

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 6, 2016

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, SEPTEMBER 6, 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
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1 (arrived as noted)
Steve Buhler, Councilmember District 2
Steve Vincent, Councilmember District 4

ABSENT:

Don Christensen, Councilmember At-Large
Karen Lang, Councilmember District 3

STAFF PRESENT:

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

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Lee Russo, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Layne Morris, CPD Director
Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
Aaron Crim, Acting Strategic Communications Director
Jake Arslanian, Public Works Department
Andrew Wallentine, Administration
DeAnn Varney, Administration
Steve Pastorik, CED Department
Steve Lehman, CED Department
Joe White, Fire Department
Nancy Day, Parks Department
Freyja Johnson, CED Department
Eric Madsen, Public Works Department
Heather Royall, CPD Department
Mark Nord, CED Department
Dan Johnson, Public Works Department
Brandon Hill, Legal Department

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APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 23, 2016

The Council considered the Minutes of the Study Meeting held August 23, 2016. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held August 23, 2016. Councilmember Buhler seconded the motion.

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

REVIEW AGENDA FOR REGULAR MEETING OF SEPTEMBER 6, 2016

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

JOHN HUBER, UNITED STATES ATTORNEY FOR THE DISTRICT OF UTAH, PRESENTATION OF AWARDS OF APPRECIATION FROM THE UNITED STATES ATTORNEY'S OFFICE

Paul Isaac, Acting City Manager, stated that John Huber, the United States Attorney for the District of Utah, will be presenting Awards of Appreciation to numerous Police Officers for their work on a recent case. This will occur at the Regular Council Meeting scheduled September 13, 2016 at 6:30 P.M.

ESSENTIAL PIECE AWARDS PRESENTATION TO LILA WRIGHT

Mayor Bigelow stated that Councilmember Christensen requested to read the nomination for Lila Wright for the Essential Piece Award.

The nomination reads as follows:

The West Valley City Sister City Committee would like to nominate Mrs. Lila Wright for the Essential Piece Award.

Mrs. Wright has served the City of West Valley City in many capacities over the years. She has always been involved in the PTA organizations in her children's schools and after their graduations has returned to the schools to serve as a volunteer in the classroom. When her husband retired from the Granite School District and entered the political arena, she was a strong supporter of his and served as the "First Lady" of West Valley City from 1994 until his untimely death in 2002. During which time we established our Sister City relationship with NanTou, Taiwan, in which she took an active part as she travelled with her husband and the committee to several events during cultural exchanges. After the death of her husband she continued to support West Valley by serving on the Arts Council Board from 2002 until 2006 at which time she became a member of the West Valley City Sister City Committee. Due to health issues she resigned from active participation in the Sister City Committee in July of 2016, but continues her support for the activities of the committee.

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During the time she has served the city she has been an integral part of the activities of the Sister City Committee, hosting students in her home during exchanges, communicating with students' parents even after they have graduated from college, and encouraging her own extended family to participate in the student and business exchanges we have had with our sister city in NanTou, Taiwan.

For her continual and active support of West Valley City, Lila Wright, is qualified to receive the Essential Piece Award from the City.

The award will be presented at the Regular Council Meeting scheduled September 13, 2016 at 6:30 P.M.

PUBLIC HEARINGS SCHEDULED FOR SEPTEMBER 13, 2016

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING THE APPROPRIATION OF FUNDS TO THE COMMUNITY EDUCATION PARTNERSHIP OF WEST VALLEY CITY, INC.

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled September 13, 2016, in order for the City Council to hear and consider public comments regarding the appropriation of funds to the Community Education Partnership of West Valley City, Inc.

Proposed Resolution 16-145 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

RESOLUTION NO. 16-145, AUTHORIZE THE APPROPRIATION OF FUNDS TO THE COMMUNITY EDUCATION PARTNERSHIP OF WEST VALLEY CITY, INC.

Paul Isaac, Acting City Manager, discussed proposed resolution 16-145 that would authorize the Appropriation of Funds to the Community Education Partnership of West Valley City, Inc.

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

Community Education Partnership of West Valley City, Inc. ("CEP") has offered afterschool and outside school time programs for West Valley City students for over ten years, serving thousands of families throughout the City. CEP has been able to attract substantial federal, state, and private funding to support CEP's programs in the City. Recently, CEP has experienced an increased need for operating reserves in order to satisfy audit requirements.

Pursuant to Section 10-8-2 of the Utah Code, the City Council is permitted to make an appropriation to an entity such as CEP, provided that the Council finds that the appropriation is in the best interest of the City, that the City will receive adequate value for the appropriation, and that the appropriation furthers the accomplishment of the

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reasonable goals of the City. In addition, an appropriation study and analysis (attached hereto) must be performed in accordance with statutory guidelines and a public hearing must be held.

The appropriation study and analysis concluded that the proposed appropriation meets the requirements of Section 10-8-2.

Councilmember Buhler stated that this is a good way to support education. He indicated that this resolution is structured differently than was originally discussed but requires less bookkeeping and ensures the City gets their money back. Councilmember Buhler stated that he feels after school programs are important and worthy of the City's support. Mayor Bigelow agreed and added that the Council has included support for education in their Strategic Plan goals.

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

The City Council will hold a public hearing and consider proposed resolution No. 16-145 at the Regular Council Meeting scheduled September 13, 2016, at 6:30 P.M.

B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. GPZ-2-2016, FILED BY RUSSELL PLATT, REQUESTING A ZONE CHANGE FROM M (MANUFACTURING) TO RM (RESIDENTIAL, MULTI-FAMILY) FOR PROPERTY LOCATED AT 3579 AND 3605 SOUTH REDWOOD ROAD

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled September 13, 2016, in order for the City Council to hear and consider public comments regarding Application No. GPZ-2-2016, Filed by Russell Platt, Requesting a Zone Change from M (Manufacturing) to RM (Residential, Multi-Family) for Property Located at 3579 and 3605 South Redwood Road.

Proposed Ordinance 16-42 and Resolution 16-146 related to the proposal to be considered by the City Council subsequent to the public hearing, were discussed as follows:

ORDINANCE NO. 16-42, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3579 AND 3605 SOUTH REDWOOD ROAD FROM M (MANUFACTURING) TO RM (RESIDENTIAL, MULTI-FAMILY)

Steve Pastorik, CED Department, discussed proposed Ordinance No. 16-42 that would amend the zoning map to show a change of zone for property located at 3579 and 3605 South Redwood Road from M (manufacturing) to RM (residential, multi-family).

Written documentation previously provided to the City Council included information

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as follows:

Russell Platt originally submitted a General Plan/zone change application; however, he is now only requesting a zone change. The two subject parcels are located at 3579 and 3605 S Redwood Road and total 7.1 acres. These parcels are currently zoned C-2 (general commercial) for approximately the west 1/3 and M (manufacturing) for the east 2/3rds with a General Plan designation of mixed use (general commercial and high density residential) and medium density residential (7 to 12 units/acre). The proposed zone, which only applies to the portion of the parcels currently zoned M, is RM (residential, multi-family).

The applicant is planning to develop the property into a mix of uses including a restaurant, retail, office and warehouse on the C-2 portion and townhomes on the proposed RM portion. The original concept plan had a proposed density for the residential portion of the project at 13.1 units/acre with 93 townhomes. However, after considering input from staff and the Planning Commission, the applicant has revised the concept plan to provide more driveways that are deep enough to park in. The attached latest concept plan includes 84 townhomes, yielding a density of 12 units/acre that fits under the current General Plan designation of medium density (7 to 12 units/acre). Also included are renderings for the commercial and residential buildings. The existing buildings would be demolished.

While the commercial portion of the proposed project is already zoned C-2, the applicant included information on this portion of the project to show how the two portions would relate to each other. A conditional use application will be required for this commercial portion of the project. Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

Councilmember Buhler asked how many parcels this project consists of. Steve replied that there are 2 parcels and the current zoning has been in place since the City's incorporation. Councilmember Buhler asked if the commercial space will eventually be condominiumized. Steve replied yes. Mayor Bigelow asked if there will be a road connection to the south. Steve replied that there will be a connection to Redwood Road and the applicant is working to acquire the second access to the South but will need to work with the existing HOA in the neighboring community since it is a private road. He added that the Fire Department can appropriately access proposed townhomes in the event of emergencies, even without the second access.

Upon inquiry, there were no further questions or concerns expressed by member of the City Council.

The City Council will hold a public hearing and consider proposed Ordinance No. 16-42 at the Regular Council Meeting scheduled September 13, 2016, at 6:30 P.M.

RESOLUTION NO. 16-146, AUTHORIZE THE CITY TO ENTER INTO A

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DEVELOPMENT AGREEMENT WITH TRUONG PROPERTIES, LLC FOR APPROXIMATELY 9.6 ACRES OF PROPERTY LOCATED AT 3579 AND 3605 SOUTH REDWOOD ROAD

Steve Pastorik, CED Department, discussed proposed resolution No. 16-146 that would authorize the City to enter into a Development Agreement with Truong Properties, LLC for approximately 9.6 Acres of property located at 3579 and 3605 South Redwood Road.

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

Russell Platt, representing Truong Properties, LLC, has submitted an application (GPZ-2-2016) on 7.1 acres to change the zoning from M (manufacturing) to RM (residential, multi-family) on the subject property. The Planning Commission recommended approval of the zone change subject to a development agreement.

Below is a list of some of the main points from the development agreement.

1. The density will be limited to 12 units/acre.
2. The minimum townhome size will be 1,800 sq. ft.
3. All townhomes will have a 2 car garage.
4. All townhomes will include a ground level patio and balcony.
5. Exterior materials will be stone, fiber cement siding and stucco.
6. Amenities will include courtyards, private garden spaces, a BBQ area, a pavilion, rooftop patios for at least 20 townhome units, a tot lot, a sports court and an entry feature.
7. The townhomes and commercial buildings will be

Upon inquiry, there were no further questions or concerns expressed by member of the City Council.

The City Council will hold a public hearing and consider proposed Ordinance No. 16-146 at the Regular Council Meeting scheduled September 13, 2016, at 6:30 P.M.

C. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING THE SUBMISSION OF A SUBSTANTIAL AMENDMENT TO THE CONSOLIDATED PLAN 2015 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled September 13, 2016, in order for the City Council to hear and consider public comments regarding the submission of a Substantial Amendment to the Consolidated Plan 2015 Annual Action Plan for the Community Development Block Grant (CDBG) Program to the U.S. Department of Housing and Urban Development.

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Proposed Resolution 16-147 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

RESOLUTION NO. 16-147, AUTHORIZE THE SUBMISSION OF A SUBSTANTIAL AMENDMENT TO THE CONSOLIDATED PLAN 2015 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Layne Morris, CPD Director, discussed proposed Ordinance No. 16-147 that would authorize the submission of a Substantial Amendment to the Consolidated Plan 2015 Annual Action Plan for the Community Development Block Grant (CDBG) Program to the U.S. Department of Housing and Urban Development.

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

Under the Lehman Avenue Project, West Valley City proposes to partner with the Housing Authority of Salt Lake County (HACSL) and the West Valley City Housing Authority (WVCHA) to redevelop 118 aging residential units in a blighted area, into a mixed income, transit oriented residential development. HACLS already owns 100 of the existing units, so CDBG funds will be used in conjunction with WVCHA funds to acquire the remaining 18 units, relocate the tenants within these units and demolish the 18 units, providing clearance for the new development. The Lehman Avenue Project will be new to West Valley City and therefore was not originally included in the approved 2016-2017 Annual Action Plan or FY 2016-2017 CDBG budget, submitted to the Department of Housing and Urban Development (HUD). It also seeks to utilize \$900,000 in unallocated CDBG funds, which exceeds 50% of the current annual entitlement. Under 24 CFR 91.505 and the approved West Valley City Citizen Participation Plan for Federal Grant Programs, such changes constitute a substantial amendment. The substantial amendment to the Consolidated Plan 2015 Annual Action Plan 2016-2017 does the following:

1. Addition of project to approved plan: West Valley City proposes to add the Lehman Avenue Project to the list of projects that will be undertaken during FY 2016-2017 using, in part, CDBG funds.
2. Increase in funding: West Valley City would like to assign \$900,000 of unallocated CDBG funds to the Lehman Avenue Project.

24 CFR 91.505 (a) states that the jurisdiction shall amend its approved plan whenever it makes one of the following decisions:

- (1) To make a change in its allocation priorities or a change in the method of distribution of funds.
- (2) To carry out an activity, using funds from any program covered by the consolidated plan (including program income) not previously described in the action plan and/or
- (3) To change the purpose, scope, location or beneficiaries of an activity

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24CFR 91.105 states that the jurisdiction shall adopt a citizen participation plan and specify criteria for determine what changes constitute a substantial amendment. Under the approved West Valley City Citizen Participation Plan a substantial amendment is applicable under any of the following circumstances:

- (1) The proposed amendment requires prior HUD approval
- (2) The amount involved in the proposed amendment exceeds 50% of the total annual entitlement
- (3) The proposed amendment deletes an activity described in the consolidated plan and/or
- (4) The proposed amendment adds an activity not described in the consolidated plan

In this process West Valley City must provide citizens with reasonable notice and an opportunity to comment on the substantial amendment. The City must provide a period, not less than 30 days, to receive comments on the substantial amendment before the amendment is implemented and must be approved by City Council at a public hearing. As stated under 24 CFR 91.105 (c) (1), (2) and (3) and the West Valley City Citizen Participation Plan for Federal Grant Programs.

Councilmember Buhler asked where funding for this project is coming from. Layne replied a portion of funding will come from unallocated funds and the remainder from various other sources. Councilmember Vincent asked how much the Lehman project is anticipated to cost. Layne replied that 1.7 Million dollars in Housing Authority money is being used first for the project and this proposed CDBG money will be used to cover costs after that money has been utilized.

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

The City Council will hold a public hearing and consider proposed Ordinance No. 16-147 at the Regular Council Meeting scheduled September 13, 2016, at 6:30 P.M.

RESOLUTION NO. 16-148, APPROVE A CONTRIBUTION AGREEMENT BY AND BETWEEN THE CITY AND THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, UTAH (THE "AGENCY"); AUTHORIZING AND APPROVING THE ISSUANCE BY THE AGENCY OF ITS NOT TO EXCEED \$21,000,000 REVENUE REFUNDING BONDS FOR THE PURPOSE OF [FINANCING THE PROJECT AND] REFUNDING ALL OR A PORTION OF ITS PRIOR OBLIGATIONS; AUTHORIZING THE TAKING OF ALL OTHER ACTION NECESSARY TO THE CONSUMMATION OF TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS

Laura Lewis discussed proposed Resolution No. 16-148 that would approve a Contribution Agreement by and Between the City and the Redevelopment Agency of West Valley City, Utah (The "Agency"); Authorizing and Approving the Issuance by the Agency of its not to Exceed \$21,000,000 Revenue Refunding Bonds for the Purpose of [Financing the Project and] Refunding All or a Portion of its Prior Obligations; Authorizing the Taking of All Other Action

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Necessary to the Consummation of Transactions Contemplated by this Resolution; and Related Matters.

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

Analysis of existing debt and economic conditions has identified significant benefits to the city by refunding all or a portion of the outstanding Revenue and Refunding Bonds.

The City desires to execute a Contribution Agreement to be entered into by the City and the Redevelopment Agency whereby the City will agree to pledge certain franchise tax moneys to be received by the City to assist in repaying the bonds and the Redevelopment Agency will agree to use the tax increment revenues and lease payments from the project financed with the proceeds of the Refunded Bonds previously to pay or repay to the City amounts sufficient to pay amounts due with respect to the Bonds.

Mayor Bigelow asked why this is occurring now. Laura Lewis replied there is a need for new bonds and it makes sense to combine different RDA projects at one time so the City won't need to pay various fees twice. Ms. Lewis added that various projects have matured and this is often a good time to consolidate and move forward with new goals. Mayor Bigelow asked if there is a specific savings amount. Laura replied exact numbers are difficult to provide at this time but stated that the interest rates for each of the bonds will decrease significantly on the tax increment portion of the projects. Mayor Bigelow asked if the term is being extended. Laura replied the tax increment bonds will still mature in 10 years but the franchise revenue bond will extend to 20 years. This will provide headroom to ensure bonds are paid off on their maturity dates and gives the City flexibility. Ms. Lewis and the Mayor discussed the bond fund.

Jim Welch briefly discussed various costs and the way that this proposal simplifies various projects and provides appropriate flexibility to the City.

Councilmember Vincent stated that the City Center vision has been accomplished over time and added that it's important to move forward and continue accomplishing the goals of the Mayor and Council. He stated that these funds will go a long way to continue the healthy growth of the City. Mayor Bigelow agreed.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

The City Council will consider proposed Resolution No. 16-148 at the Regular Council Meeting scheduled September 13, 2016, at 6:30 P.M.

RESOLUTION NO. 16-149, AUTHORIZE THE CITY TO ENTER INTO PROPERTY SCHEDULE NO. 7 OF THE MASTER TAX-EXEMPT LEASE/PURCHASE AGREEMENT WITH US BANCORP GOVERNMENT LEASING AND THE

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FINANCING, INC., WITH RESPECT TO A LEASE FOR THE UPGRADE OF CERTAIN RADIO EQUIPMENT

Jim Welch, Finance Department, discussed proposed Resolution No. 16-149 that would authorize the City to enter into Property Schedule No. 7 of the Master Tax-Exempt Lease/Purchase Agreement with US Bancorp Government Leasing and the Financing, Inc., with respect to a lease for the upgrade of certain radio equipment.

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

West Valley's current radio equipment is over 14 years old and is now out of date, therefore we need to upgrade the system in order to maintain data integrity and security. This lease is intended to last 7 years with quarterly payments with an interest rate of 1.98%. The City will own the equipment at the end of the lease term. Lease payments will be made from budget authorized for FY 2017.

US Bancorp Government Leasing and Finance Inc. has provided a highly competitive leasing proposal for the purchase of this equipment. The proposed lease payment schedule falls within the existing authorized budget of the city.

Councilmember Buhler asked why the City chooses to pay for the radios over 7 years instead of buying them outright. Mr. Welch replied that this prevents significant cost to the General Fund balance and allows the City to replace equipment on an ongoing basis.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

The City Council will consider proposed Resolution No. 16-149 at the Regular Council Meeting scheduled September 13, 2016, at 6:30 P.M.

RESOLUTION NO. 16-150, AUTHORIZE THE PURCHASE OF POLICE AND FIRE RADIO EQUIPMENT FROM MOTOROLA SOLUTIONS, INC. TO REPLACE OUTDATED UNITS

Jim Welch, Finance Director, discussed proposed Resolution No. 16-150 that would authorize the purchase of Police and Fire Radio Equipment from Motorola Solutions, Inc. to replace outdated units.

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

Purchase of replacement of Police and Fire radio equipment financed through a lease-purchase with US BANCORP Government Leasing and Finance.

The City has a need to replace a significant number of Police and Fire radios. Hand held portable radios and mobile radios will be purchased from Motorola Solutions, Inc. Vendor and equipment are on the Utah State Purchasing Contract ensuring competitive pricing. Favorable terms have been negotiated with US BANCORP Government Leasing and Finance, to initiate

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a lease purchase transaction. Terms of the lease will expire in advance of the 15 year useful life of the assets acquired. The City has obtained a rate of 1.98% for 7 years.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

The City Council will consider proposed Resolution No. 16-150 at the Regular Council Meeting scheduled September 13, 2016, at 6:30 P.M.

RESOLUTION NO. 16-151, AUTHORIZE THE PURCHASE OF AN AMBULANCE FROM FRAZER, LTD. THROUGH THE HOUSTON-GALVESTON AREA COUNCIL

John Evans, Fire Chief, discussed proposed Resolution No. 16-151 that would authorize the purchase of an ambulance from Frazier, Ltd through the Houston-Galveston Area Council.

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

Frazer, Ltd. is a participant in the Houston-Galveston Area Council, an interlocal entity offering purchasing and procurement services to municipalities around the nation. West Valley City is a member of HGAC and is entitled to purchase services at HGAC prices and from HGAC affiliates and members. Since this purchase is in accordance with HGAC procedures, procurement requirements have been satisfied pursuant to Section 5-3-108 of the West Valley City Municipal Code. The price indicated below is a competitive price and the product meets the City's needs.

Number of Vehicles	Type of Vehicle	Cost Per Vehicle
1	Frazer Ambulance	\$180,875.00
	TOTAL	\$180,875.00

Mayor Bigelow asked how long ago the ambulance that is being replaced was purchased. Chief Evans replied over 5 years and added that it is a 1995 vehicle. Councilmember Buhler asked if the ambulance will come fully fitted. Chief Evans replied yes. Councilmember Buhler and Chief Evans discussed the lifts and how the ambulance will operate. Mayor Bigelow asked how it was determined that this was the lowest price available. Chief Evans replied that independent comparisons were conducted.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

The City Council will consider proposed Resolution No. 16-151 at the Regular Council Meeting scheduled September 13, 2016, at 6:30 P.M.

RESOLUTION NO. 16-152, AWARD A CONTRACT TO TECA AQUATICS INNOVATIONS, INC. FOR REPLASTERING OF THE LEISURE POOL AND

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REPLACEMENT OF TWO INTERACTIVE POOL TOY FEATURES AT THE WEST VALLEY CITY FAMILY FITNESS CENTER

Nancy Day, Parks Department, discussed proposed Resolution No. 16-152 that would award a contract to Teca Aquatics Innovations, Inc for replastering of the leisure pool and the replacement of two interactive pool toy features at the West Valley City Family Fitness Center.

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

West Valley City solicited proposals for the replastering of the leisure pool and replacement of two interactive pool toy features at the Family Fitness Center. One company, Teca Aquatics Innovations, Inc., responded and was selected. Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

The Parks & Recreation Department publicly advertised for proposals for the replastering of the leisure pool at the Family Fitness Center as well as the replacement of two interactive toy features. The plaster in the leisure pool has thinned, and hollow spots are present, where there is separation from the concrete. The two toy features have significant wear, including leaking issues below the pool, which have required that some features be closed.

The project was posted on BidSync and posted in the newspaper. Four companies were personally contacted. Teca Aquatics Innovations, Inc. was the only company to submit a proposal. The proposal is within the Fitness Center's estimates for the requested work. The Family Fitness Center has worked with this company in the past and has found them to be a reputable company. The service they previously performed was high-quality, as was their product.

Councilmember Buhler asked if the company will provide the new toy structure and replastering. Ms. Day replied yes. She discussed timing and when the replacements will occur. Councilmember Buhler asked if the equipment will be different. Nancy replied yes and stated that patrons will find the new additions favorable. Mayor Bigelow asked how long ago the pool was re-plastered. Ms. Day replied approximately 8 years ago.

The City Council will consider proposed Resolution No. 16-152 at the Regular Council Meeting scheduled September 13, 2016, at 6:30 P.M.

RESOLUTION NO. 16-153, APPROVE AN AGREEMENT BETWEEN WEST VALLEY CITY AND THE UTAH TRANSIT AUTHORITY FOR THE REROUTING OF BUS RAPID TRANSIT SERVICE IN FAIRBOURNE STATION

Dan Johnson, Public Works, discussed proposed Resolution No. 16-153 that would approve an agreement between West Valley City and the Utah Transit Authority for the rerouting of Bus Rapid Transit Service in Fairbourne Station.

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

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The next phase of the Fairbourne Station roadways includes the construction of a new road at 3030 West between Lehman Avenue and 3500 South. 3030 West will be signalized at 3500 South, with left turn lanes from westbound 3500 South to southbound 3030 West. Currently the lanes needed for the turn lanes are occupied by UTA’s Bus Rapid Transit (BRT) lines. UTA agrees to give up the use of the BRT lanes between 3030 West and Market Street, in exchange for the construction of two new BRT stations on 3030 West and the relocation of an existing station from Lehman Avenue to Market Street.

The West Valley City Council previously reviewed an agreement with UTA for the same project. Prior to execution by both parties, UTA proposed changes that are reflected in this agreement.

A permit for the work on 3500 South has been received from UDOT.

Mayor Bigelow asked if the City’s financial commitment has changed. Dan replied no.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

The City Council will consider proposed Resolution No. 16-153 at the Regular Council Meeting scheduled September 13, 2016, at 6:30 P.M.

RESOLUTION NO. 16-154, APPROVE THE PURCHASE OF ONE BUCKET TRUCK FROM MOUNTAIN STATES INDUSTRIAL SERVICES, FOR USE BY THE PUBLIC WORKS DEPARTMENT

Russ Willardson, Public Works, discussed proposed Resolution No. 16-154 that would approve the purchase of one bucket truck from Mountain States Industrial Services, for use by the Public Works Department.

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

The City has selected Mountain States Industrial Services as the supplier of one (1) Bucket truck. Mountain States Industrial Services has the State of Utah contract **PD639**.

Number of Vehicles	Type of Vehicle	Cost Per Vehicle
1	Versalift 40 VST Bucket truck Ford F-550	\$148,650.00
	TOTAL	\$148,650.00

Following is the vehicles being replaced:

ICN #	Mileage	Year	Make	Model
751128	100877	2008	Sterling	Bullet

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Mayor Bigelow asked if it is fairly routine to purchase a new truck after an 8 year period. Russ replied yes and added that the existing vehicle will be kept as a backup until it can be staffed.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

The City Council will consider proposed Resolution No. 16-154 at the Regular Council Meeting scheduled September 13, 2016, at 6:30 P.M.

CONSENT AGENDA SCHEDULED SEPTEMBER 13, 2016

A. RESOLUTION NO. 16-155, AUTHORIZE THE CITY TO ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM ASPEN VILLAGE APARTMENTS, LLC FOR PROPERTY LOCATED AT 3043 WEST 3500 SOUTH (PARCEL 15-33-103-025)

Mayor Ron Bigelow discussed proposed Resolution No. 16-155 that would authorize the City to Accept a Grant of Temporary Construction Easement from Aspen Village Apartments, LLC for Property Located at 3043 West 3500 South (Parcel 15-33-103-025).

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

The Aspen Village Apartments, L.L.C. parcel located at 3043 West 3500 South is one of the properties affected by the Fairbourne Station Phase 2 Roadway Project. This project will include the construction of 3030 West Street between 3500 South and Lehman Avenue, along with the reconstruction of a portion of Lehman Avenue. The Grant of Temporary Construction Easement will allow for the removal of old existing chain link fencing and trees along the east boundary of Grantor’s property and the west boundary of Fairbourne Station Phase 2. It will also allow for a new concrete fence to be constructed along the west boundary of Fairbourne Station Phase 2 and the east boundary of Aspen Village Apartments.

B. RESOLUTION NO. 16-156, AUTHORIZE THE CITY TO ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM REDWOOD L&B, LLC FOR PROPERTY LOCATED AT 2345 SOUTH CCI WAY (PARCEL 15-21-255-004)

Mayor Ron Bigelow discussed proposed Resolution No. 16-156 that would authorize the City to Accept a Grant of Temporary Construction Easement from Redwood L&B, LLC for Property Located at 2345 South CCI Way (Parcel 15-21-255-004).

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

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The Redwood L&B, LLC property is one of the properties which will be affected and benefitted by construction of the Pole Line Drive Storm Drain Project. This project will pipe open sections of storm drain and upsize existing storm drain piping between 2365 South and SR-201. The Grant of Temporary Construction Easement along the Westerly 20 feet of Grantor's property will allow for the piping of the existing drainage ditch with 42" RCP storm drain pipe. The Grant of Temporary Construction Easement will run for a period of six months from the commencement of construction. Compensation for the Grant of Temporary Construction Easement is \$1,050.00 based upon a Compensation Estimate prepared by City staff.

C. RESOLUTION NO. 16-157, RATIFY THE CITY MANAGER'S APPOINTMENT OF DUANE MUELLER TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING SEPTEMBER 13, 2016 AND ENDING JULY 1, 2018

Mayor Ron Bigelow discussed proposed Resolution No. 16-157 that would ratify the City Manager's appointment of Duane Mueller to the Professional Standards Review Board for a term commencing September 13, 2016 and ending July 1, 2018.

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

This resolution appoints Duane Mueller as a member of the Professional Standards Review Board for a term commencing on September 13, 2016 and ending on July 1, 2018.

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

The City Council will consider proposed Resolution Nos. 16-155, 16-156, and 16-157 as listed on the Consent Agenda, at the Regular Council Meeting scheduled September 13, 2016, at 6:30 P.M.

COMMUNICATIONS

A. WEEKEND YARD SALE DISCUSSION

Layne Morris, CPD Director, stated that the ordinance allows 4 yard sales per rolling calendar year. He indicated that problems arise when yard sales become home occupations and residents earn an income by selling items that they purchase or acquire. Mr. Morris stated that notices are sent to violators and if this doesn't resolve the issue, documentation is needed. He stated that the City would encourage neighbors to take pictures and provide them to Code Enforcement who can then issue citations until the problem is resolved.

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Councilmember Buhler asked if there are any employees that work Saturday and Sunday that can focus on tracking these. Mr. Morris replied this would be difficult for an employee to do. Councilmember Vincent asked if specific addresses can be given to an officer to follow up on and Mr. Morris replied yes.

The Council discussed various yard sales, off-site sales, police involvement, etc. Mayor Bigelow stated its important these sales are regulated because they are competing with businesses who have and pay for business licenses, they are operating without paying taxes, and they are not claiming the income on their taxes. He stated the City should provide a courtesy notice that states criminal violations and IRS repercussions are a possibility. He added that this is a significant nuisance to the neighbors as well as these events increase traffic and other problems.

Councilmember Tom Huynh arrived at 5:42 PM

B. SUMMER INTERN PROJECT UPDATE

Andrew Wallentine, Administration, presented a PowerPoint Presentation summarized as follows:

The Mice on Main Case Study

- Greenville, South Carolina
 - o Claims to have the best downtown
 - o Tree canopy, shops, park with waterfall, old bridge converted into a pedestrian hangout, mice on main

Place Making Projects by Interns Todd Anderson, Romauld Rambikarison, and Moses Cissoko

- West View Park Mural
 - o Deseret News Story
 - 124 Shares on Social Media
- 2700 W Mosaic Project
 - o “You’re making West Valley beautiful again”
 - o “You’re doing a wonderful job”
 - o “Awesome. Another one!”
 - o “Is this a City Project? You’re doing great.”
 - o “This looks so good. So glad it’s in my neighborhood.”
 - o “Looks good.”
- Student Neighborhood Access Program School- Safe Walking Routes
 - o “Fantastic Idea!”- Jeff A.
 - o “This is a great idea!”- Carla L.
 - o “I think this is a wonderful idea for all elementary schools. Wish it was something that could be done for all” – Esther T.P.
 - o “Fabulous idea! How can Redwood Elementary get in on this? We are the Rams.”- Andrea M.

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- “Sounds like a good idea to me. Little kids like games including simple ones like this. Extra motivation to stay safe at such a low cost is a bargain.”- Rebecca H.
- “I like this. The people in the City Manager’s office who came up with this are to be commended. They came up with some really creative and positive thinking. Thank you!!”- MyHatbandMustBeTooTight

Councilmember Buhler asked how many schools participated in the school safe walking routes. Andrew replied 4 and indicated that the response was very positive. Councilmember Buhler asked if this is something the City can expand to other schools as well. Andrew replied that this is being looked at by the City and he hopes it is something that can be financially accomplished.

Mayor Bigelow asked if the other projects are looking at being expanded. Andrew replied that he hopes it is something the City can continue.

Mayor Bigelow encouraged volunteerism, especially by youth, to participate in future projects. Mayor Bigelow stated that multiple small projects, like this, are impactful and important in the community. He stated he likes work like this more than statues or monuments.

C. COUNCIL UPDATE

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

Members of the City Council had no further questions regarding the Council Update.

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

There were no potential future agenda items discussed.

B. COUNCIL REPORTS

MAYOR BIGELOW- INTERNATIONAL YOUTH FELLOWSHIP/ GRANGER AND HUNTER BOUNDARIES

Mayor Bigelow stated that he met with a youth group who provide entertainment and they requested a reduction in the cost of utilizing the Maverik Center. He indicated that he told them the City cannot give discounts or show favoritism to any one group.

Mayor Bigelow stated that he is hoping to find specific boundaries for where Granger and Hunter were located and requested help from the Council.

ADJOURN

Upon motion by Councilmember 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 SEPTEMBER 6, 2016 WAS ADJOURNED AT 6:11 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, September 6, 2016.

Nichole Camac
City Recorder