

MINUTES OF COUNCIL STUDY MEETING – JUNE 7, 2016

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JUNE 7, 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 (Arrived as Noted)
Steve Vincent, Councilmember District 4

ABSENT:

STAFF PRESENT:

Paul Issaac, Acting City Manager/ Assistant City Manager/ HR Director
Nichole Camac, City Recorder

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
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
Steve Pastorik, CED Department
Jody Knapp, CED Department
Steve Lehman, CED Department
Brock Anderson, CED Department
Jeanette Carpenter, Finance Department
Nancy Day, Parks and Recreation Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD MAY 17, 2016**
The Council read and considered Minutes of the Study Meeting held May 17, 2016. There were no changes, corrections or deletions.

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Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held May 17, 2016. Councilmember Vincent seconded the motion.

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

Councilmember Karen Lang arrive at 4:32 PM

2. **REVIEW AGENDA FOR REGULAR COUNCIL MEETING AND REGULAR MEETINGS OF THE REDEVELOPMENT AGENCY, HOUSING AUTHORITY, AND BUILDING AUTHORITY SCHEDULED JUNE 7, 2016**

The City Council reviewed the Agenda for the Regular Meeting scheduled later this night.

Paul Isaac, Acting City Manager, noted that there will be a Public Hearing held during the Municipal Building Authority Meeting. This will be in regards to the issuance and sale of not more than \$36,000,000 aggregate principal amount of lease revenue and refunding bonds, series 2016, and to allow public input regarding any potential economic impact that the improvements, facility, or property financed in whole or in part with the proceeds of the bonds may have on the private sector; and related matters. Mr. Isaac stated that no action will need to be taken on this item but public comment should be received.

3. **RESOLUTIONS**

A. **RESOLUTION NO. 16-94, AUTHORIZING THE CITY TO ENTER INTO AGREEMENTS WITH SELECTHEALTH TO PROVIDE INSURANCE BENEFITS AND SERVICES FOR CITY EMPLOYEES FOR FISCAL YEAR 2016-2017**

Paul Isaac discussed proposed Resolution No. 16-94 that would authorize the City to renew contracts with SelectHealth for medical benefits to the City's employees.

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

SelectHealth has been providing medical benefits for West Valley City for the past eleven years. Since SelectHealth has been providing benefits, the City has also contracted with them to provide retiree benefits and post 65 benefits. This year a 14% increase was negotiated.

Councilmember Tom Huynh stated that health insurance premiums are increasing drastically across the nation and indicated that he is concerned that current salaries for employees will not cover the increase proposed. Paul Isaac indicated that there is a 2% salary increase requested in the 2016-2017 Budget to help accommodate this rise in premiums. Mr. Isaac added that the City picks up the biggest portion of insurance benefit costs. Mayor Bigelow indicated that he feels the City has done a good job at keeping health insurance premiums affordable for its employees.

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The City Council will consider proposed Resolution No. 16-94 at the Regular Council Meeting scheduled June 14, 2016, at 6:30 P.M.

B. RESOLUTION NO. 16-95, APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN WEST VALLEY CITY AND UTAH VALLEY UNIVERSITY FOR CLINICAL TRAINING OF PARAMEDIC STUDENTS.

Fire Chief John Evans discussed proposed Resolution No. 16-95 that would approve an interlocal agreement with Utah Valley University for the paramedic training program.

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

Utah Valley University, through its Emergency Services Department, has established a program for the training of paramedic students. The University requires outside training to provide students with practical learning experience in the field. As part of its mission to promote the health of the community, the West Valley City Fire Department is willing to provide students with opportunities for clinical education.

Paramedic training programs at nearby universities highly desire sending students to WVCFD due the call volume and because of the experience of paramedics employed by West Valley City. By allowing Utah Valley University students to ride with WVCFD, we help graduate a student with a greater level experience and we also maintain good relations with the University which will benefit the Department if we decide to send students through their program. This program also helps the Department because we have an opportunity to possibly see future candidates for employment.

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

The City Council will consider proposed Resolution No. 16-95 at the Regular Council Meeting scheduled June 14, 2016, at 6:30 P.M.

C. RESOLUTION NO. 16-96, AUTHORIZING THE CITY TO ENTER INTO A RIGHT-OF-WAY CONTRACT WITH GARY D. NORTON AND TAMMY L. NORTON, AND TO ACCEPT A WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT FOR PROPERTY LOCATED AT 7191 WEST COPPER HILL DRIVE (14-34-304-001)

Mayor Ron Bigelow discussed proposed Resolution No. 16-96 that would authorize, accept, and execute a Right-of-way Contract and accept a Warranty Deed and a Temporary Construction Easement.

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

Gary D. Norton and Tammy L. Norton have signed a signed a Right-of-way Contract, Warranty Deed and a Temporary Construction Easements for property located at 7191 W. Copper Hill Drive (14-34-304-001).

The Gary D. Norton and Tammy L. Norton parcel located at 7191 W. Copper Hill Drive is one of the properties affected by the 7200 West 3900 South Canal Bridge Rehabilitation Project. This project will reconstruct and widen the canal bridge on 7200 West at approximately 3900 South. The acquisition from Gary D. Norton and Tammy L. Norton includes 759 square feet of right-of-way, along with a Temporary Construction Easement. Compensation for the purchase of the Warranty Deed, Temporary Construction Easement and improvements is \$14,700.00 based upon the appraisal prepared by Integra Realty Resources.

The project is being funded under the Surface Transportation Program (STP) with federal funds, and is a joint project between Salt Lake County and West Valley City. Salt Lake County executed the Federal Aid Agreement between the county, UDOT and Federal Highways. West Valley City previously executed an interlocal agreement with Salt Lake County, detailing how matching funds will be shared between the two entities. The city and county are jointly responsible for 6.77% of all project costs, including right of way. The city's portion of the matching funds on the project will be paid to Salt Lake County. The total value of the Warranty Deed and easement for this acquisition being \$14,700.00, the West Valley City share of these easements will be \$995.19.

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

The City Council will consider proposed Resolution No. 16-96 at the Regular Council Meeting scheduled June 14, 2016, at 6:30 P.M.

6. **COMMUNICATIONS**

A. **“THE WALL THAT HEALS” UPDATE**

Nancy Day, Parks and Recreation Department, provided information on the upcoming event, The Wall That Heals, that will be held at Centennial Park. She indicated that residents throughout the State will be able to experience the Vietnam Veteran's Memorial Wall that is located in Washington D.C. and stated that the “Wall that Heals” is a 50% replica.

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Nancy provided a PowerPoint presentation that is summarized as follows:

A YouTube Video that explains the Wall and its purpose. This video can be viewed at: <https://www.youtube.com/watch?v=Y3BqV49iqw>

The Wall that Heals Information:

- Mobile Education Center
- Half-Scale Replica of Vietnam Memorial in Washington D.C.
- Has Visited more than 400 cities and towns throughout the nation
- Approximately 250 feet in length; 24 individual panels
- Names are listed by day of casualty

The Wall that Heals Logistics:

- Location: West Valley City, Centennial Park
- City Tent: Volunteer Station, City Information
- Date/Time: June 30th through July 4, 2016 and is open 24 hours a day
- Procession/Escort: Leave Camp Williams at 10:00 AM, Follow Redwood Road, Media Time from 11:00 AM to 12:00 Noon
- Opening Ceremony at 6:00 PM

Volunteer Opportunities

- Escort/Procession Riders: including Patriot Guard Riders, American Legion Riders, and Utah Police Officers
- Flags: located at park entrances, designate starting point
- Set-up and breakdown: June 30 at 12:00 noon and July 5 at 8:00 AM
- Volunteers: 3 to 4 hour shifts, 24 hours per day

Councilmember Karen Lang asked if there are any other locations in Utah that will host this event as well. Nancy replied no.

Mayor Bigelow asked if books will be available to individuals who are looking for a specific name on the wall. Nancy replied yes.

Nancy stated that the West Valley City Police Department, in conjunction with many other local, state, and national agencies, will lead a procession from Camp Williams to Centennial Park. Upon Inquiry by Councilmember Buhler, Nancy explained that she has worked closely with Mayor Bigelow to gather funding for

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this project and the City did not contribute money to the project. She also explained that the City will be promoting the Wall via social media, media, etc. Upon Inquiry by Mayor Bigelow, Nancy also indicated that signage will be present on 5600 West as well as 3100 South. She also explained that officers will be patrolling the wall at night to prevent vandalism.

Nancy passed out tee-shirts to members of the Council and gave Mayor Bigelow a Vietnam Book that is only available to Vietnam Veteran's.

B. **DISCUSSION ON APPLICATIONS ZT-4-2016 AND ZT-5-2016 REGARDING SINGLE FAMILY DWELLINGS**

Steve Pastorik, CED Department, indicated that these ordinances were continued from the May 24, 2016 City Council Regular Meeting to allow time for the Council to ask further questions. He briefly recapped the concerns expressed by the Council during that meeting.

Councilmember Steve Vincent stated that he feels residents don't always want basements and it seems unfair to require this. He indicated that increasing the house size by 500 feet in place of this will not create a significant visual impact and the current standards already require a very large home.

Steve Pastorik stated that one option could be to encourage basements but not require them and if someone chooses not to install one, they could simply add the additional 500 square feet to the upper level. Councilmember Steve Vincent stated that he would feel more comfortable requiring basements to be at least $\frac{3}{4}$ if someone chooses to construct one. He indicated that he would not want someone building a small utility space and calling it a basement.

The Council discussed housing types, senior housing, and standards for basements and garages.

C. **BUDGET UPDATE**

Paul Isaac presented the budget memo provided by City Manager, Wayne Pyle, in the Council packets. The memo included the following information:

During budget discussions, I noted and committed that in addition to the request for a property tax increase, I believed I would be able to find \$700k or so in operational cuts out of our \$72M proposed budget. Just as a matter of course, approximately 1% would be readily found with a bit of effort. However, I also knew that given the severe operational cuts of years ago, and the fact that we have kept most operational budgets flat since then, with the focus on recovering our personnel costs, deeming this choice to be best suited to maintaining our highest possible level

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of service, I didn't expect to find much more than that, as I stated earlier. Here then is the list of cuts (and a couple of revenue increases) proposed.

<i>Fuel</i>	<i>\$100k</i>	<i>Our overall budget is \$859k, analysis on per gallon basis allowed</i>
<i>Utilities</i>	<i>\$ 0k</i>	<i>Overall budget about \$1M, we expect to be right on this year and next</i>
<i>Fiber system</i>	<i>\$100k</i>	<i>Although desire to preserve former OpEx for system, this is reasonable</i>
<i>RDA note</i>	<i>\$200k</i>	<i>The RDA owes the city money from land sales past. This a reasonable #</i>
<i>Telephones</i>	<i>\$ 0k</i>	<i>Overall budget \$1M, further analysis possible</i>
<i>URS check</i>	<i>\$ 75k</i>	<i>Actual \$73k, This a reimburse for URS lawsuit from UTOPIA; one-time</i>
<i>Legal</i>	<i>\$ 50k</i>	<i>Could take \$50k from this year, but unlikely for next; therefore one-time</i>
<i>Auto parts</i>	<i>\$ 0k</i>	<i>Had a good year, but looking back over previous, unlikely source</i>
<i>PD spec supls</i>	<i>\$ 0k</i>	<i>About \$65k unspent in current budget, but needed next year</i>
<i>2006 Refund</i>	<i>\$ 100k</i>	<i>New refunding opportunity will generate \$100k for 6 years</i>
<i>MBA Refund</i>	<i>\$ 100k</i>	<i>Current refunding will generate extra \$100k 1st year</i>
<i>Work Comp</i>	<i>\$ 50k</i>	<i>Actual \$48k, often happens year to year</i>
<i>Dental</i>	<i>\$ 50k</i>	<i>Considering going self-funded for dental insurance; some risk</i>
<i>Total</i>	<i>\$ 825k</i>	

This list represents a look at the larger operational budgets. Others are small and not much to take, a couple thousand here and there in travel and office supply budgets. Most of the \$825k is solid, but not all is ongoing. Therefore, I am still requesting the full property tax increase that I've proposed. I note also that this list was a bit more difficult than I expected. I listed the zero recommends just to illustrate that upon reexamination, I found most budgets are still pretty tight. I don't find a lot of padded budgets.

Just an interesting side note, Provo is proposing a small percentage tax increase and water rate increase this year. It appears they are pursuing a small increase per year strategy, such as we've discussed.

The City Council discussed potential property tax increases. Councilmember Tom Huynh urged staff to review alternate methods of gaining funds such as increasing the cost of traffic tickets, DUI's, building permits, sales tax, etc. and indicated that property tax increases should only be used as a last resort. Councilmember Buhler replied that sales tax increases are the worst and added that they are regulated by the State. Councilmember Christensen indicated that a budget cannot be based on

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traffic tickets and DUI fines. Mayor Bigelow agreed and indicated that hiring additional officers to make this effective would be a financial concern as well.

Mayor Bigelow discussed policies, raising taxes, and prioritizing costs.

Councilmember Lars Nordfelt stated that he feels a property tax increase is stable and indicated that it will be a minimal increase.

The City Council requested additional information on the impact of increasing other City costs versus a property tax increase.

D. COUNCIL UPDATE

Councilmember Steve Vincent requested that the dates listed for WestFest be updated for accuracy.

Councilmember Steve Buhler noted that the Slipknot concert scheduled for June 9, 2016 has been postponed.

Mayor Bigelow stated that the official opening ceremony time for the Wall that Heals is 6:00 PM.

E. POTENTIAL FUTURE AGENDA ITEMS

Upon inquiry, there were no potential future agenda items to be discussed.

7. COUNCIL REPORTS

A. COUNCILMEMBER KAREN LANG– RESIDENT COMPLAINT

Councilmember Karen Lang stated that she received a complaint from a resident living at 4344 West 3500 South. She indicated that there is a vacant piece of property that people are riding their four wheelers and dirt bikes on. While this keeps the weeds down, it causes dust to fly which impacts neighboring residents.

Layne Morris, CPD Director, stated that he will send someone out to look into this.

B. COUNCILMEMBER DON CHRISTENSEN – MOVIES IN THE PARK

Councilmember Don Christensen indicated that he attended the first ‘Movies in the Park’ event of the summer and it was well attended.

10. MOTION FOR EXECUTIVE SESSION

There was no motion for an Executive Session.

11. MOTION TO ADJOURN

Upon motion by Councilmember Steve Vincent 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, JUNE 7, 2016, WAS ADJOURNED AT 6:03 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, June 7, 2016.

Nichole Camac
City Recorder