

**MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 13, 2016**

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, SEPTEMBER 13, 2016, AT 6:30 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor  
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  
Steve Vincent, Councilmember District 4

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  
Russell Willardson, Public Works Director  
Layne Morris, CPD  
Kevin Astill, Parks and Recreation Director  
Sam Johnson, Strategic Communications Director  
Paul Love, Public Works Department  
Kevin Conde, Administration  
Steve Lehman, CED

**OPENING CEREMONY**

Steve Buhler conducted the Opening Ceremony. He played a video commemorating 9/11 titled “There are No Words” that recognizes the 15<sup>th</sup> Anniversary of the attack on the World Trade Center. He requested members of the City Council, City staff, and the audience to rise and recite the Pledge of Allegiance.

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### **APPROVAL OF MINUTES OF REGULAR MEETING HELD SEPTEMBER 6, 2016**

The Council considered the Minutes of the Regular Meeting held September 6, 2016. There were no changes, corrections or deletions.

Councilmember Vincent moved to approve the Minutes of the Regular Meeting held September 6, 2016. Councilmember Huynh seconded the motion.

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

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

John Huber, the United States Attorney for the District of Utah, presented Awards of Appreciation to numerous Police Officers for their work on a recent case.

### **ESSENTIAL PIECE AWARDS PRESENTATION TO LILA WRIGHT**

Councilmember Christensen 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.

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.

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

### COMMENT PERIOD

#### A. PUBLIC COMMENTS

Kori Renwick, Junior League of Salt Lake City, stated that her organization is holding a “Touch a Truck” event at Valley Fair Mall. She indicated that VITA is a great example of the City’s participation in their program and requested that the City participate in this event as well. She indicated that the event will be held Saturday October 1<sup>st</sup> from 10 am to 3 pm. Ms. Renwick thanked Craig Thomas for his help in providing different trucks for the event and handed out fliers to members of the City Council promoting the event.

Brian Cragun expressed appreciation of the award ceremonies held tonight. He stated that many people have built their dream homes in West Valley and have a great love and appreciation for the City. He indicated that the Boart Longyear business is moving in behind his home and is planning to remove the existing landscaping buffer that provides a separation from his residential neighborhood to the harsh manufacturing use of the company. Mr. Cragun stated that he wants his home and neighborhood to remain as it is and requested that this company not be allowed to remove the existing landscaping buffer.

Larry Thorpe, 1966 Wilson Avenue, stated that he is an executor for his parents who live behind the proposed location for Boart Longyear. He indicated that an agreement was signed in 1985 to preserve the landscaping on the property as a buffer. He stated that the site plan was signed and stamped and he doesn’t feel that a company who is leasing the property should be able to modify that so drastically. Mr. Thorpe stated that the dirt and gravel will cause dust which will effect residents in the area. He indicated that the company will also be using rubber mulch and he expressed the hazards that this material can cause.

David Thorpe, 2825 S 3600 W, stated that he is also in opposition to the Boart Longyear relocation behind his home. He stated that many of the trees and other landscaping have been on the property for over 30 years and it doesn’t seem fair that a company who is leasing the property can remove them. Mr. Thorpe stated that the property is being turned into a junkyard and added that the installation of gravel will cause asthma problems for his children since dust will be a significant issue.

Jeremy Furbush, 1391 W Parkway Avenue, stated that he is a member of the Community Council for Redwood Elementary. He expressed concern about traffic and the lack of sidewalks on Crystal Avenue and indicated that there is not a safe walking route for children in his neighborhood. Mr. Furbush stated that it is

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important that the City evaluate traffic and the need for sidewalk access. He indicated there is a great long-term economic value to install sidewalks in the neighborhood.

Dave Robinson stated that he is the Republican Candidate running for the Salt Lake County Mayor this fall. He indicated that he is looking forward to working with the Mayor and Council of West Valley City.

**B. CITY MANAGER COMMENTS**

Upon inquiry, City Manager, Wayne Pyle, had no comments.

**C. CITY COUNCIL COMMENTS**

Don Christensen stated that he has visited the proposed Boart Longyear property. He indicated that the crushed asphalt area will be used for parking and will not experience a lot of activity to stir up dust.

Steve Vincent stated that this item is a conditional use and will not be reviewed by the City Council.

Karen Lang stated that she anticipates attending the Planning Commission meeting and voicing her opinion that the trees on the property remain. Councilmembers Buhler, Nordfelt, and Huynh requested that she express their support for this as well.

**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.

Mayor Bigelow presented proposed Resolution 16-145 related to the proposal to be considered by the City Council subsequent to the public hearing.

The City Council had previously received written 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.

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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 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.

Mayor Bigelow opened the public hearing.

Margaret Peterson introduced several representatives from various schools in West Valley City who support the CEP program.

Katie Velasco, Rolling Meadows Elementary, stated that the after school program provides academic support, tutoring, a safe place for students to be if their parents aren't home from work, snacks, and a place to complete their homework. She stated that there are different activities that are held and over 60 students attend and participate. Ms. Velasco stated that the program is vital to the students and the school.

Nykola Patton, Silver Hills Elementary, stated that the CEP money is used to pay the aides who organize and participate in the morning and after school programs. She indicated that the program is a huge success and the community relies greatly on it. Ms. Patton stated that many people transfer their children to Silver Hills specifically to be a part of the program.

Sue Dickey, Monroe Elementary, stated that she has worked with CEP for over 4 years. She discussed her program and the many opportunities it provides for the community. Ms. Dickey indicated that 432 students are touched by the program and it is vital to the students.

John Sorenson, West Lake Stem Junior High, stated that the students who participate in his after school program are the most at risk. He indicated that the program provides an opportunity for them to have a better education and school experience and is critical to the community.

Julie Smith, Rolling Meadows Elementary, stated that the after school program is also so important to children on a personal level. She indicated that students develop relationships with their after school program teachers that become an important aspect in their lives.

Margaret Peterson stated the CEP program is immensely important and valuable to the community.

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Mayor Bigelow closed the public hearing.

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

The City Council previously held a public hearing regarding proposed resolution 16-145 that would authorize the Appropriation of Funds to the Community Education Partnership of West Valley City, Inc.

Councilmember Buhler thanked the many educators and supports of CEP for attending. He stated that this program has truly blossomed over the years and is a vital piece of the community. He indicated that supporting CEP is one of the only things the City does to support education and it's important for it to continue doing so.

Councilmember Lang stated that she would like the Council to review this annually.

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

Councilmember Buhler moved to approve resolution 16-145 with the addition of an annual review.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

**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,

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Requesting a Zone Change from M (Manufacturing) to RM (Residential, Multi-Family) for Property Located at 3579 and 3605 South Redwood Road.

Mayor Bigelow presented proposed Ordinance No. 16-42 related to the proposal to be considered by the City Council subsequent to the public hearing.

The City Council had previously received written information 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.

Mayor Bigelow opened the public hearing.

Diego Manovich stated that he opposes this application. He indicated that there is already a large dirt pile behind his home and he is concerned that the proposed townhomes will be too tall for the neighborhood. He stated that he would like to see single family homes built here.

Russell Platt, 1759 E 4620 S, stated that he is the developer. He indicated he feels townhomes are a perfect transition for the area since the property borders both commercial and residential. Karen Lang suggested that the proposed park be moved to help the transition from single family to multi family. Mr. Platt replied that the park is located as

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proposed to provide a buffer from residential to commercial.

There being no one to speak in favor or in opposition, Mayor Bigelow closed the public hearing.

**ACTION: 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)**

The City Council previously held a public hearing 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 and Ordinance 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).

Tom Huynh stated that he feels this will be a good development for the City. He indicated that more rooftops will support the growth of Redwood Road and added that he feels Mr. Platt's proposed elevations and density will be a great addition to the community.

Steve Buhler stated that the property is zoned manufacturing which would allow for a much harsher and less desirable use. He indicated that residents often don't like changes to their neighborhood but this will be a good use for the property.

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

Councilmember Huynh moved to approve Application No. GPZ-2-2016 and proposed Ordinance No. 16-42.

Councilmember Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	No
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mr. Christensen	Yes
Mayor Bigelow	Yes

Majority.

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**ACTION: RESOLUTION NO. 16-146, 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**

The City Council previously held a public hearing 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.

Written documentation previously provided to the City Council included information written 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 by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Nordfelt moved to approve Resolution No. 16-146.

Councilmember Vincent seconded the motion.

A roll call vote was taken:

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

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Unanimous.

**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.

Mayor Bigelow presented proposed Resolution No. 16-147 related to the proposal to be considered by the City Council subsequent to the public hearing.

The City Council had previously received written 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. HACSL 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:

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- (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  
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.

Mayor Bigelow opened the public hearing. There being no one to speak in favor or in opposition, Mayor Bigelow closed the public hearing.

**ACTION: 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**

The City Council previously held a public hearing regarding 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.

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

Councilmember Vincent moved to approve Application Resolution No. 16-147.

Councilmember Christensen seconded the motion.

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A roll call vote was taken:

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

Unanimous.

**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**

Mayor Bigelow 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 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 the 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 stated he is not usually a fan of bonding and there is an ongoing debate on

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the correct amount a City should bond. He stated that there are good purposes for it and he has heard appreciation from residents for the improvements at City Center and Valley Fair Mall as a result of these bonds. He indicated that he will vote in favor of this proposal with the understanding that he wants the Council to have the opportunity to review City debt and bonding.

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

Councilmember Vincent moved to approve Resolution No. 16-148.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

Mayor Bigelow 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

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competitive leasing proposal for the purchase of this equipment. The proposed lease payment schedule falls within the existing authorized budget of the city.

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

Councilmember Lang moved to approve Resolution No. 16-149.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

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

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Councilmember Nordfelt moved to approve Resolution No. 16-150.

Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

Mayor Bigelow 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:

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.

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

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

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Councilmember Huynh moved to approve Resolution No. 16-151.

Councilmember Buhler seconded the motion.

A roll call vote was taken:

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

Unanimous.

**RESOLUTION NO. 16-152, AWARD A CONTRACT TO TECA AQUATICS INNOVATIONS, INC. FOR REPLASTERING OF THE LEISURE POOL AND REPLACEMENT OF TWO INTERACTIVE POOL TOY FEATURES AT THE WEST VALLEY CITY FAMILY FITNESS CENTER**

Mayor Bigelow 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

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performed was high-quality, as was their product.

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

Councilmember Vincent moved to approve Resolution No. 16-152.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

**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**

Mayor Bigelow 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:

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.

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

Councilmember Christensen moved to approve Resolution No. 16-153.

Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

Mayor Bigelow 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**.

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

Following is the vehicles being replaced:

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<b>ICN #</b>	<b>Mileage</b>	<b>Year</b>	<b>Make</b>	<b>Model</b>
751128	100877	2008	Sterling	Bullet

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

Councilmember Buhler moved to approve Resolution No. 16-154.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

**CONSENT AGENDA**

- 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

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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:

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.

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

Councilmember Vincent moved to approve Resolution No. 16-155, 16-156, and 16-157.

Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

**MOTION TO ADJOURN**

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

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, SEPTEMBER 13, 2016, WAS ADJOURNED AT 8:19 P.M. BY MAYOR BIGELOW.**

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, September 13, 2016.

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Nichole Camac  
City Recorder