

MINUTES OF COUNCIL STUDY MEETING – MAY 9, 2017

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MAY 9, 2017, AT 4:31 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
Jason Ereksen, Acting Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
DeAnn Varney, Administration
John Rock, Administration
Jeannette Carpenter, Finance
Daniel Johnson, Public Works

APPROVAL OF MINUTES OF STUDY MEETING HELD MAY 2, 2017

The Council considered the Minutes of the Study Meeting held May 2, 2017. There were no changes, corrections or deletions.

Councilmember Vincent moved to approve the Minutes of the Study Meeting held May 2, 2017. Councilmember Lang seconded the motion.

MINUTES OF COUNCIL STUDY MEETING – MAY 9, 2017

-2-

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF MAY 9, 2017

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 Meeting scheduled later this night.

AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR MAY 16, 2017

A. PRESENTATION OF ENGLISH LANGUAGE AWARDS TO STUDENTS FROM GRANITE PEAKS LEARNING CENTER

Mayor Bigelow stated that awards and congratulations will be granted to students who have taken a course at Granite Peaks Learning Center and earned an achievement in learning the English language.

RESOLUTION NO. 17-70: AWARD A CONTRACT TO KILGORE COMPANIES FOR THE USANA AMPHITHEATER PARKING LOT EXPANSION PROJECT

Dan Johnson, Public Works, discussed proposed Resolution 17-70 that would award a contract to Kilgore Companies for the USANA Amphitheater parking lot expansion project.

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

Bids were opened for the project on May 2, 2017. A total of four (4) bids were received. The lowest responsible bidder was Kilgore Companies.

The city is building a new fire station on the southwest corner of 5400 South and Upper Ridge Road. The property is currently encumbered with a parking easement in favor of the owners of the USANA Amphitheater. The Mountain View Corridor contractor excavated material on land owned by the city on Upper Ridge Road, adjacent to other parking areas and closer to the amphitheater. This provided roughly an additional 2.5 acres that could be used for amphitheater parking to replace the parking on the proposed fire station property. This contract prepares this newly excavated property for parking by installing lights, miscellaneous paving and a gravel parking surface.

Between the time that the bid was prepared and when bids were submitted, the MVC contractor excavated roughly an additional acre of property that needs to be covered with the gravel parking surface. The Public Works Department is

MINUTES OF COUNCIL STUDY MEETING – MAY 9, 2017

-3-

requesting a total of \$130,000 in funding authorization for a change order to install gravel on this area.

Kilgore Companies was the lowest responsible bidder. It is recommended that the project be awarded to Kilgore Companies.

Councilmember Buhler asked what the timeline is for this project. Dan described the process of the work and the expected completion of the various phases. Councilmember Buhler stated he hopes the construction will not interfere with concerts and parking at the amphitheater. He asked why bids differ so significantly between companies. Dan replied that a lot of the cost difference between companies is based on where they get their material. He added that there are no significant change orders anticipated but did indicate that there is one already planned which will increase parking. This was due to an error in surveying before the bid was conducted. Dan discussed the slope on the property and ways of mitigating issues associated with this. Mayor Bigelow asked what the funding source is. Wayne replied funding will come out of the general fund balance.

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

The City Council will consider proposed Resolution No. 17-70 at the Regular Council Meeting scheduled May 16, 2017, at 6:30 P.M.

COMMUNICATIONS

A. PROGRAM MODIFICATION DETAIL

Wayne Pyle, City Manager, provided a PowerPoint Presentation summarized as follows:

- Revenues
 - o \$78.8m proposed v. \$75.7m from last years budget
 - o Major Items include:
 - Sales tax up \$564k
 - Utilities Up \$274k
 - Building Permits up \$1.7m
 - o Discount \$1.0m Property Tax for Police Department
 - o Discount Inc/Dec fluctuations of other budgets
 - o **Results - \$2.1m Increase.**
- Recommended Costs
 - o \$473k Health Insurance
 - o \$811k Merit Step
 - o \$499k Program Mod Recs.
 - o \$317k Other Changes*

MINUTES OF COUNCIL STUDY MEETING – MAY 9, 2017

-4-

- * (\$317k in other changes include mid-year variations including direct and annualization of personnel costs, minor debt service changes, etc. totalling .4% of budget)

- **Total Costs - \$2.1m**

Councilmember Christensen stated that a school district in Salt Lake County recently funded a 12% increase to teachers and stated that they were able to do this based on a decrease in health insurance. Wayne replied that this is an odd situation as he has seen that health insurance is typically increasing in various degrees. Wayne discussed specific budget increases and specific program modification requirements suggested for each department. Wayne and the Council discussed projections, fund balance requirements and percentages, and potential general fleet expenditures. The Council and staff discussed previous year budgets, police staffing increases, and police officer duties and shifts. Mayor Bigelow stated that he is opposed to taking funds from the general fund balance to finance the general fleet and decreasing the overall percentage of the balance. He stated that he would like the general fund balance to be at 25% to provide ultimate flexibility. Councilmember Buhler stated that he feels comfortable with the general fund balance being somewhere in the middle of 5% and 25%. The Council and staff discussed the condition of the existing fleet and various options for purchasing, leasing, or continuing maintenance on City vehicles. Councilmember Lang stated general fleet maintenance should be worked into every year's budget. Wayne disagreed and stated that to do that, service to citizens would need to be cut elsewhere which is not a recommendation he would make. Council and staff discussed yearly property tax increases and how these could be used to apply to the yearly budget including covering items like the general fleet maintenance. Councilmember Vincent disagreed with this method and stated that some years are better than others for replacing the fleet and those years are the best to purchase vehicles.

B. DISCUSSION CONCERNING REQUEST FOR STATEMENT ON IMMIGRATION POLICY

Councilmember Nordfelt stated he met with Mayra Cedano, a representative of Comunidades Unidas. He indicated that the meeting went well and details of their proposed resolution and the City's draft resolution were discussed. Councilmember Nordfelt stated that Ms. Cedano was open to the concerns of the Council and expressed that the immigrant population of West Valley is simply requesting a statement that the City will not enforce immigration laws upon members of the community. Councilmember Nordfelt stated that he feels the City's policy is reflective of their desires but a public statement will help them feel safer. Mayor Bigelow stated that he also met with Mayra Cedano and with Luis Garza, another representative of Comunidades Unidas. He indicated that they don't seem fixed on their proposed resolution and are open to modification. Councilmember Vincent

MINUTES OF COUNCIL STUDY MEETING – MAY 9, 2017

-5-

stated that he is concerned how the information that the Council reads and votes on will get out to the immigrant community in a meaningful way. Councilmember Nordfelt stated that Ms. Cedano suggested inviting press, Spanish language press, and encourage the Mayor to do interviews when the resolution is read. Mayor Bigelow agreed and added that Comunidades Unidas and other resources will also help spread the word.

Councilmember Nordfelt stated that he feels a resolution will help alleviate fears. He indicated that he feels it's important that residents feel they can approach Police without fear of being turned in. Councilmember Vincent agreed and indicated that this is very important, especially for victims or witnesses of crime. He stated that there will continue to be fear in the community however from a Federal level that the City cannot do anything about and immigration officials will still operate in the community. Mayor Bigelow stated that now is a good opportunity to emphasize the good relationship West Valley City has with the community and the great things the City does do. Councilmember Buhler stated that it is important to be responsive to the community and make a strong statement that public safety is important and all residents are equally able to seek out help and receive equal treatment. The Mayor and Council discussed proposed changes to staff's draft resolution, police officer involvement with immigration officers, ways of getting word out to the immigrant community when a resolution is passed, and the importance of providing reassurance to residents of the City.

C. COUNCIL UPDATE

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

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Nichole Camac stated that a request for a proclamation, Independents Week, has been submitted. This proclamation celebrates local, independently owned businesses. The Mayor and Council agreed to support this proclamation and read it at an upcoming meeting.

B. COUNCIL REPORTS

COUNCILMEMBER VINCENT- ARTS COUNCIL

Councilmember Vincent stated he is confused about the new direction the Arts Council and other boards at the Utah Cultural Celebration Center are going. He indicated many members are disappointed and he would like further clarification.

MINUTES OF COUNCIL STUDY MEETING – MAY 9, 2017

-6-

**COUNCILMEMBER CHRISTENSEN- WASTE MANAGEMENT,
WESTERN GROWTH COALITION, AND CAR SHOW**

Councilmember Christensen stated that he attended the Make a Wish presentation that Waste Management provided for a child in need. He indicated that he felt it was a very good event and the young man that was honored was very excited. Councilmember Christensen also indicated that he also attended the Mayors meeting for the Western Growth Coalition and indicated that it may have outgrown its sustainability due to the amount of growth that has occurred on the west side. He also stated that he attended that car show at the Animal Shelter and indicated that there were a lot of cars and a great turnout at the event.

MOTION FOR EXECUTIVE SESSION

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

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

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE
STUDY MEETING OF TUESDAY MAY 2, 2017 WAS ADJOURNED AT 6:05 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, May 9, 2017.

Nichole Camac
City Recorder

MINUTES OF COUNCIL STUDY MEETING – MAY 9, 2017

-7-

THE WEST VALLEY CITY COUNCIL RECONVENED IN EXECUTIVE SESSION ON TUESDAY, MAY 9, 2017, AT 6:11 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/General Counsel/ 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 MAY 9, 2017 WAS ADJOURNED AT 6:25 P.M. BY MAYOR BIGELOW.

Nichole Camac – City Recorder