

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 20, 2016

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, DECEMBER 20, 2016, AT 4:30 P.M. IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Don Christensen, Councilmember At-Large
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
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
Lee Russo, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Layne Morris, CPD Director
Dan Johnson, Acting Public Works Director
Kevin Astill, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
DeAnn Varney, Administration
Steve Pastorik, CED Department

APPROVAL OF MINUTES OF STUDY MEETING HELD DECEMBER 13, 2016

The Council considered the Minutes of the Study Meeting held December 13, 2016. There were no changes, corrections or deletions.

Councilmember Vincent moved to approve the Minutes of the Study Meeting held December 13, 2016. Councilmember Christensen 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 DECEMBER 20, 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.

AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR JANUARY 3, 2017

A. ESSENTIAL PIECE AWARDS PRESENTATION TO BONNIE HARRIS

Don Christensen offered to read the nomination of Bonnie Harris for the Essential Piece Award at the Regular Council Meeting scheduled January 3, 2017 at 6:30 P.M.

The nomination reads as follows:

In 1997 the West Valley City Arts Council invited local singer-songwriter Bonnie Harris to perform a Christmas Concert at City Hall. The West Valley City resident agreed, and a new Christmas tradition was born.

This year marks the 20th Anniversary of Bonnie's annual Christmas concert in West Valley City, and for that she deserves special recognition from the city. But first some accolades:

- Bonnie has been performing for decades, and has sung in theatrical productions; city and county celebrations; concerts; state and national conventions; weddings; funerals; business parties, and other engagements.
- Bonnie has performed across the United States, and in the Caribbean and Mexico.
- Bonnie is also a motivational speaker at both church and civic functions.
- Bonnie served as a docent for the Utah Symphony for over a decade.
- Bonnie has release 5 albums in her career.
- Bonnie was a finalist for the 1998 Pearl Awards "Female Vocalist of the Year"

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- Bonnie was a finalist for the 2000 Pearl Awards “Album of the Year”
- Bonnie is well versed in a variety of genres, and sings everything from Christian music to holiday favorites to big band jazz classics.

The Utah Cultural Celebration Center hosted Bonnie’s first annual concert in the winter of 2004. It was so successful, Cultural Center staff decided to begin hosting an annual Winter Concert Series, which it has every year since. Bonnie has been a part of the series since its inception, and we’re proud to call her one of our greatest partners.

PUBLIC HEARINGS SCHEDULED FOR JANUARY 3, 2017

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2016-2017 BUDGET

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled January 3, 2017, in order for the City Council to hear and consider public comments regarding accepting public input regarding re-opening the FY 2016-2017 Budget.

Proposed Ordinance 16-56 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 16-56, AMENDING THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

Jim Welch, Finance Director, discussed proposed ordinance 16-56 that would amend the budget of West Valley City for the fiscal year beginning July 1, 2016 and ending June 30, 2017 to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

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

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City holds public hearings on budget amendments on a quarterly basis each fiscal year.

A Public Notice was posted December 15, 2016 in (the Salt Lake Tribune and the Deseret Morning News) general circulation to the general public.

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Notice was given that a public hearing is to be held January 3, 2017 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

Mayor Bigelow asked if the CEP funds are included in the Council budget. Jim Welch replied yes.

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. 16-56 at the Regular Council Meeting scheduled January 3, 2017, at 6:30 P.M.

RESOLUTION NO. 16-194, APPROVE A FEDERAL AID AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE 6400 WEST UT&SL CANAL BRIDGE REPLACEMENT PROJECT

Dan Johnson, Public Works, discussed proposed Resolution No. 16-194 that would approve a Federal Aid Agreement with the Utah Department of Transportation for the 6400 West UT&SL Canal Bridge Replacement Project.

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

Federal *Off-System Bridge Program* funds have been allocated by UDOT to replace the deteriorating bridge over the Utah and Salt Lake Canal on 6400 West.

This federal aid agreement will enable the project to access federal funds to begin the project. The total project cost for the project is anticipated to be \$986,000, which includes a local match of 6.77% to be paid by West Valley City in the amount of \$66,752. Total federal participation in the project is \$919,248.

This federal aid agreement authorizes the expenditure of funds throughout the entire project process, including design, right-of-way acquisition and construction. The matching funds will be paid during different phases of the project. Matching funds are available in the Class C Road funds budget.

Upon execution of the Federal Aid Agreement, UDOT and the City will contract with consulting engineering firms to design and manage the construction of the project. The costs for these services is covered under the umbrella of this Federal Aid Agreement. This resolution also authorizes the city to execute the design and construction management agreements at a future date.

Mayor Bigelow asked how the condition of other bridges in the City are. Dan replied that the repair process will go from those in the worst condition to those in the best. He

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described several other bridges in the City including their location, status, and plans for future repairs.

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

The City Council will consider proposed Resolution No. 16-194 at the Regular Council Meeting scheduled January 3, 2017 at 6:30 P.M.

RESOLUTION NO. 16-195, APPROVE AN EXTENSION TO AN AGREEMENT BETWEEN WEST VALLEY CITY, THE UTAH DEPARTMENT OF TRANSPORTATION, AND STANLEY CONSULTANTS TO PROVIDE ENGINEERING SERVICES FOR THE 6200 SOUTH EXTENSION PROJECT

Dan Johnson, Public Works, discussed proposed Resolution No. 16-195 that would approve an extension to an agreement between West Valley City, the Utah Department of Transportation, and Stanley Consultants to provide engineering services for the 6200 South Extension Project.

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

A time extension on an agreement between West Valley City, UDOT and Stanley Consultants to perform construction engineering management services on the 6200 South extension project

The extension of 6200 South from Mountain View Corridor to SR-111 complete and open to the public. However, there remain a few items of work that cannot be completed until spring time. The construction contract has been placed on time suspension, thus creating the need to extend the contract time for Stanley Consultants to finish construction engineering and inspection.

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

The City Council will consider proposed Resolution No. 16-195 at the Regular Council Meeting scheduled January 3, 2017, at 6:30 P.M.

RESOLUTION NO. 16-196, AUTHORIZE THE CITY TO ACQUIRE, BY NEGOTIATION OR CONDEMNATION, ALL PROPERTY INTERESTS FROM THE TOYS "R" US LOCATED AT APPROXIMATELY 3550 SOUTH CONSTITUTION BOULEVARD IN WEST VALLEY CITY, UTAH

Eric Bunderson, City Attorney, discussed proposed Resolution No. 16-196 that would authorize the City to acquire, by negotiation or condemnation, all property interests from the Toys "R" Us located at approximately 3550 South Constitution Boulevard in West Valley City, Utah.

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

The City has attempted to negotiate the purchase of the property interests of Toys R Us because the Property currently occupied by Toys R Us is needed for the construction of a public safety building. As discussed below, negotiations thus far have failed and, therefore, condemnation may be necessary to complete the acquisition.

The City has spent several months attempting to negotiate the purchase of all property interests from Toys R Us. As the deadline for construction on March 31, 2017 nears, it appears the City and Toys R Us may reach an impasse. The City will continue to negotiate until the last possible day, but this resolution will be necessary if there is no agreement.

Councilmember Vincent asked if Toys “R” Us is being completely unresponsive to the City or if they are requesting significantly more in payment. Eric replied that they have not responded but added that the City is hopeful that this is simply related to the holiday season and negotiations can occur in the new year. Upon inquiry by Councilmember Huynh, Eric discussed the property and the purchases, agreements, and deals that have occurred prior to this resolution. Councilmember Buhler asked if the management or legal team representing Toys “R” Us will be able to speak to this resolution during the regular meeting. Eric replied yes and indicated that it is not noticed as a public hearing but Toys “R” Us will be notified and should be given the opportunity to comment on the resolution if they choose. Eric discussed the timeline for possible scenarios moving forward if the Council approves this resolution.

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

The City Council will consider proposed Resolution No. 16-196 at the Regular Council Meeting scheduled January 3, 2017, at 6:30 P.M.

COMMUNICATIONS

A. FUTURE OF GRANITE SCHOOL DISTRICT PRESENTATION

Representatives of Granite School District, Ben Horsley and Don Adams, presented information regarding the future of schools in the district. They provided a video that summarized the presentation as follows:

- Nearly half of all Granite Schools are more than 50 years old.
- Granite School District has been educating kids since 1904. Much has changed in all those years but a significant portion of our school buildings have stayed the same for decades.
- It’s a wonderful thing to see communities grow and develop around schools but there’s also a challenge.

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- As school buildings age, they need more improvements, renovations, and general upkeep before eventually needing to be replaced. Granite School District currently has a large list of required building projects that need to be completed in order to keep our schools safe, functional, and conducive to learning. Unfortunately the current need greatly outweighs the available funding for school buildings or capital.
- Current capital needs in the district, including rebuilds, remodels , and renovations total more than \$1 billion.
- Security Upgrades
 - A majority of schools do not have entry systems that allow office staff to track and approve school visitors. Security upgrades would alter entry layouts and prevent individuals from entering the school without first being approved by front office staff, who would have the ability to lock/unlock doors.
- Seismic Retrofitting
 - Some schools, especially older facilities, are at risk of collapsing if a sizeable earthquake were to hit the Wasatch Front. Most schools, even some newer facilities, in the district are in need of some form of seismic upgrades so that buildings are able to better withstand the effects of a large earthquake.
- Renovations & Fixes
 - All school buildings need various renovations during their life cycle. However, the need has drastically outpaced funding. These renovations include simple projects like paint and carpet, as well as larger operations like heating, air conditioning, roofing, playgrounds, athletic fields, and other major systems.
- The district receives ongoing facility reports from independent engineers who assess every square foot of our schools. From these assessments each school is given a rating, which is called a Facility Condition Index.
 - **THE NEED FOR CAPITAL PROJECTS IS SUBSTANTIAL-** The average school facility in Granite School District needs renovations, remodels or complete overhauls to more than 60% of the building's square footage and systems.
 - **A LARGE NUMBER OF AGING SCHOOLS-** Based on expert analysis from outside engineers, the most we can expect from our buildings is lifespan of 60-70 years. Granite has 44 schools that are more than 50 years old.
 - **OLD BUILDINGS STRUGGLE WITH TECHNOLOGY-** New educational technologies greatly enhance the learning

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experience for students. Unfortunately, many older build-ings are not equipped to facilitate emerging technology.

- Financially speaking, Granite has maintained a strong structure that benefits students while staying within our means.
- The district has been repeatedly recognized by the Association of School Business Officials Interna-tional for financial accountability and transparency.
- Granite also has among the lowest administrative costs in the entire country, and our current property tax rate is well below the state average (see Finance section). While these are all great indicators of a healthy budget, our current capital funding format is not enough to meet the needs of our school buildings. Under the current capital funding format, Granite spends about \$17 million annually on renovations and building fixes district wide. With the wide scope of needed projects, the district is only able to save about \$2 million annually in discretionary funds that can be put toward major school rebuild projects. On this current track, Granite can rebuild one elementary school about every eight years. This means that several schools all throughout the district would reach, and surpass, 100 years of operation in the same facility before receiving necessary renovations and rebuilds.
- Based on the expertise of outside engineers, the most we can expect from our school buildings is a 60-70 year lifespan. In order to put the district on a path that follows this schedule, we would need to rebuild:
 - o One elementary every year
 - 63 elementary schools in the district
 - o One junior high every 4 years
 - 15 Junior High's in the district
 - o One High School every 8 years
 - 8 high schools in the district
- This plan would require \$36.6 million annually. The current capital budget is \$17 million. The Granite School District Board of Education has been exploring a myriad of long-term capital planning options to bridge the gap in funding and keep our schools the best place to learn.
- The board's goals and guiding principles with regard to long-term capital planning are:
 - o Improve facility conditions and 'leave the district better than we found it.' There's not much that can be done about decisions that were made decades ago, but we can enhance our current situation.
 - o We need to build for 21st century education. The classroom is always evolving and adapting to advancements in technology.

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Our buildings need to be equipped to handle these changes for the benefit of students.

- All plans for capital projects need to be fiscally responsible
- The Granite School District Board of Education has spent several months exploring multiple long-term capital planning options. In addition to the \$36.6 million required for rebuilds, the board has narrowed down three options for ongoing school renovations, repairs and remodels. All planning options were developed in conjunction with outside engineering and financial consultants.
 - Option 1- One remodel during a building's life cycle, with costs around 10% of the building's original construction cost. Remodel includes cosmetic items such as painting, carpet, lighting, furniture, etc.
 - Annual remodel costs to district: \$3,562,500
 - Annual savings in maintenance cost: \$659,291
 - Does not address life cycle maintenance or major system replacements.
 - Option 2- One remodel during a building's life cycle, with costs around 25% of original construction costs. Remodel includes cosmetic items and partial updates to major systems (HVAC, roofing, etc.).
 - Annual remodel costs to district: \$10,603,125
 - Annual savings in maintenance costs: \$3,212,354
 - School condition improves; renovations keep pace with learning needs.
 - Option 3 - two remodels during a building's life cycle, both around 30% of original construction costs. Remodels include cosmetic items as well as complete updates to major systems, playgrounds and fields.
 - Annual remodel costs to district: \$24,588,750
 - Annual savings in maintenance costs: \$8,586,879
 - Meets industry standards; school condition improves significantly
- The board favors option 2 for long-term capital planning.
- The board of education has worked with financial consultants to develop the best possible funding options to address the capital needs in the district. The board is sensitive to taxpayers in the Granite School District community, many of which do not have students who attend our schools. Financial planning took careful consideration of the needs of our students and the impact to property owners.
 - Single Tax Increase

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- A single property tax increase that would immediately raise capital funding levels
 - A home valued at \$250,000 would see an annual tax increase of 259.88
- Series of Bonds
 - A series of school building bonds put to voters every 4 to 5 years over a 20 to 30 year period.
 - Annual tax impact is dependent on the size of financed bonds
- Hybrid of both
 - An initial 10 year bond put to voters after which the district would maintain tax revenue
 - Initial bond tax increase of \$183.43; tax revenue maintained afterward.
- Calculations are based on the annual costs to fund major rebuilds (\$36.6 million), and Option 2 (see left page) of long-term capital planning strategies.
- After in-depth analysis and consultations from outside financial experts, the board of education favors the Hybrid Model because it has the most successful cash flow and the least amount of impact to taxpayers.
- No final decision has been made by the Board of Educations
 - You, as community members, parents and taxpayers, are our partners in education. We want your input and ideas as we work to secure the best outcomes for students. All our kids deserve facilities that are safe, welcoming, and meet the educational needs of the children we serve.

Councilmember Steve Vincent asked how public outreach is being conducted. Mr. Horsley replied that the first step has been to notify public leaders. Next, residents who are registered to vote, will be mailed a postcard and invited to one of several public meetings. Online surveys and participation will also be provided for residents who are unable to attend community meetings. Councilmember Vincent stated that Jordan School district, and others, have applied for bonds but have failed in recent years. Mr. Horsley replied that Granite School District is aware of how these have failed and are addressing those issues by providing a lot of public outreach, input, and discussion among the community before putting anything to a vote. Councilmember Lang asked how schools can be retrofitted for the 21st Century that will last through the years without continual renovation. Don Adams explained how Elementary Schools, Junior High's, and High School's will be updated in their structure to accommodate today's technology. Mr. Horsley added that Granite School District is attempting to be ahead of the curve as far as technology. Mayor Bigelow asked if the size of schools is anticipated to increase

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or decrease with renovations. Mr. Adams discussed population, demography, building size, growth locations, and options Granite School District has moving forward. Mayor Bigelow suggested community partnership to help with funding. Mr. Adams replied that the District is always open to this and will continue to look at these types of options moving forward.

B. RESIDENTIAL FRONT YARD SETBACKS

Steve Pastorik presented a PowerPoint presentation summarized as follows:

- Front yard setbacks exist in all single family zones
- The front yard setback is 25' in most zones.
- Front yard setback exceptions:
 - o Bay windows (2' encroachment)
 - o Uncovered steps (20' remaining)
 - o Open porches (20') remaining

Councilmember Lang stated that many residents purchase homes with illegal structures and are forced to remove them, even if they have been there for many years. Councilmember Vincent stated that he has received concerns like these as well and it's difficult, especially in older neighborhoods, to enforce setbacks. He indicated that he wouldn't want the City to search for these but if they come to the City's attention, they should be removed. Mayor Bigelow indicated that he feels these structures are more intrusive in the front yard from an aesthetic perspective than they are from the backyard. The Council discussed setbacks, aesthetics, lot size, etc. They agreed that changes should not occur to the code at this time.

C. WESTERN GROWTH COALITION

Councilmember Don Christensen stated that the coalition is looking at an interlocal agreement, sub committees, etc. to help with their efforts and projects. He indicated that this will require a budget and this budget will likely be determined based on a City's size or population. The Council asked what the Western Growth Coalition does. Councilmember Christensen explained the mission of the coalition, how it was founded, goals that they have discussed, and efforts they hope to accomplish moving forward. Councilmember Christensen stated that he isn't sure if this is something that the City wants to be a part of and indicated that he doesn't feel the City should join in the interlocal agreement but should observe the efforts of the Coalition for future endeavors. Mayor Bigelow agreed and stated that he doesn't feel comfortable delegating the City's responsibility or authority to another group when the City has a fully capable staff to accomplish these needs. The Council agreed that the City will not provide financial backing for the Coalition and will not sign an interlocal agreement unless it directly benefits the City.

D. COUNCIL UPDATE

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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

Wayne Pyle asked if the Council supports Sally Bagley being reappointed to the South Salt Lake Mosquito Abatement District. The Council requested a resume and information on Ms. Bagley before deciding.

Wayne indicated that there are some discounts that can be applied to the March session of the National League of Cities and Towns meeting held in Washington D.C. but the City will need to take advantage of the discounts before January. The Mayor, Steve Vincent, and Tom Huynh replied that they are tentatively planning to attend.

B. COUNCIL REPORTS

DON CHRISTENSEN-GRANGER HIGH PARKING CONCERNS

Don Christensen stated that there have been concerns regarding parking across the street from Granger High School at Thomas Tires and the childcare center. Mr. Pyle stated that he will reply to the concern but doesn't have a lot of input on solutions. Mr. Christensen stated that Granite School District has their own police unit and can possibly help resolve issues. Mr. Pyle agreed and indicated that the City would be happy to have a conversation with them and the property owners to resolve concerns.

TOM HUYNH- AMAZON UTAH SALES TAX

Tom Huynh stated that he feels it is a good thing that Amazon will begin charging Utah State sales tax next year.

STEVE BUHLER- GRANGER HIGH JAYWALKING

Steve Buhler stated that there seems to be issues regarding jay-walkers at Granger High School that should be discussed with the Granite School District as well.

A. REVIEW AGENDA'S FOR THE ANNUAL REDEVELOPMENT AGENCY, HOUSING AUTHORITY, AND MUNICIPAL BUILDING AUTHORITY MEETING'S SCHEDULED JANUARY 3, 2017

Staff and the Council reviewed the agenda's. There are budget openings scheduled for the Redevelopment Agency and Building Authority meetings. All three boards require a vote for a new Chairman and Vice Chairman.

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The Council had no further questions regarding the agendas.

MOTION FOR EXECUTIVE SESSION

Councilmember Vincent moved to adjourn and reconvene in an Executive Session for discussion of pending litigation. Councilmember Christensen seconded the motion.

All voted in favor of the motion.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY DECEMBER 20, 2016 WAS ADJOURNED AT 5:58 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, December 20, 2016.

Nichole Camac
City Recorder

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THE WEST VALLEY CITY COUNCIL RECONVENED IN EXECUTIVE SESSION ON TUESDAY, DECEMBER 20, 2016, AT 6:02 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

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

The City Council met in Executive Session and discussed pending litigation.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF DECEMBER 20, 2016 WAS ADJOURNED AT 6:15 P.M. BY MAYOR BIGELOW.

Nichole Camac – City Recorder