

MINUTES OF COUNCIL REGULAR MEETING – JULY 11, 2017

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, JULY 11, 2017, 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/General Counsel/ 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 Director
Jason Erekson, Acting Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Russ Bailey, Public Works Department

OPENING CEREMONY

Don Christensen conducted the Opening Ceremony. He discussed the Constitution of the United States, the heat during the time it was approved, and the fact that it has lived for over 150 years. He requested members of the City Council, City staff, and the audience to rise and recite the Pledge of Allegiance.

SPECIAL RECOGNITIONS- SCOUTS

Mayor Bigelow welcomed Scout Troop No. 761 in attendance at the meeting to complete requirements for the Citizenship in the Community merit badge.

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APPROVAL OF MINUTES OF REGULAR MEETING HELD JUNE 27, 2017

The Council considered the Minutes of the Regular Meeting held June 27, 2017. There were no changes, corrections or deletions.

Councilmember Vincent moved to approve the Minutes of the Regular Meeting held June 27, 2017. Councilmember Lang seconded the motion.

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

AWARDS, CEREMONIES, AND PROCLAMATIONS

A. EMPLOYEE OF THE MONTH AWARD, JULY 2017- ANNA CUTLER, ADMINISTRATION

Councilmember Christensen read the nomination of Anna Cutler, Administration, to receive Employee of the Month Award for July 2017. Ms. Cutler was nominated by Kevin Conde.

The nomination reads as follows:

Anna has been with the Utah Cultural Celebration Center for eight years. Over the past 2 years her assignment went from answering the phones and doing assignments for the Director to taking over ALL the assignments from 2 employees that are no longer with us. Steve Hyde transferred to the Finance Department so Anna was trained to be the Finance Employee at the Cultural Center, receiving and paying all the invoices on a daily basis, ordering office supplies and doing time cards. Jean Pagles resigned so Anna became responsible for managing all the different CAB organizations. Employees at the Cultural Center can often hear Anna answering calls while helping a customer at the front desk while on the computer doing daily deposits for City Treasury and logging invoices. She gets ALL the Cultural Center invoices over to accounts payable the NEXT day or SAME day she gets them in her tray. She always has the deposit done by 8am which is an amazing task! If taking on the assignments of 2 other employees and being the customer service professional at the front counter at the same time is not "Going Above and Beyond" AND exemplifying total customer service, it's hard to say what is!

B. DIVISION OF THE QUARTER AWARD- HUMAN RESOURCES, ADMINISTRATION

Mayor Bigelow read the nomination of Human Resources, Administration, to receive Division of the Quarter Award. Human Resources was nominated by Paul Isaac.

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The nomination reads as follows:

The Human Resource Division under the direction of Aimee Ty Critchley deserve recognition for their outstanding work in aligning HR practices with the strategies and goals of the City Manager and priorities of the City Council. When one thinks of the major "deliverables" of the Human Resource Division, they think of things like hiring employees, staffing and retention, compensation and benefits, training, policies and procedures and along with the Finance and Legal Departments they are the guardians of compliance for the organization. However, the HR Division has become much more than champions of the employees and administrative experts, they are professional change agents and valued strategic partners within the organization.

First, this past year a new Insurance Broker was hired to provide greater expertise in the areas of benefit administration, employment law and training. Negotiations with our medical providers has improved due to our ability to have greater access to important data and analysis which is one of the reasons we have been able to maintain lower than average increases in medical and benefit costs. Second, systems are now in place or will be on line shortly which will allow our employees to keep track of time, sign up for benefits, change their beneficiaries and all other tasks our employees do on a day to day basis, generally accompanied by tons of paper work. This new online Benefits Management System gives our employees greater access to information that they need and all at the touch of their keyboards.

We are now almost totally paperless. Third, a new payroll system has also been implemented which required literally hundreds of hours of time by the HR Staff to input data, test the system and work with the vendor to ensure every detail of payroll and all the bugs were resolved before going online. The first payroll ran smoothly and effortlessly just a few weeks ago. Fourth, every year employees are required to attend annual training on employment laws, ethics policies and procedures, safety and risk management. Working with the Legal Department this training was accomplished online. Employees signed in, completed the training, were given a brief quiz on each subject matter and after completion submitted their completion of training back to Human Resources for record keeping purposes. Finally, Human Resources is now working with a worldwide leader in training and development designing leadership training for both Public Sector and Public Safety personnel that will emphasize "leading from where you are" regardless of your title or responsibility. One more validation of HR's key role in assisting the organization and our employees to work smarter and

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create lasting change within their own circles of influence. Every employee in the Division is a professional and dedicated to creating an environment where our employees can thrive and business objectives can be achieved.

Many thanks to Aimee Tye Critchley - HR Director, John Flores Deputy Director HR, Kimberly Foster HR Analyst, Derek Jensen Senior Analyst, Kristi Cahoon Executive Administrative Assistant, Ronald Trinidad Payroll/Benefit Manager

COMMENT PERIOD

A. PUBLIC COMMENTS

Paul Nichols stated that the speed along 4100 South is getting a lot worse. He stated that he has talked with a Police Officer and would like something to be done. He also added that Councilmember Huynh has election signs blocking views on 4100 South and 4800 West.

Kelly Bertoch stated that he is upset that a recent zone change was approved by the City Council in relation to the Latham Estates Subdivision that is scheduled on tonight's agenda. He indicated that he and several other residents in his neighborhood are opposed to this subdivision and were opposed to the zone change as well but did not receive notification. Mr. Bertoch expressed frustration that the Council does not seem to sympathize with his neighborhoods concerns and appear to be in favor of spot zoning. He added that he feels the entire process has been unfair and is unhappy that conversations have been a negative experience for him. Mr. Bertoch indicated that he was born and raised in West Valley City and adding another home in this location would be an eye sore and would be a negative addition to the neighborhood.

Gail Warr stated that she is the applicant for the Latham Estates Subdivision. She indicated that the proposal meets all City requirements. Ms. Warr stated that she doesn't understand Mr. Bertoch's concerns and indicated that the property is being subdivided so that it is easier to sell. She added that no other neighbors have expressed concern to her and also stated that whoever buys the property may or may not build a single family home. Ms. Warr stated she tried to sell the property to Mr. Bertoch in the past but he did not accept her offer.

Julie Erickson stated that she would like the City to honor Cody Brotherson by putting his name on the new Police Building that will be constructed in the City Center. She indicated that she feels this would be a good opportunity to honor a fallen officer and would like to know how she could suggest this appropriately.

Robert Erickson stated that there are significant issues that come with too many animals on properties and this is a problem occurring in Chesterfield. He stated

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that he doesn't want animal rights to be taken away from anyone but he feels the point system is being abused and would like the City to enforce these problems.

Bob Whipple stated that he is frustrated with the Latham Estates Subdivision proposal and is angry that two homes are being jammed into his neighborhood. He expressed concern that there is no utility access and added that noise will become a significant issue. Ms. Whipple stated that the zone change application was originally denied because of the input received from the community and encouraged the Council to stay with that decision.

Kelly Bertoch stated that he would like to speak again. Mayor Bigelow informed him that according to City guidelines, as stated on the agenda, a person may only speak once during the open comment period. Mr. Bertoch expressed frustration and left the meeting.

B. CITY MANAGER COMMENTS

Wayne Pyle stated that Mr. Nichols has attended City Council and complained about speed along 4100 South multiple times. He indicated that members of City staff have talked to him, worked with him, and done what they have felt was appropriate and necessary.

Mr. Pyle stated that in relation to the Latham Estates Subdivision issue, the assertion has been made multiple times that notices were not sent to residents. He indicated that he has checked and verified that notices were mailed to residents a number of times and specifically verified that they were sent to Mr. Bertoch and Mr. Whipple along with 5 other names that Mr. Bertoch submitted.

Mr. Pyle stated that naming a building within the City is within the Council's purview and is something that they can consider and direct to staff.

Mr. Pyle stated that the City is working to enforce animal concerns in Chesterfield and will continue to resolve these issues moving forward.

C. CITY COUNCIL COMMENTS

Councilmember Huynh stated that there are multiple campaign signs located at 4800 West and 4100 South. He indicated that this is a common location and he doesn't feel Mr. Nichol's comments were correct.

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION S-7-2017, FILED BY RICK EVERSON, REQUESTING FINAL PLAT APPROVAL FOR THE JD SUBDIVISION- AMENDING LOTS 44-50 BLOCK 7 CHESTERFIELD SUBDIVISION, LOCATED AT 1547 WEST CLAYBOURNE AVENUE (2785 SOUTH)

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Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled July 11, 2017, in order for the City Council to hear and consider public comments regarding application S-7-2017, filed by Rick Everson, requesting final plat approval for the JD Subdivision- amending lots 44-50 Block 7 Chesterfield Subdivision, located at 1547 West Claybourne Avenue (2785 South).

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

Rick Everson, is requesting final plat approval for the JD Subdivision. The proposed subdivision will amend lots 44-50 Block 7 of the Chesterfield Subdivision. The purpose for the subdivision is to create an additional building lot to the east of the existing dwelling.

With regards to the existing dwelling, the applicant has informed staff that the owners are planning to paint the exterior of the home, install new energy efficient windows, install a new yard with irrigation and sod, remodel the kitchen and install new flooring, doors and paint. They are planning to sell that home in 60-90 days. All setbacks to the existing dwelling will be met as part of the new subdivision.

The property is zoned R-1-6. The minimum lot size in this zone is 6,000 square feet with a minimum frontage of 65 feet. The width of both lots will be in excess of the required 65-foot minimum standard. Lot 1 will contain approximately 13,134 square feet with lot 2 being approximately 9,181 square feet.

Access to the subdivision will be gained from Claybourne Avenue. At the present time, public improvements do not exist along this street. The City Engineering Division is recommending that a delay agreement be executed that would postpone standard improvements until a later time.

The applicant and/or builder will need to address the potential of ground water impacts at the time of the building permit. The Building Official, in conjunction with the Engineering Division will do an on-site investigation and will evaluate surrounding development to determine if a soils report is needed. In addition, the applicant will need to review flood plain maps to determine if a basement can even be constructed with the new dwelling.

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

ACTION: ORDINANCE NO. 17-26, APPROVE THE AMENDMENT OF LOTS 44-50 BLOCK 7 CHESTERFIELD SUBDIVISION

The City Council previously held a public hearing regarding Ordinance 17-26 that

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would approve the amendment of lots 44-50 Block 7 Chesterfield Subdivision.

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 Ordinance 17-26.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION NO. 17-72: AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH PREMIER LAND DEVELOPMENT LLC FOR APPROXIMATELY 5.6 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3879 SOUTH 4000 WEST

Mayor Bigelow presented proposed Resolution 17-72 that would authorize the City to enter into a Development Agreement with Premier Land Development LLC for approximately 5.6 acres of property located at approximately 3879 South 4000 West.

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

The subject property of 5.6 acres has some unique challenges including an irregular shape, narrow width, access easements, and a single stub street that is not well positioned for this property. The proposed concept appears to meet the R-1-8 standards; however, there are lots where fitting a home that meets the City's minimum sizes and setbacks would be very difficult if not impossible without some awkwardly shaped homes. For this reason, the developer is requesting house size reductions for 7 lots. The prior request, which was continued during the June 27th meeting, was for 10 lots. The developer has since committed to remove a lot which increased the average lot size and reduced the need for exceptions. The proposed reductions are from 2,000 sq. ft. to 1,700 sq. ft. for ramblers and from 3,000 sq. ft. to 2,500 sq. ft. for multi-level homes. In exchange for these reductions, the

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developer is offering the following in the proposed development agreement on the 7 lots:

- Basements in all homes
- An increase in the number of architectural features required from the City's point system
- Front and rear yard landscaping with automatic sprinkling systems installed by the homebuilder
- Rear yard fencing installed by the homebuilder
- Two-story plans with a master bedroom on the main level
- Walk-in closets in all master bedrooms
- Granite or other solid surface countertops in all kitchens and bathrooms
- At least one room in each plan with a vaulted ceiling

City Manager Wayne Pyle stated that the number of potential lots without needing the exception can be presented to the Council if they desire. Mr. Pyle stated that staff doesn't always bring exceptions to the Council but given the concessions the developer was willing to make, it was decided that it might be worth the consideration. He indicated that the staff supports whatever the Council decides.

Steve Pastorik displayed the potential concept. He described potential changes and challenges with modifying the plan. Councilmember Buhler asked how many lots there would be if no lots had exceptions. Wayne stated that without it being re-drawn and engineered, that question cannot be answered. Councilmember Buhler stated that he would like to see this property developed and he isn't opposed to exceptions but he feels it's important to understand the scope of the problem before he can understand the solution. Mayor Bigelow agreed and added that developers will leave but what they build remains part of the City. He indicated that the Council needs good reasons for making exceptions. Councilmember Lang stated that the zoning is R-1-8 and most of the lots in the proposal are well over the minimum lot size. She indicated that she feels comfortable providing give and take for a better proposal like this. Councilmember Vincent agreed.

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 17-72.

Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	No

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Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	No

Majority.

RESOLUTION NO. 17-113: APPROVE AND AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY, SANDY CITY, SOUTH JORDAN, WEST JORDAN CITY, AND TAYLORSVILLE CITY RELATING TO THE HOME INVESTMENT PARTNERSHIP PROGRAM FOR FEDERAL FISCAL YEARS 2017 THROUGH 2020

Mayor Bigelow presented proposed Resolution 17-113 that would approve and authorize the execution of an Interlocal Cooperation Agreement with Salt Lake County, Sandy City, South Jordan, West Jordan City, and Taylorsville City Relating to the HOME Investment Partnership Program for Federal Fiscal Years 2017 through 2020.

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

West Valley City is part of a county wide consortium of cities that receive Housing and Urban Development (HUD) HOME Investment Partnerships (HOME) funds through Salt Lake County. To participate in the Salt Lake County HOME Consortium and receive this funding we must have an interlocal agreement in place with Salt Lake County. The agreement is effective from October 1, 2017 until September 30, 2020.

By itself, West Valley City does not qualify for federal HOME program funds through HUD. As part of a larger consortium of cities, however, we have succeeded in qualifying for these funds, with Salt Lake County as the receiving agency. After being notified of our HOME award each year, we will enter into a HOME program agreement with Salt Lake County to spend the funding, then invoice Salt Lake County for reimbursement of eligible expenses. The interlocal agreement details the relationship between West Valley City and Salt Lake County.

This interlocal agreement is renewed every three years.

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 17-113.

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Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION NO. 17-114: APPROVE AN INTERLOCAL AGREEMENT ADDENDUM BETWEEN WEST VALLEY CITY AND BLUFFDALE CITY, MURRAY CITY, SANDY CITY, SOUTH JORDAN CITY, SOUTH SALT LAKE CITY, WEST JORDAN CITY, AND DRAPER CITY (METRO FIRE AGENCY)

Mayor Bigelow presented proposed Resolution 17-114 that would approve an Interlocal Agreement Addendum between West Valley City and Bluffdale City, Murray City, Sandy City, South Jordan City, South Salt Lake City, West Jordan City, and Draper City (Metro Fire Agency).

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

The Metro Fire Agency is a group of departments who have worked together with purchasing, training, and response capabilities.

The current Metro Fire Agency Agreement is up for the renewal to continue with the agreement. The biggest change to the agreement is to add Draper City into the agreement and allow the City of Draper to join Agency. This addition will bring the membership into the agency to eight departments.

This Agency has provided not only cost savings to purchases but has allowed us to combine resources in specialty areas to reduce and eliminate redundancies in our responses.

Councilmember Buhler asked if any other Cities have denied this application. Wayne replied that the City hasn't received word that anyone has.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City

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Council, and he called for a motion.

Councilmember Huynh moved to approve resolution 17-114.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

Councilmember Lang was excused temporarily at 7:40 PM.

RESOLUTION NO. 17-115: AUTHORIZE THE EXECUTION OF A BETTERMENT AGREEMENT BETWEEN WEST VALLEY CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION TO ADD LANDSCAPE AND AESTHETIC BETTERMENTS ON SEGMENT 6 (5400 SOUTH TO 4100 SOUTH) OF THE MOUNTAIN VIEW CORRIDOR PROJECT

Mayor Bigelow presented proposed Resolution 17-115 that would authorize the execution of a Betterment Agreement between West Valley City and the Utah Department of Transportation to add landscape and aesthetic betterments on Segment 6 (5400 South to 4100 South) of the Mountain View Corridor Project.

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

This betterment agreement with UDOT supplements UDOT project funds to add landscape and aesthetic betterments on this segment of the Mountain View Corridor Project. This is the third betterment agreement on this project.

This agreement adds various items of work to the UDOT Mountain View Corridor Project. (Betterment Agreement #3 Local Agency Supplemental to MUA UDOT Finance No. 16855. PIN 8314 – Mountain View Corridor)

The betterments included with this change order include landscaping, street lighting, decorative headwalls on canal culverts, decorative fencing on pedestrian

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bridges at 5400 S and 4100 S, anti-graffiti coating on walls, and hydro-seeding and irrigation in the detention basin on 4100 S, just west of the Mountain View Corridor. Descriptions of the additional work to be performed are on the attached documents. The aesthetic improvements are concentrated on the 4100 South interchange, at the City's request.

The Mountain View Corridor design team worked with City staff to develop a list of aesthetic betterments to be included on the project. Per UDOT policy, .75% of the total project budget or \$750,000 was allocated for aesthetic betterments. The total cost of the betterments requested by the City is \$907,739.21. This agreement authorizes the expenditure of \$157,739.21 to make up the shortfall.

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 17-115.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION NO. 17-116: APPROVE AN AMPHITHEATER ASSIGNMENT MANAGEMENT AGREEMENT BETWEEN WEST VALLEY CITY AND WVE, INC. TO PROVIDE MANAGEMENT SERVICES FOR THE USANA AMPHITHEATER

Mayor Bigelow presented proposed Resolution 17-116 that would approve an Amphitheater Assignment Management Agreement between West Valley City and WVE, Inc. to provide management services for the USANA Amphitheater.

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

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The City has an agreement with Pristine Alpine Entertainment, LLC (“PAE”) to provide certain event management services to the USANA Amphitheater. WVE, Inc., currently provides event management services to the City and the City-owned arena known as the Maverik Center, and has demonstrated its professional expertise and experience in the field of public assembly facility management and desires to provide similar services for the City at the Amphitheater.

The purpose of this agreement between the City and WVE, Inc., is to provide certain management services to assign its service responsibilities at the Amphitheater to WVE, Inc.

WVE, Inc., has provided management services at the Maverik Center since it opened in 1997. This agreement expands that role by allowing them to assist the City in managing the USANA Amphitheater. When the Amphitheater was constructed, PAE contracted with the City to provide certain management services to the Amphitheater. This Amphitheater Assignment Management Agreement assigns to WVC, Inc., the obligations and duties in the Amphitheater Event Management Agreement between West Valley City and Pristine Alpine Entertainment, LLC (“PAC”).

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

Councilmember Lang arrived at 7:42 PM.

Councilmember Vincent moved to approve resolution 17-116.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION NO. 17-117: AUTHORIZE THE CITY TO ENTER INTO AGREEMENTS WITH SELECTHEALTH TO PROVIDE INSURANCE

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BENEFITS AND SERVICES FOR CITY EMPLOYEES FOR FISCAL YEAR 2017-2018

Mayor Bigelow presented proposed Resolution 17-117 that would authorize the City to enter into agreements with SelectHealth to provide insurance benefits and services for City Employees for Fiscal Year 2017-2018.

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

SelectHealth has been providing medical benefits for West Valley City for the past eleven years. Since SelectHealth has been providing benefits, the City has also contracted with them to provide retiree benefits and post 65 benefits. This year we negotiated a 7.5% increase.

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 17-117.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION NO. 17-118: AUTHORIZE THE CITY TO RENEW A POLICY WITH EMI HEALTH TO PROVIDE DENTAL BENEFITS FOR CITY EMPLOYEES FOR FISCAL YEAR 2017-2018

Mayor Bigelow presented proposed Resolution 17-118 that would authorize the City to renew a policy with EMI Health to provide Dental Benefits for City employees for Fiscal Year 2017-2018

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

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EMI is the current provider for dental benefits for City employees. The dental premiums will not increase for fiscal year 2017-2018.

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 17-118.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION NO. 17-119: AUTHORIZE THE CITY TO ENTER INTO AN AGREEMENT WITH BEHAVIORAL HEALTH STRATEGIES TO PROVIDE MENTAL HEALTH BENEFITS FOR CITY EMPLOYEES FOR FISCAL YEAR 2017-2018

Mayor Bigelow presented proposed Resolution 17-119 that would authorize the City to enter into an agreement with Behavioral Health Strategies to provide Mental Health Benefits for City Employees for Fiscal Year 2017-2018.

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

Behavioral Health Strategies has been providing mental benefits for West Valley City for the past three years. Bloomquist Hale, our current employee assistance provider, and University of Utah Health Care have teamed together to provide mental health benefits at a low cost to the city. We have had amazing success in keeping our premium costs low during the past few years. This year we negotiated a 7.5% increase.

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 17-119.

Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION NO. 17-120: AUTHORIZE THE CITY TO ENTER INTO AN AGREEMENT WITH ROCKY MOUNTAIN RESERVE TO ADMINISTER CAFETERIA PLAN BENEFITS AND SERVICES FOR CITY EMPLOYEES FOR FISCAL YEAR 2017-2018

Mayor Bigelow presented proposed Resolution 17-120 that would authorize the City to enter into an Agreement with Rocky Mountain Reserve to administer Cafeteria Plan Benefits and Services for City Employees for Fiscal Year 2017-2018.

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

Rocky Mountain Reserve has provided administrative services for certain cafeteria plan benefits for West Valley City from January 1, 2017 to June 30, 2017. There is no premium increase for the plan year 2017-2018.

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 17-120.

Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes

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Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

CONSIDER APPLICATION S-6-2017, FILED BY GAIL WARR, REQUESTING FINAL PLAT APPROVAL FOR THE LATHAM ESTATES SUBDIVISION LOCATED AT 3771 SOUTH 6000 WEST

Mayor Bigelow presented application S-6-2017, filed by Gail Warr, requesting Final Plat Approval for the Latham Estates Subdivision Located at 3771 South 6000 West.

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

Gail Warr, is requesting final plat approval for a two lot subdivision in the R-1-10 Zone. The subject property is located at 3771 South 6000 West and was recently rezoned from the A zone to the R-1-10 Zone. An existing dwelling occupies the front portion of the property and will remain as part of the subdivision.

The applicant is proposing a flag lot subdivision consisting of 2 lots. Lot 1 is approximately 13,278 square feet while lot 2 will be 12,000 square feet which excludes the stem portion to the new lot. All frontage and area requirements relating to both lots will be satisfied.

- Access to the subdivision will be gained from 6000 West. All public improvements are currently in place including the drive approach for the new flag lot. The property description extends out to the middle of 6000 West. This area will be dedicated to the City via the subdivision plat.

Properties to the north and south are zoned A. The subdivision ordinance states that when property is subdivided and it is located next to property zoned agriculture, or property in agricultural use, a 6-foot chain link fence is required.

- As with all new subdivision development, there is a concern with the potential of ground water impacts. The City Building Official is fine doing an on-site inspection to determine the basement depth. However, the builder of the new dwelling can submit a soils report as well.

Councilmember Buhler stated that while he voted against the zone change, the Council did approve it. He asked what entitlements the applicant now has for the subdivision. Wayne replied that there is no legitimate basis to deny the application as the applicant meets all

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legal requirements. Wayne discussed possible legal repercussion if the application were denied. Councilmember Buhler stated that the Council has a lot of authority and flexibility at the zone change part of the process but not at the subdivision stage.

Councilmember Vincent stated that a great part of American rights is the ability to own and develop property.

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 application S-6-2017.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

MOTION TO ADJOURN

Upon motion by Councilmember Huynh voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, JULY 11, 2017, WAS ADJOURNED AT 7:51 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, July 11, 2017.

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Nichole Camac
City Recorder