

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 22, 2016

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, NOVEMBER 22, 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
Steve Vincent, Councilmember District 4

ABSENT:

Karen Lang, Councilmember District 3 (Excused)

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Matt Elson, Acting Police Chief
John Evans, Fire Chief
Don Groo, Acting Finance Director
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
DeAnn Varney, Administration

APPROVAL OF MINUTES OF STUDY MEETING HELD NOVEMBER 15, 2016

The Council considered the Minutes of the Study Meeting held November 15, 2016. There were no changes, corrections or deletions.

Councilmember Vincent moved to approve the Minutes of the Study Meeting held November 15, 2016. Councilmember Nordfelt seconded the motion.

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

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REVIEW AGENDA FOR REGULAR MEETING OF NOVEMBER 22, 2016

Councilmember Vincent clarified that the proposed Camping Ordinance (item 8.A. on the Regular Meeting agenda/ Ordinance 16-52) would not limit specific events, such as WestFest, that are held at parks and where people may stay on-site overnight. Wayne Pyle replied that these are permitted events and therefore volunteers, etc. would not be in violation of the ordinance.

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.

AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR DECEMBER 6, 2016

A. EMPLOYEE OF THE MONTH AWARD, DECEMBER 2016- ERIK BRONDUM, PUBLIC WORKS DEPARTMENT

Councilmember Christensen offered to read the nomination of Erik Brondum, Public Works Department, to receive Employee of the Month Award for December 2016 at the Regular Council Meeting scheduled December 16, 2016 at 6:30 P.M. Mr. Brondum was nominated by Margo Aleksandrovich.

The nomination reads as follows:

Erik is known to be very competent at his job. He has a positive attitude toward work responsibilities, co-workers, and customers. Recently Erik demonstrated an extraordinary act of customer service for which we would like to nominate him. We received a letter addressed to the Director of Public Works from the neighborhood in our community recognizing Erik's actions. Please see below:

"Me and my neighbors wanted to make you aware of our gratitude for the tremendous job that Erik Brondum did in serving our children and the other students at Hunter Jr. High. Our elementary school was realigned last year so that our students now go to Hunter Jr. High. This requires them to cross 3500 South. It's a very busy street with distant crosswalks and even some areas without a sidewalk. We communicated our safety concerns several months ago with Mr. Brondum and UDOT and was assured that it was being taken care of. Fast forward to yesterday and nothing had been put in place for our students who started school today. Plus, there is construction at the location they would need to cross, causing even more concern. I called a number of people and left many messages. Erik was the only one to call me back. He seemed equally concerned and said that he would have a crossing guard and a police officer there to make it safe until something more could

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be done. I ended up driving this morning because I didn't know what the situation would be like. I was extremely impressed that despite 3500 South not being his responsibility, he went the extra mile for our children. Not only were the crossing guard and officer there, he had managed to get a crosswalk painted and signs posted over night. I know that he worked with Detective Mike Millett (who's great too) to get it arranged, but he took the responsibility and the initiative to make it happen. As his supervisor, we think you should know about the great job he's done and those who helped him. One more big reason to live in West Valley City!" ~Emily Baran

We believe Erik is a great candidate for the employee of the month. Thank you.

ORDINANCE NO. 16-53, AMEND SECTION 1-2-113 OF THE WEST VALLEY CITY MUNICIPAL CODE OUTLINING THE CONSOLIDATED FEE SCHEDULE FOR THE COMMUNITY PRESERVATION DEPARTMENT

David Moss, Animal Services Director, discussed proposed Ordinance No. 16-53 that would amend Section 1-2-113 of the West Valley City Municipal Code outlining the consolidated fee schedule for the Community Preservation Department.

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

Animal Services would like to increase the amount of pets with microchips. We also want to save our residents money on chipping an animal by charging less and thus making chipping more attractive for our residents.

While making this change, there are other changes to the fee schedule that need updating to bring our fees in line with other similarly-situated animal shelters and to make the fee schedule easier to understand.

By including a microchip with every adoption and reducing the amount we charge residents to chip their pets, there will be an increase in the amount of pets in the city with microchips. This will help Animal Services locate owners of lost pets more effectively and efficiently. The pet owner will benefit by not having to spend so much time looking for their lost pet and by getting their pet back sooner.

By having our fee schedule in line with what others are charging, we will be more competitive and will be able to better cover the costs associated with adoptions— e.g., vaccinations. By making the fee schedule simpler it will be easier for residents to understand and anticipate what the fees will be.

An increasing number of jurisdictions require microchips with pet adoptions. The Pet Industry Joint Advisory Council (PIJAC) recommends legislation requiring

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microchips. An increase in microchipped pets is a win-win for pets and their owners. We researched microchips and have found some we can offer at half the cost of what we currently charge. Microchipping of pets would follow the same precedent for mandatory sterilizations: If you choose to adopt from us, the pet is chipped; if we have found your lost pet and you are picking it up, you can choose to have your pet microchipped and the impound fee will automatically include the microchip cost.

In addition, our adoption fees overall are not in line with what other shelters and animal rescues/organizations are charging and do not adequately reflect our costs. Our fee schedule is also a bit confusing. Our fees should be comparable to similarly-situated organizations and our fee schedule should be easy for residents to understand. Currently, our adoption fee schedule allows for varying prices based on the sex, age, and size of the animal. This degree of variation is not necessary for us to adequately cover our costs and is confusing for potential pet-adopters.

Councilmember Vincent asked if the proposed rates are comparable to shelters in neighboring communities. Mr. Moss replied yes. Mayor Bigelow asked how many other shelters were compared when research for the changes were conducted. Mr. Moss replied most municipal shelters throughout the State were looked at. He indicated that West Valley City's prices will not be the cheapest or the most expensive and staff felt that the final totals were fair.

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

The City Council will consider proposed Ordinance No. 16-53 at the Regular Council Meeting scheduled December 6, 2016, at 6:30 P.M.

RESOLUTION NO. 16-181, APPROVE AN AMENDMENT TO AN INTERLOCAL COOPERATION AGREEMENT BETWEEN SALT LAKE COUNTY AND WEST VALLEY CITY

Wayne Pyle, City Manager, discussed proposed Resolution No. 16-181 that would approve an amendment to an Interlocal Cooperation Agreement between Salt Lake County and West Valley City.

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

The Salt Lake County Health Department has requested to enter into an extension of the interlocal agreement with West Valley City in regards to security for the Health Department's POD located at Hunter High School. The City, through the Police Department, would provide physical security and safety for the POD in the event of a public health emergency. The City would also provide, through the Police Department, a site safety plan.

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The Salt Lake County Health Department has agreed to provide mass prophylaxis and other limited health services at certain Points of Distributions (PODs) throughout the Salt Lake valley in the event of a public health emergency. One of these PODs has been located at Hunter High School in West Valley City. It is important to the operation of this POD, and therefore to the welfare of our citizens, that the POD have a site safety plan in place prior to the event of a public health emergency and that the Police Department participate in training exercises in implementing the safety plan, so that when a public health emergency occurs, health services and medications can be provided to the citizens of West Valley City in an efficient and safe environment.

The current agreement will expire in 2017. The proposed amendment would extend the current agreement to March of 2022. The agreement requires no expense and provides reimbursement for certain planning expenses incurred by the City.

Mayor Bigelow asked if this would be a location used for epidemics of only contagious diseases. Wayne replied that he will find out and report back to Council.

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

The City Council will consider proposed Resolution No. 16-181 at the Regular Council Meeting scheduled December 6, 2016, at 6:30 P.M.

RESOLUTION NO. 16-182, EXPRESS THE CITY'S SUPPORT FOR A VETERAN'S HALL IN WEST VALLEY AND IDENTIFY A POTENTIAL SITE

Wayne Pyle, City Manager, discussed proposed Resolution No. 16-182 that would express the City's support for a Veteran's Hall in West Valley and identify a potential site.

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

This resolution expresses support for the idea of a permanent hall to honor the service of military veterans. The location of the veterans' hall has yet to be determined, but the Veterans' Hall Foundation is currently in the process of selecting a site and is seeking to identify properties suitable for that purpose. The resolution proposes property on Lots 3 and 4 of the Stonebridge Club House subdivision as a potential site.

The Veterans Hall Foundation is currently raising funds to construct a veterans' hall in the Salt Lake Valley. A final determination as to the location of the veterans' hall is dependent on the decision of the Veterans Hall Foundation and upon a mutually acceptable agreement concerning the precise boundaries of the site and the terms under which the property could be used.

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

The City Council will consider proposed Resolution No. 16-182 at the Regular Council Meeting scheduled December 6, 2016, at 6:30 P.M.

COMMUNICATIONS

A. HISTORICAL SOCIETY PRESENTATION

Mayor Bigelow stated that this has been postponed until a later date.

B. AUDIT UPDATE

Don Groo provided an update on the audit. He stated that the audit itself is basically complete. He indicated the City is on schedule and ahead of last years' time table and there is nothing outstanding for the auditors to evaluate.

C. FIRE STATION CONSTRUCTION UPDATE

Jake Arslanian, Public Works Department, provided an update on the construction of the fire stations #71, #72, and #76. Chief John Evans explained response times throughout the City and the importance of having operational, well manned fire stations. Jake provided a PowerPoint presentation summarized as follows:

- A map indicating fire stations and the drive time analysis.
- Pictures of current fire station #71
 - o Current station does not have ability to house apparatus
 - o Station is too small to house additional personnel
 - o Current facility do not meet current day work force (i.e. bedrooms, bathrooms)
 - o Showed pictures of changes to the building
- Pictures of current fire station #72
 - o Station 72 is the busiest station in the City and also centrally located for response
 - o Current station does now have ability to house apparatus
 - o Station is too small to house additional personnel
 - o Current facilities do not meet current day work force (i.e. bedrooms, bathrooms)
 - o Station designed to hold two companies in the future with the central locati
 - o Showed pictures of changes to the building
- Pictures of the location and proposed floor plan for new station #76
- Total cost estimates for the project

Councilmember Vincent asked how Station 76 can be further expanded in the future. Jake explained living quarters would extend west and the station itself would expand east. Councilmember Vincent asked about the bays at Station 72 and

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whether this would ever need to be extended further. Chief Evans stated that this is a neighborhood station and no further growth will occur in the area. He indicated the bay has been extended to accommodate the apparatus sufficiently. Councilmember Vincent asked how calls are being responded to while these renovations occur. Jake explained living quarters and functionality at the various stations and phasing of these projects. Chief Evans stated that there will be a lag in response no matter how carefully things are planned but explained how he plans to limit this as much as possible. Councilmember Huynh asked about the difference in the construction of a fire station compared to a home or strip mall. Jake explained the different features and processes for fire stations. Councilmember Buhler asked what the timeline is. Jake replied that he is hoping to bid the design as soon as possible and move forward in the next few months. He explained the project timeline and indicated that he hopes it will be built and operational next spring. Wayne discussed funding for staffing the locations and possible budget needs in the future. He indicated that the City is taking steps forward to resolve issues but will be using existing funds without a net increase to the budget. Councilmember Vincent suggested a Police substation at Station 76. Wayne replied that this hasn't been ruled out but indicated that there is usually a specific purpose for a substation. Councilmember Vincent indicated that he feels it would be a good location for a desk or small office to be used by the Police Department, especially with its proximity to Mountain View Corridor. Mayor Bigelow indicated programming will likely be the biggest expense in this project and stated that it will be an issue in the coming years.

D. TITLE 7 UPDATE- RESTRUCTURING AND CONSOLIDATING CHAPTERS

Steve Pastorik provided a PowerPoint presentation summarized as follows:

- City Code Structure
 - o Titles (Zoning Ordinance)
 - Chapters (Zones and Districts)
 - Parts (Commercial Zones)
 - o Sections (Setback standards)
- Current Chapters
 - o A list of all 32 current chapters
- Consolidations and Deletions
 - o A list of various chapters being consolidated and deleted
- A list of 16 proposed chapters
- Zones and Districts (7-6)
 - o Consolidated into residential and non-residential
 - o Residential and non-residential parts both have
 - Use tables
 - Standard tables
 - Generally applicable requirements

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- Landscaping
- Accessory buildings
- Zone Specific Requirements
- An example of a consolidated table
- Benefits to restructure
 - Easier to navigate for citizens and staff
 - Easier to edit
 - More concise
 - Ensures consistency

Mayor Bigelow clarified that Title 7 changes are occurring to content, organization, etc. Steve replied yes and indicated that specific changes to content will be discussed in greater detail at future Council Study Meetings.

E. 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

DON CHRISTENSEN- WESTERN GROWTH COALITION, NATIONAL LEAGUE OF CITIES

Councilmember Christensen stated there are several changes occurring with the function of the coalition. He indicated that Nicole Cottle and himself are part of a sub-committee to discuss the legality and functionality of the coalition and will be involved in that moving forward. Councilmember Christensen stated that he attended the National League of Cities and gained valuable information that he has shared with City staff. He added a key conversation was Police Department interactions within communities.

STEVE VINCENT- JOHNNY HAYES

Councilmember Vincent indicated that the Chair of the Arts Council, Johnny Hayes, passed away unexpectedly of a heart attack this past weekend. He stated that any condolences to the family would be welcome.

C. REVIEW AGENDA FOR SPECIAL HOUSING AUTHORITY MEETING SCHEDULED DECEMBER 6, 2016

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RESOLUTION 16-11: APPROVE THE EXECUTION OF AN ASSIGNMENT AND ASSUMPTION AGREEMENT AND AN AMENDMENT TO THE OPERATING AGREEMENT OF WEST VALLEY PERMANENT HOUSING, LLC

Layne Morris, CPD Director, discussed proposed Housing Authority Resolution No. 16-11 that would approve the execution of an Assignment and Assumption Agreement and an amendment to the Operating Agreement of West Valley Permanent Housing, LLC.

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

This will remove Wells Fargo Bank as the non-managing member and transfer this designation to the West Valley Housing Authority.

Wells Fargo Bank as the successor in interest to First Security Bank, has utilized all of the tax credits originally invested in the Jared Alan Campbell Apartments located in West Valley City.

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

The Housing Authority will consider proposed Resolution No. 16-11 at the Special Meeting scheduled December 6, 2016, at 6:30 P.M.

RESOLUTION 16-12: AUTHORIZE THE EXECUTION OF A REAL ESTATE PURCHASE AGREEMENT WITH AKLESH KUMAR FOR PROPERTY LOCATED AT 3015 WEST LEHMAN AVENUE

Wayne Pyle, City Manager, discussed proposed Housing Authority Resolution No. 16-12 that would authorize the execution of a Real Estate Purchase Agreement with Aklesh Kumar for property located at 3015 West Lehman Avenue.

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

The Housing Authority of West Valley City desires to acquire residential property at 3015 W. Lehman Avenue for the purchase price of \$238,500. This property is located in the City Center Redevelopment Project Area known as Fairbourne Station and will play a key role in the next phase of development. By owning the property, the HA will control its use and availability for affordable

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housing, and can ensure that development meets the quality standards of Fairbourne Station.

The City Center Redevelopment Project Area Plan, adopted by the RDA in 2004, entails urban renewal of the area that includes Valley Fair Mall, the property surrounding West Valley City Hall, and areas to the west of City Hall. Purchase of this property on Lehman Avenue furthers the vision of the City Center Redevelopment Project Area Plan.

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

The Housing Authority will consider proposed Resolution No. 16-12 at the Special Meeting scheduled December 6, 2016, at 6:30 P.M.

MOTION FOR EXECUTIVE SESSION

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

Councilman Vincent	Yes
Councilman Buhler	Yes
Councilman Huynh	Yes
Councilman Nordfelt	Yes
Councilman Christensen	Yes
Mayor Bigelow	Yes

Unanimous

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY NOVEMBER 22, 2016 WAS ADJOURNED AT 5:44 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, November 22, 2016.

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Nichole Camac
City Recorder

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THE WEST VALLEY CITY COUNCIL RECONVENED IN EXECUTIVE SESSION ON TUESDAY, NOVEMBER 22, 2016, AT 5:50 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Steve Vincent, Councilmember District 4

ABSENT:

Karen Lang, Councilmember District 3

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder

Nicole Cottle, Assistant City Manager/ CED Director
Eric Bunderson, City Attorney

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF NOVEMBER 22, 2016, WAS ADJOURNED AT 6:11 P.M. BY MAYOR BIGELOW.

Nichole Camac – City Recorder