

MINUTES OF COUNCIL STUDY MEETING – APRIL 25, 2017

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, APRIL 25, 2017, AT 4:30 P.M. IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Lars Nordfelt, Councilmember At-Large
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/General Counsel/ CED Director
Eric Bunderson, City Attorney
Lee Russo, Police Chief
John Evans, Fire Chief
Jim Welch, Acting Finance Director
Layne Morris, CPD Director
Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
Jake Arslanian, Public Works Department
Kevin Bruder, Maverik Center Director

APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 18, 2017

The Council considered the Minutes of the Study Meeting held April 18, 2017. There were no changes, corrections or deletions.

Councilmember Vincent moved to approve the Minutes of the Study Meeting held April 11, 2017. Councilmember Lang seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL AND SPECIAL HOUSING AUTHORITY MEETING OF APRIL 25, 2017

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

RESOLUTION NO. 17-59: AUTHORIZE THE CITY TO ENTER INTO AN AGREEMENT WITH MOBILITIE INVESTMENTS III, INC. AND THE CENTENNIAL MANAGEMENT GROUP, INC. FOR THE DESIGN, INSTALLATION, AND OPERATION OF A DISTRIBUTED NETWORK AT THE MAVERIK CENTER

Kevin Bruder, Maverik Center Director, discussed proposed Resolution 17-59 that would authorize the City to enter into an agreement with Mobilitie Investments III, Inc. and the Centennial Management Group, Inc. for the design, installation, and operation of a distributed network at the Maverik Center.

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

Mobilitie Investments desires to install a wireless network within the Maverik Center. This network will be utilized by various wireless providers to enhance wireless service within the Maverik Center. Mobilitie will provide lump sum payments for every provider they sign up.

Mobilitie designs, constructs and operates outdoor and indoor distributed antenna networks, which provide for the distribution and propagation of wireless telecommunications frequencies. Mobilitie wishes to install an antenna system within the Maverik Center building. In consideration for access, Mobilitie will pay the City and Centennial a one-time fee of \$25,000. In addition, Mobilitie will pay Centennial and the City an additional \$125,000 for the first provider of wireless services, an additional \$100,000 for the second carrier, \$125,000 for the third carrier and \$150,000 for the fourth carrier of wireless services.

Councilmember Lang asked if Mobilitie will provide data. Mr. Bruder replied yes and indicated that this will be accomplished through a specific carrier or wirelessly. The Council discussed the benefits of using Mobilitie and the services it will provide to patrons.

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

The City Council will consider proposed Resolution No. 17-59 at the Regular Council Meeting scheduled May 2, 2017, at 6:30 P.M.

RESOLUTION 17-60: AWARD A CONTRACT TO VANCON, INC. FOR THE 4100 SOUTH STORM DRAIN PROJECT- 4275 WEST TO 4400 WEST

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Russ Willardson, Public Works Department, discussed proposed resolution 17-60 that would award a contract to Vancon, Inc. for the 4100 South Storm Drain Project- 4275 West to 4400 West.

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

Bids were opened for the project on April 18, 2017. A total of six (6) bids were received. The lowest responsible bidder was Vancon Inc.

The existing storm drain on 4100 South at 4400 West connects into the shared irrigation/storm drain system on 4400 West. The existing system does not have capacity for the storm flows, and frequently overflows. This project will extend the storm drain in 4100 South from 4275 West to 4400 West with a 42-inch pipe. It is planned that this storm drain will ultimately extend to 5600 West.

Vancon Inc. was the lowest responsible bidder. It is recommended that the project be awarded to Vancon Inc.

The Council discussed the construction process that will occur with this project, and many others, over the next few years along 4100 South.

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

The City Council will consider proposed Resolution No. 17-60 at the Regular Council Meeting scheduled May 2, 2017, at 6:30 P.M.

RESOLUTION 17-61: AWARD A CONTRACT TO MILLER PAVING FOR THE TESS AVENUE SIDEWALK PROJECT

Russ Willardson, Public Works Department, discussed proposed resolution 17-61 that would award a contract to Miller Paving for the Tess Avenue Sidewalk Project.

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

Bids were opened for the project on April 18, 2017. A total of four (4) bids were received. The lowest responsible bidder was Miller Paving.

In 2012, Granite School District built a school drop off zone on the back side of Hillsdale Elementary, from the dead end extension of LeAnn Avenue. This created a large number of pedestrians on LeAnn Ave and Tess Ave., where currently there is no sidewalk. The state legislature appropriated \$200,000 through 2016-HB 3,

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for the installation of sidewalk improvements on Tess Avenue, the remainder will be paid from Class C Road Funds.

This project will add sidewalk to LeAnn and Tess Avenue, connecting Hillsdale Elementary to existing sidewalks and the crosswalk on 3200 West. It is anticipated that construction will take place during the school summer break.

Miller Paving was the lowest responsible bidder. It is recommended that the project be awarded to Miller Paving.

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

The City Council will consider proposed Resolution No. 17-61 at the Regular Council Meeting scheduled May 2, 2017, at 6:30 P.M.

RESOLUTION 17-62: AWARD A CONTRACT TO MILLER PAVING FOR THE 6800 WEST IMPROVEMENT PROJECT

Russ Willardson, Public Works Department, discussed proposed resolution 17-62 that would award a contract to Miller Paving for the 6800 West Improvement Project.

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

Bids were opened for the project on April 18, 2017. A total of three (3) bids were received. The lowest responsible bidder was Miller Paving.

Granite School District is making improvements to the parking lot of Orchard Elementary at 6800 West 3800 South, to reconfigure access to improve safety on icy days. This project will improve the east side of 6800 West to allow for a new driveway from the school property. The city and the school district have worked together to have the city and school improvements constructed concurrently during the school break.

Miller Paving was the lowest responsible bidder. It is recommended that the project be awarded to Miller Paving.

Councilmember Christensen asked if the existing entrance and exit into the school will be reconfigured. Mr. Willardson replied yes. The Council briefly discussed concerns in the neighborhood with the existing layout, proposed changes, and potential construction issues. Mr. Willardson briefly discussed the scope of the project.

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

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City Council.

The City Council will consider proposed Resolution No. 17-62 at the Regular Council Meeting scheduled May 2, 2017, at 6:30 P.M.

RESOLUTION 17-63: AUTHORIZE THE CITY TO ENTER INTO THE FIRST AMENDMENT TO GROUND LEASE AGREEMENT BY AND BETWEEN THE CITY AND THE UTAH TRANSIT AUTHORITY

Wayne Pyle, City Manager, discussed proposed resolution 17-63 that would authorize the City to enter into the First Amendment to Ground Lease Agreement by and between the City and the Utah Transit Authority.

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

The City and UTA have entered into a ground lease agreement for the site of the future parking structure in Fairbourne Station. The original ground lease agreement contemplated a parking structure between 4-5 stories. The City, as reflected by the development agreement that was recently approved, desires to construct a larger parking structure. The proposed amendment updates the original agreement to reflect the new design.

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

The City Council will consider proposed Resolution No. 17-63 at the Regular Council Meeting scheduled May 2, 2017, at 6:30 P.M.

RESOLUTION 17-64: APPROVE AN AMPHITHEATER EVENT MANAGEMENT AGREEMENT BETWEEN WEST VALLEY CITY AND PRISTINE ALPINE ENTERTAINMENT, LLC FOR THE USANA AMPHITHEATER

Eric Bunderson, Legal, discussed proposed resolution 17-64 that would approve an Amphitheater Event Management Agreement between West Valley City and Pristine Alpine Entertainment, LLC for the USANA Amphitheater.

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

When the Amphitheater was constructed, PAE contracted with the City to provide certain management services to the Amphitheater. The City has subcontracted those services to Centennial Management Group. This Amphitheater Event Management Agreement replaces that original agreement, with substantially

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similar terms.

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

The City Council will consider proposed Resolution No. 17-64 at the Regular Council Meeting scheduled May 2, 2017, at 6:30 P.M.

RESOLUTION 17-65: APPROVE A SECOND AMENDMENT TO THE PARKING EASEMENT AGREEMENT BETWEEN WEST VALLEY CITY AND PRISTINE ALPINE ENTERTAINMENT, LLC RELEASING A PORTION OF THE EASEMENT AND ADDING NEW EASEMENT AREAS FOR THE USANA AMPHITHEATER

Eric Bunderson, Legal , discussed proposed resolution 17-65 that would approve a Second Amendment to the Parking Easement Agreement between West Valley City and Pristine Alpine Entertainment, LLC releasing a portion of the easement and adding new easement areas for the USANA Amphitheater.

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

This second amendment releases an area of property from the parking easement at the USANA amphitheater so that a new City fire station can be constructed on it. The amendment also adds new areas of property to the Parking Easement Agreement, and specifies the improvements that the City will construct to provide access to the new easement areas for parking.

The release of this area from the Parking Easement Agreement will allow a new West Valley City fire station to be built in the southwest part of the City.

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

The City Council will consider proposed Resolution No. 17-65 at the Regular Council Meeting scheduled May 2, 2017, at 6:30 P.M.

RESOLUTION 17-66: ADOPT A TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2018; AND SETTING AUGUST 8, 2017 AS THE DATE FOR PUBLIC HEARING

Eric Bunderson, Legal , discussed proposed resolution 17-66 that would adopt a tentative budget for the fiscal year commencing July 1, 2017 and ending June 30, 2018; and setting August 8, 2017 as the date for public hearing.

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

West Valley City will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2017-2018.

Upon inquiry by Councilmember Lang, Jim stated that if the proposed tentative budget were not approved by the Council at the beginning of May, West Valley City would be unable to function at the beginning of July and would need to shut down. Councilmember Lang stated that she would have liked to have seen the proposed budget at an earlier date instead of one week before required approval. Mr. Pyle replied that this is not the final budget and indicated that changes can be made until the official budget is adopted in August. He stated that the budget and potential modifications will be discussed in greater detail over the course of the next few months. The Council and staff discussed specific line items in the budget and program modifications by department. Mayor Bigelow stated that funds will begin to be spent at the beginning of July, even though the official budget is not approved until August. Mr. Pyle agreed but described several scenarios that large amounts of spending would be withheld until the final budget was adopted in August. Councilmember Lang discussed possible changes to the budget timeline that would allow the Council to get the tentative budget document sooner. Mr. Pyle stated that this would be difficult since there are several required steps in the process. He added that the later the City can wait to provide this document, the more accurate the numbers are. The Council discussed various scenarios and the pros and cons of changing the current system. Mayor Bigelow suggested that the Finance Department provide a projected and anticipated document a month in advance that the Council can review in upcoming years.

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

The City Council will consider proposed Resolution No. 17-66 at the Regular Council Meeting scheduled May 2, 2017, at 6:30 P.M.

COMMUNICATIONS

A. WEST VALLEY FIBER NETWORK UPDATE

Roger Timmerman, UTOPIA Executive Director, presented a PowerPoint presentation summarized as follows:

- UTOPIA is a Utah Interlocal Entity created in May 2002 as allowed by the Interlocal Cooperation Act (Title 11 Chapter 13)
 - o UTOPIA Membership (pledging)
 - Brigham City*, Layton*, Midvale*, Orem*, Perry, West Valley City*, Centerville*, Lindon*, Murray*, Payson, and Tremonton

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- *UIA Members- created in 2011 for bonding of additional phases
- UTOPIA Fiber Timeline
 - 2004
 - UTOPIA 1st Phase Bond \$140 M
 - 2006
 - Builds in WVC, Midvale, Murray, Orem, Lindon, Payson
 - 2008
 - Utopia Management Restructuring
 - 2010
 - UTOPIA Bond Refinance, Tremonton
 - Brigham City SAA
 - UIA created, \$65M bonds and authorized
 - 2012
 - Various ongoing builds in all areas
 - 2014
 - Increasing take-rates in all areas
 - Phase 1
 - Core Backbone Built
 - Revenues lagged
 - Higher expenses
 - Few service providers
 - Phase 2
 - Revenues exceeding debt service
 - Sustainable buildouts
 - Lower material and electronics costs
 - Strong service provider competition
- UTOPIA Fiber Update
 - Completing additional footprints in Layton, WVC
 - Combined Network Recurring Revenues exceed \$1,245,000 per month
 - Average monthly revenue growth over the past 12 months of \$15,000
 - Have added over 10,000 new addresses in previous year with another ~5,000 to be completed over the next few months
 - Have added more than 2,600 new residential customers over the past 12 months
 - 3.8% annual churn rate
- Discussed combined revenue growth for UTOPIA and UIA
- UTOPIA Fiber Update
 - **Network Upgrades Completed**
 - 1 Gbps available anywhere on UTOPIA Fiber
 - 100 Gbps links available for business
 - In-home device upgrades available anywhere on UTOPIA Fiber
 - **Product Updates**

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- 2 year lease reduced to 1 year
- No upgrade fee for 1 Gbps
- Upgrade from 100 Mbps to 250 Mbps
- Current UTOPIA Fiber Residential Offerings
 - Best services and lowest pricing in Utah
 - Always changing because of competition
- How are non-UTOPIA options?
 - **#11 of “The 15 Most Disliked Companies in America” – Business Insider**
 - **#1 of “Most hated companies in America” – Huffington Post**
 - **“Worst company in America 2014” - Consumerist**
 - **#1 in “Customer Service Hall of Shame” – 24/7 Wall St.**
 - “lost 65,000 broadband customers during the second quarter” (2016) – DSL Reports
 - How are UTOPIA Providers doing?
 - Highest satisfaction rating for broadband in Utah
 - Third part survey conducted May 2016 by Broncom
 - Net Promoter Score= 57
- Discussed West Valley residential new sales 2017- 85 YTD
- Other Discussion Items
 - Current marketing efforts
 - Business revenue and promotions
 - Plans for growth

B. 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 item’s discussed.

B. COUNCIL REPORTS

COUNCILMEMBER LANG- WETLANDS

Councilmember Lang stated that the wetlands near the fire station and skate park on 5600 West and 3100 South have been cleaned up and they look great.

COUNCILMEMBER VINCENT- WESTRIDGE TOWNHOMES

Councilmember Vincent stated that he attended the open house for the Westridge Townhomes. He indicated that they have sold extremely well and are very nice.

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COUNCILMEMBER CHRISTENSEN- IMMIGRATION

Councilmember Christensen indicated that a resolution has been submitted by Communities United with a request for approval. Members of the Council discussed the resolution, efforts the City has already put forth, the standpoint of the City, and the issuance of a potential statement.

C. REVIEW AGENDA FOR REGULAR REDEVELOPMENT AGENCY, HOUSING AUTHORITY, AND MUNICIPAL BUILDING AUTHORITY MEETING'S SCHEDULED MAY 2, 2017

Mayor Bigelow indicated that regular meetings of the Redevelopment Agency, Housing Authority, and Municipal Building Authority will be held May 2, 2017. The agenda's were discussed as follows:

REDEVELOPMENT AGENCY AGENDA OF MAY 2, 2017

RESOLUTION 17-05: ADOPT A TENTATIVE BUDGET AND SET FORTH PROPOSED APPROPRIATIONS FOR THE SUPPORT OF THE REDEVELOPMENT AGENCY FOR THE FISCAL YEAR COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2018 AND SET JUNE 6, 2017 AS THE DATE FOR PUBLIC HEARING

Wayne Pyle, City Manager, discussed proposed resolution 17-05 that would adopt a tentative budget and set forth proposed appropriations for the support of the Redevelopment Agency for the fiscal year commencing July 1, 2017 and ending June 30, 2018 and set June 6, 2017 as the date for public hearing.

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

The Redevelopment Agency will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2017-2018.

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

The Redevelopment Agency will consider proposed Resolution No. 17-05 at the Regular Redevelopment Agency Meeting scheduled May 2, 2017, at 6:30 P.M.

RESOLUTION 17-06: AWARD A CONTRACT TO DYNAMITE

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DEMOLITION, L.L.C FOR DEMOLITION OF STRUCTURES ON PROPERTY LOCATED IN THE CITY CENTER REDEVELOPMENT PROJECT AREA

Wayne Pyle, City Manager, discussed proposed resolution 17-06 that would award a contract to Dynamite Demolition, L.L.C for demolition of structures on property located in the City Center Redevelopment Project Area.

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

This resolution awards a contract for demolition of structures in the City Center Redevelopment Project Area to Dynamite Demolition L.L.C., for buildings located at 3550 South and 3560 South on 2700 West, at 2785 West 3500 South, and at 3500 South Market Street. The project includes buildings occupied by Toys ‘R’ Us, Staples, the Army Recruiting Center, Betos, and the UTA Park & Ride lot.

A Request for Proposals (RFP) for demolition and scraping of several parcels of property in the City Center Redevelopment Project Area was published and four companies responded. The lowest responsive, responsible bid was submitted by Dynamite Demolition, L.L.C. The lowest bidder, Impact Demolition, withdrew their bid because it was incomplete.

COMPANY	BID AMOUNT
• Impact Demolition	\$179,897
• Dynamite Demolition	\$210,900
• Peak Demolition	\$227,335
• Alpha Demolition / Excavation	\$426,408

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

The Redevelopment Agency will consider proposed Resolution No. 17-06 at the Regular Redevelopment Agency Meeting scheduled May 2, 2017, at 6:30 P.M.

HOUSING AUTHORITY AGENDA OF MAY 2, 2017

RESOLUTION 17-02: ADOPT A TENTATIVE BUDGET AND SET FORTH PROPOSED APPROPRIATIONS FOR THE SUPPORT OF

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THE HOUSING AUTHORITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2018 AND SET JUNE 6, 2017 AS THE DATE FOR PUBLIC HEARING

Wayne Pyle, City Manager, discussed proposed resolution 17-02 that would adopt a tentative budget and set forth proposed appropriations for the support of the Housing Authority for the fiscal year commencing July 1, 2017 and ending June 30, 2018 and set June 6, 2017 as the date for public hearing.

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

The Housing Authority will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2017-2018.

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

The Housing Authority will consider proposed Resolution No. 17-02 at the Regular Housing Authority Meeting scheduled May 2, 2017, at 6:30 P.M.

MUNICIPAL BUILDING AUTHORITY AGENDA OF MAY 2, 2017

RESOLUTION 17-04: ADOPT A TENTATIVE BUDGET AND SET FORTH PROPOSED APPROPRIATIONS FOR THE SUPPORT OF THE MUNICIPAL BUILDING AUTHORITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2018 AND SET JUNE 6, 2017 AS THE DATE FOR PUBLIC HEARING

Wayne Pyle, City Manager, discussed proposed resolution 17-04 that would adopt a tentative budget and set forth proposed appropriations for the support of the Municipal Building Authority for the fiscal year commencing July 1, 2017 and ending June 30, 2018 and set June 6, 2017 as the date for public hearing.

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

The Municipal Building Authority will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to

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receive public comment, before the final adoption of this tentative budget for FY 2017-2018.

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

The Municipal Building Authority will consider proposed Resolution No. 17-02 at the Regular Municipal Building Authority Meeting scheduled May 2, 2017, at 6:30 P.M.

ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY APRIL 25, 2017 WAS ADJOURNED AT 6:30 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, April 25, 2017.

Nichole Camac
City Recorder