGE TO SECTION 7-14-105 OF THE WEST VALLEY CITY MUNICIPAL CODE TO REQUIRE BASEMENTS IN SINGLE FAMILY DWELLINGS WHERE SOIL CONDITIONS ALLOW AND TO INCREASE THE MINIMUM SIZE FOR SINGLE FAMILY DWELLINGS WHERE SOIL CONDITIONS DO NOT ALLOW BASEMENTS

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled May 24, 2016, in order for the City Council to hear and consider public comments regarding Application No. ZT-4-2016 filed by West Valley City requesting a zone text change to Section 7-14-105 of the West Valley City Municipal Code to require basements in single family dwellings where soil conditions allowed, and to increase the minimum size for single family dwellings where soil conditions did not allow basements.

Proposed Ordinance No. 16-25 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 16-25, AMENDING SECTION 7-14-105 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND PROVISIONS GOVERNING THE CONSTRUCTION OF CERTAIN SINGLE FAMILY DWELLINGS

Steve Pastorik, CED Department, discussed proposed Ordinance No. 16-25 that would amend Section 7-14-105 of the West Valley City Municipal Code to amend provisions governing the construction of certain single family dwellings.

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

At the City Council's request, an amendment to Section 7-14-105 of the Zoning Ordinance had been drafted and recommended by City staff. If adopted, this section would require basements in single-family dwellings where soil conditions allowed and increase the minimum size for single family dwellings by 500 square feet where soil conditions would not allow basements.

Last year the City adopted new housing standards with the goal of creating a greater balance of housing choices. These standards included increased minimum home sizes. The Council had expressed concern that if a basement was not included the purpose of the new standards would not be fully met without

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-9-

additional area being added to homes without basements.

The Planning Commission had recommended denial because they believed the current standards were sufficient.

Mayor Bigelow inquired if the change only applied to a rambler and not to a multi-level home.

Mr. Pastorik advised if a basement could not be constructed due to soil conditions, the 500-foot increase to the home size would apply to both housing types, rambler and multi-level.

The City Council will hold a public hearing and consider Application No. ZT-4-2016 and proposed Ordinance No. 16-25 at the Regular Council Meeting scheduled May 24, 2016, at 6:30 P.M.

D. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-5-2016 FILED BY WEST VALLEY CITY REQUESTING A ZONE TEXT CHANGE TO SECTION 7-14-105 OF THE WEST VALLEY CITY MUNICIPAL CODE TO EXEMPT PROPERTIES UNDER CERTAIN INSTANCES FROM THE LATEST SINGLE FAMILY DWELLING STANDARDS

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled May 24, 2016, in order for the City Council to hear and consider public comments regarding Application No. ZT-5-2016 filed by West Valley City requesting a zone text change to Section 7-14-105 of the West Valley City Municipal Code to exempt properties under certain instances from the latest single family dwelling standards.

Proposed Ordinance No. 16-26 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 16-26, AMENDING SECTION 7-14-105 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND PROVISIONS GOVERNING THE CONSTRUCTION OF CERTAIN SINGLE FAMILY DWELLINGS

Steve Pastorik, CED Department, discussed proposed Ordinance No. 16-26 that would amend Section 7-14-105 of the West Valley City Municipal Code to amend provisions governing the construction of certain single family dwellings.

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

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-10-

The amendment, if adopted, would exempt properties from the latest single-family dwelling standards in the following situations:

1. A home not subject to the single family dwelling standards adopted in Ordinance No. 15-27 (the latest standards) was demolished and rebuilt
2. Vacant, legal parcels zoned for single-family dwellings in existence prior to April 15, 2015, and where no development agreement applied
3. All lots in subdivisions submitted prior to April 15, 2015, where no development agreement applied
4. An existing, developed single-family dwelling lot in existence prior to April 15, 2015, large enough to be subdivided to create one new lot

Homes built under the circumstances listed above would follow the design standards put in place before the current standards were adopted as outlined in Ordinance No. 14-28.

The Council had directed preparation of an ordinance revision that specifically addressed the first situation listed in the proposed ordinance. The Council also requested proposals of other exceptions that might be appropriate given staffs' experience of working with people "over the counter".

For the second exception, staff estimated there were approximately 130 parcels that would qualify for this exception. There were 30 lots estimated to be eligible for the third exception. The fourth exception would be difficult to estimate.

Upon inquiry by Mayor Bigelow, staff clarified these exemptions could potentially affect 130 properties.

Councilmember Buhler expressed preference that building materials and standards still be met but housing size and the 3-car garage requirement be waived if an exemptions was granted. He indicated he was not comfortable reverting back to the original point system in place prior to changes that had occurred last year. He also stated that lot-by-lot an entire subdivision could eventually be built over time and he preferred homes met the higher standard.

Councilmember Lang stated a minimum lot size should be placed on properties that were subdivided. She also expressed concern that lots could be divided multiple times as a way to get away from the new standards.

Mr. Pastorik advised such manipulation would not be possible since a lot being

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-11-

subdivided would need to be in existence prior to April 15, 2015.

The City Council and City staff discussed potential scenarios that could occur in reference to the four exemptions as proposed in the subject ordinance change.

Councilmember Lang expressed being uncomfortable with the 3rd option proposed (on a lot in subdivision for which application had been made prior to April 15, 2015 where no development agreement was currently applicable to the property).

Councilmember Buhler expressed agreement with the previous comments and indicated he would like to see this removed.

Upon request for clarification by Mayor Bigelow, staff explained the ordinance required homes to face the street with a few small exceptions.

The City Council further discussed lot sizes and home sizes and whether people would choose to rebuild their home due to difficulty in selling an upgraded home in an older developed neighborhood. Also discussed was the difference between a remodel and a rebuild.

Councilmember Lang stated basements should still be required and an increase in home size should still apply if basements were not possible.

The City Council will consider proposed Application No. ZT-5-2016 and proposed Ordinance No. 16-26 at the Regular Council Meeting scheduled May 24, 2016, at 6:30 P.M.

5. RESOLUTION NO. 16-84, APPROVING THE PURCHASE OF A REPLACEMENT AMBULANCE CAB AND CHASSIS FOR USE BY THE FIRE DEPARTMENT

Fire Chief, John Evans, discussed proposed Resolution No. 16-84 that would approve the purchase of a replacement ambulance cab and chassis in an amount not to exceed \$41,263.22, for use by the Fire Department.

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

Ken Garff Ford held the State Contract to supply the Ford F550 ambulance cabs and chassis.

The vehicle being replaced was a 2008 Chevrolet, Model 4500 (ICN731093) with mileage of 104420. The City Shops would switch the ambulance module from the Chevrolet to the new Ford and complete a full refurbishment of the ambulance module.

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-12-

Mayor Bigelow requested clarification regarding installation of the new cab and chassis.

Chief Evans advised that the new cab and chassis would be installed by the City.

Upon inquiry by Councilmember Buhler regarding consideration of a lift system, the Chief indicated that would be something the City would like to see but it would be an expensive upgrade.

The City Council will consider proposed Resolution No. 16-84 at the Regular Council Meeting scheduled May 24, 2016, at 6:30 P.M.

6. **RESOLUTION NO. 16-85, APPROVING THE PURCHASE OF A VERMEER BC1500 WOOD CHIPPER FROM VERMEER ROCKY MOUNTAIN INC. FOR USE BY THE PUBLIC WORKS DEPARTMENT**

Mayor Bigelow discussed proposed Resolution No. 16-85 that would approve the purchase of a Vermeer BC1500 Wood Chipper from Vermeer Rocky Mountain Inc. , in an amount not to exceed \$59,010.30 for use by the Public Works Department.

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

The new wood chipper under State Contract MA2182 would replace a 2004 Wood Chipper. The existing chipper was 12 years old and due to its everyday wear and tear the Fleet Manager's recommended replacement at this time. Vermeer Rocky Mountain was a State Contract vendor.

The Fleet Manager had met with the Operations Division and determined the proposed equipment best suited the needs of the Department and would be the most efficient equipment for their intended purposes.

Upon inquiry, there were no further questions or concerns from members of the City Council.

The City Council will consider proposed Resolution No. 16-85 at the Regular Council Meeting scheduled May 24, 2016, at 6:30 P.M.

7. **RESOLUTION NO. 16-86, AWARDED A CONTRACT TO STAPP CONSTRUCTION FOR THE FAIRBOURNE STATION PHASE II ROADWAY AND UTILITY PROJECT**

Dan Johnson, Public Works Department, discussed proposed Resolution No. 16-86 that would award a contract to Stapp Construction in an amount not to exceed \$2,577,000.00, for the Fairbourne Station Phase II Roadway and Utility Project.

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-13-

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

Bids had been solicited and a total of 3 bids received, as follows:

Stapp Construction:	\$2,454,309.45
Vancon, Inc.:	\$2,511,942.80
Condie Construction:	\$2,707,000.00

Staff advised Stapp Construction had submitted the lowest responsible bid.

The subject contract would build the next phase of public improvements in Fairbourne Station, including a new street at 3030 West, extension of Weigh Station Road, and a reconstruction of a portion of Lehman Avenue. A new traffic signal would be built on 3500 South at 3030 West along with Bus Rapid Transit stations within Fairbourne Station. The project included installation of water, sewer, power, and other utility improvements for future development of new buildings. The project also included installation of landscape and street light improvements.

Upon inquiry by Councilmember Lang regarding project completion, Mr. Johnson informed the contract was for 150 days therefor completion time would be sometime in November.

Mayor Bigelow asked why the roadway narrowed closer to Lehman Avenue.

Mr. Johnson informed that closer to 3500 South there was need for turn lanes and a BRT lane that was not necessary on Lehman Avenue. He also explained how buses would operate in the area.

Upon further inquiry, Mr. Johnson clarified that the lanes were wide enough that buses would not run over sidewalks or enter other turn lanes.

The City Council will consider proposed Resolution No. 16-87 at the Regular Council Meeting scheduled May 24, 2016, at 6:30 P.M.

8. RESOLUTION NO. 16-87, APPROVING THE PURCHASE OF TRAFFIC SIGNAL EQUIPMENT FROM UTAH DEPARTMENT OF TRANSPORTATION FOR THE FAIRBOURNE STATION PHASE II ROADWAY PROJECT

Dan Johnson, Public Works Department, discussed proposed Resolution No. 16-87 that would approve purchase of traffic signal equipment from the Utah Department of Transportation (UDOT), in an amount not to exceed \$75,000.00, for the Fairbourne Station Phase II Roadway Project.

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-14-

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

As part of the Fairbourne Station Phase II Roadway and Utility Project, a new traffic signal would be built at 3030 West 3500 South. The new signal would be owned and maintained by UDOT. Per the proposed road construction contract at Fairbourne Station, the City would provide traffic signal equipment to the contractor for installation. UDOT ran a warehouse that furnished signal equipment to state road projects.

Mayor Bigelow inquired if purchasing the equipment from UDOT would be less expensive and Mr. Johnson advised in the affirmative.

9. CONSENT AGENDA SCHEDULED MAY 24, 2016

A. RESOLUTION NO. 16-88, AUTHORIZING THE CITY TO GRANT A TEMPORARY CONSTRUCTION EASEMENT TO RALPH L. WADSWORTH/STAKER PARSONS (RLW/SPC) JOINT VENTURE ON PARCEL 20-11-302-003

Dan Johnson, Public Works Department, discussed proposed Resolution No. 16-88 that would authorize the City to grant a Temporary Construction Easement to Ralph L. Wadsworth/Staker Parsons (RLW/SPC) Joint Venture on Parcel 20-11-302-003.

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

The City owned property immediately adjacent to the Mountain View Corridor near the USANA Amphitheater parking lots. The property had recently been unencumbered from a parking easement to enable use of the land for a more favorable trail alignment parallel to the new highway. UDOT's contractor had requested use of the land for staging material and potential use of some of the material in the hillside property. The grant of the easement would allow the contractor to use the property and give direction on how the property was to be left after the work. The new Shared Use Path would now be diverted through the City property in an S-curve shape but would be in a cut with upward slopes on either side. By allowing the contractor to use some of the existing material the City would benefit with the trail having a more open feel with flatter slopes and a more natural shape on either side of the trail.

Upon inquiry, Mr. Johnson advised landscaping would not be done along the trail and the City would maintain the weeds.

The City Council will consider proposed Resolution No. 16-88 at the Regular

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-15-

Council Meeting scheduled May 24, 2016, at 6:30 P.M.

B. RESOLUTION NO. 16-89, AUTHORIZING WEST VALLEY CITY TO GRANT A RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER FOR THE WEST VALLEY SKATE PARK LOCATED AT 3201 SOUTH 5600 WEST IN CENTENNIAL PARK

Mayor Bigelow discussed proposed Resolution No. 16-89 that would authorize West Valley City to grant a Right of Way Easement in favor of Rocky Mountain Power for the West Valley Skate Park located at 3201 South 5600 West in Centennial Park.

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

The West Valley City Skate Park would need to have additional power to operate the parking lot lights, security lights, security cameras, and irrigation controller. There was not presently enough power available at the existing power meters in Centennial Park.

Centennial Park's current infrastructure used the entire capacity of existing power meters and transformers so the power for the Skate Park would need to come from a new service connection, meter and transformer. Rocky Mountain Power required an easement from the power pole to the pad where the meter and transformer would be placed in order to provide this service.

Upon inquiry, there were no further questions or concerns from members of the City Council.

The City Council will consider proposed Resolution No. 16-89 at the Regular Council Meeting scheduled May 24, 2016, at 6:30 P.M.

C. RESOLUTION NO. 16-90, AUTHORIZING THE EXECUTION AND RECORDING OF A DELAY AGREEMENT BETWEEN WEST VALLEY CITY AND HD MAGNA, LLC, FOR PROPERTY LOCATED AT 3420 SOUTH 5600 WEST

City Manager, Wayne Pyle, discussed proposed Resolution No. 16-90 that would authorize the execution and recording of a Delay Agreement between West Valley City and HD Magna, LLC, for property located at 3420 South 5600 West.

The City Manager requested this item be removed from the agenda to allow time for additional details to be worked out regarding the subject agreement.

D. RESOLUTION NO. 16-91, AUTHORIZING THE EXECUTION AND

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-16-

RECORDING OF A DELAY AGREEMENT BETWEEN WEST VALLEY CITY AND WILLOW WOOD L.L.C. FOR PROPERTY LOCATED AT 3515 WEST 3500 SOUTH

Jody Knapp, CED Department, discussed proposed Resolution No. 16-91 that would authorize execution and recording of a Delay Agreement between West Valley City and Willow Wood L.L.C. for property located at 3515 West 3500 South.

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

On February 15, 2016, Dollar Tree submitted a building permit for a tenant improvement for property at 3515 West 3500 South. The estimated construction costs for the project totaled approximately \$150,450.00. The property had frontage along 3500 South, which was listed as one of West Valley City's High Image arterials. These frontages had specific landscaping requirements set forth in Chapter 7-13 of the Municipal Code. These requirements took effect when any substantial modification to an existing site or structure had an estimated construction cost exceeding \$50,000.00. These standards required a 20' bermed landscaped area be constructed between the sidewalk and parking area with one tree every 30 feet.

This particular parcel was part of a larger overall commercial complex and had very limited frontage along 3500 South (approximately 24') so it would be difficult to install just this small portion of the landscaping. Therefore, they desired to delay installation of any landscaping improvements until one of the adjacent properties also triggered the requirements and a larger portion of the frontage could then be completed.

Councilmember Buhler inquired regarding why the landscaping requirements had been triggered.

Ms. Knapp informed 3500 South was a High Image Arterial street so 20 feet of landscaping would be required from inside the property line. She indicated the City did not feel it would be appropriate to require one tenant to install this amount of landscaping when minimal change was occurring at the present time.

The City Council will consider proposed Resolution No. 16-91 at the Regular Council Meeting scheduled May 24, 2016, at 6:30 P.M.

10. COMMUNICATIONS

A. BUDGET UPDATE

City Manager, Wayne Pyle, provided updated information regarding budget

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-17-

matters including a list of projects the City would like to see accomplished in the coming year. He also briefly discussed graphs that had previously been provided to the City Council.

B. COUNCIL UPDATE

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

May

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 19, 2016
Thursday
My Place Economy Extended Stay Grand Opening, 11:00 AM to 2:00 PM- 3074 Decker Lake Drive

May 19, 2016
Thursday
36th Annual Crossing Guards' Appreciation and Awards Banquet, 6:30 PM- 7:30 PM- 5055 Westridge Blvd

May 20, 2016
Friday
Free Movies in the Park (Movie: Turbo), Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South

May 24, 2016
Tuesday
Silent Hero Breakfast, 8:00 AM- 9:30 AM- Granite Education Foundation, 2500 S State Street- Five Story Building Room #D102

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

June

June 3, 2016
Friday
Free Movies in the Park (Movie: Bee Movie), 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

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-18-

June 9, 2016 Thursday	Slipknot with Marilyn Manson, 6:30 PM- USANA Amphitheatre, 5125 South 6400 West
June 11, 2016 Saturday	Westshire Annual Breakfast, 8:00 AM- 10:30 AM- 4000 South 2600 West
June 13, 2016- June 24, 2016 Thursday- Sunday	WestFest- Centennial Park, 5405 West 3100 South
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 (Movie: TBD), Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
June 23, 2016 Thursday	Summer at the Station Concert
June 24, 2016 Friday	Jason Aldean, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
June 25, 2016 Saturday	Boston, 7:30 PM, USANA Amphitheatre, 5125 South 6400 West
June 30, 2016 Thursday	Healing Wall Opening Ceremony, 5:00 PM- 6:00 PM Centennial Park, 5415 West 3100 South
June 30, 2016 – July 4, 2016	Traveling Vietnam Memorial Replica “The Healing Wall”- Centennial Park, 5415 West 3100 South
<u>July</u> 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 (Movie: Madagascar 3), Starts at Dusk (Approx. 9:30 PM)- Fairbourne

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-19-

Station, 2900 West Lehman Ave

July 9, 2016 Saturday	Bret Michaels, 4:00 PM- USANA Amphitheatre, 5125 South 6400 west
July 10, 2016 Sunday	G-Eazy “Endless Summer Tour”, 6:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 12, 2016 Tuesday	Pitbull, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 16, 2016 Saturday	The Piano Guys, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 20, 2016 Wednesday	Korn & Rob Zombie, 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
July 26, 2016 Tuesday	Weezer/ Panic at the Disco, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
July 29, 2016 Friday	Florida Georgia Line, 7:00 PM- USANA Amphitheatre, 5125 South 5400 West
July 29, 2016 Friday	Free Movies in the Park (Movie: Rio), Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
<u>August</u>	
August 2, 2016 Tuesday	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 (Movie: Kung Fu Panda 3), Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-20-

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 27, 2016 Saturday	Lynyrd Skynyrd, 8:00 PM- USANA Amphitheatre, 5125 South 6400 West
August 29, 2016 Monday	Heart, Cheap Trick, and Joan Jett, 6:30 PM- USANA Amphitheatre, 5125 South 6400 West
August 30, 2016	No Council Meetings- 5 th Tuesday
<u>September</u>	
September 2, 2016 Friday	The Dixie Chicks, 7:00 PM- USANA 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 17, 2016 Saturday	Dirks Bentley, TBD- USANA Amphitheatre, 5125 South 6400 West
September 21, 2016 Wednesday	Lake Park Golf Social, 8 AM- 2 PM- Stonebridge, 4415 Links Drive
September 22, 2016 Thursday	Blink 182, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
September 30, 2016	Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-21-

Friday South 6400 West

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

October 13, 2016 Brantley Gilbert, TBD- USANA Amphitheatre, 5125
Thursday South 6400 West

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

Councilmember Buhler and Councilmember Lang informed they would be attending the Crossing Guards Dinner scheduled the upcoming Thursday evening.

Mayor Bigelow inquired if anyone would be attending the ribbon cutting at the MyPlace Hotel on Thursday.

City Manager, Wayne Pyle, advised he could possibly attend that event and, if not, he would make certain the City had representation.

C. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Christensen stated a new chairperson needed to be appointed to the Sister City Committee.

The City Council briefly discussed the Sister City in Mexico and whether this would continue to proceed forward.

11. COUNCIL REPORTS

A. COUNCILMEMBER TOM HUYNH – RECENT PRESENTATION BY POLICE CHIEF

Councilmember Huynh advised he recently had attended a meeting where Chief Russo made a well-received presentation, and Councilmember Huynh commended the Chief on a great job.

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-22-

B. COUNCILMEMBER STEVE BUHLER – FIRE OPS TRAINING MAY 14, 2016

Councilmember Buhler stated he attended the Fire Ops training held the previously Saturday, May 14th. He indicated CPR machines and battery operated Jaws of Life equipment would be extremely beneficial and the City should prioritize equipping trucks with that technology.

He also advised of a County-wide training to help police departments and medical response teams coordinate to enter a school if there were an attack. He stated that in talking to firefighters at this training, recovery time and coverage was something the City needed to further provide. He indicated he had expressed his personal verbal support to the Fire Department.

12. MOTION FOR EXECUTIVE SESSION

Councilmember Lang moved to adjourn and reconvene in an Executive Session for discussion of pending litigation and disposition of real property. Councilmember Christensen 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 STUDY MEETING OF TUESDAY, MAY 17, 2016, WAS ADJOURNED AT 6:00 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, May 17, 2016.

Nichole Camac
City Recorder

MINUTES OF COUNCIL STUDY MEETING – MAY 17, 2016

-23-

THE WEST VALLEY CITY COUNCIL RECONVENED IN EXECUTIVE SESSION ON TUESDAY, MAY 17, 2016, AT 6:06 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3

ABSENT: Steve Vincent, Councilmember District 4 (Excused)

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder

Paul Isaac, Assistant City Manager/HR Director
Eric Bunderson, City Attorney

The City Council met in Executive Session and discussed pending litigation and disposition of real property.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF MAY 17, 2016, 2016, WAS ADJOURNED AT 6:26 P.M. BY MAYOR BIGELOW.

Nichole Camac
City Recorder