

**MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 5, 2017**

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, SEPTEMBER 5, 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:

Paul Isaac, Acting City Manager/Assistant City Manager/ HR Director  
Nichole Camac, City Recorder

Nicole Cottle, Assistant City Manager/General Counsel/ CED Director  
Eric Bunderson, City Attorney  
Jim Welch, Finance Director  
Colleen Nolen, Acting Police Chief  
John Evans, Fire Chief  
Russell Willardson, Public Works Director  
Layne Morris, CPD Director  
Nancy Day, Parks and Recreation Director  
Sam Johnson, Strategic Communications Director  
Jake Arslanian, Public Works Department

**OPENING CEREMONY**

Lars Nordfelt conducted the Opening Ceremony. He requested members of the Council, City staff, and audience to rise and recite the Pledge of Allegiance.

**APPROVAL OF MINUTES OF REGULAR MEETING HELD AUGUST 22, 2017**

The Council considered the Minutes of the Regular Meeting held August 22, 2017. There were no changes, corrections or deletions.

Councilmember Vincent moved to approve the Minutes of the Regular Meeting held August 22, 2017. Councilmember Christensen seconded the motion.

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

### **APPROVAL OF MINUTES OF SPECIAL REGULAR MEETING HELD AUGUST 29, 2017**

The Council considered the Minutes of the Special Regular Meeting held August 29, 2017. There were no changes, corrections or deletions.

Councilmember Lang moved to approve the Minutes of the Special Regular Meeting held August 29, 2017. Councilmember Christensen seconded the motion.

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

### **AWARDS, CEREMONIES AND PROCLAMATIONS**

#### **A. COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) AWARD**

Kim Coleman explained the significance of the award. He presented the Finance Department and City Council with the CAFR Award.

### **COMMENT PERIOD**

#### **A. PUBLIC COMMENTS**

Kelly Bertoch stated that he doesn't understand why Code Enforcement officers or Animal Control can't go into a trailer park and enforce City ordinances, regardless of jurisdiction or private property issues. Mr. Bertoch stated that a neighbor experienced a medical emergency and Mr. Bertoch was detained from providing assistance. He indicated that the Police didn't provide assistance to the person in question for 7 minutes and he feels this is unacceptable. Mr. Bertoch stated that he feels Police Officers don't do their job, don't respond to emergencies, and put civilians in situations where they have to defend themselves. Mr. Bertoch stated that he is concerned about cars turning left at various intersections in the City and not having enough time. He also expressed concern about parking on streets and the amount of vehicles per household. Mr. Bertoch indicated that there are significant weed concerns along the Mountain View Corridor that the City should contact UDOT about resolving.

Shelley Tuescher, ET Technologies, stated that there are issues regarding odor coming from her facility at the landfill. She indicated that she has spoke with the City Manager about these concerns and is working to get the problem resolved. Ms. Tuescher provided a fact sheet (attached) and discussed.

Mike Rigdon stated that over parking on neighborhood streets is a significant issue throughout the City. He stated that candidates constantly knock on his door asking for votes and he wants the people he votes for to resolve his concerns. Mr. Rigdon

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expressed concern regarding the number of families living in a single family home, the overcrowding of schools, and the increased crime rates in West Valley City neighborhoods.

**B. CITY MANAGER COMMENTS**

Upon inquiry, Paul Isaac, Acting City Manager, had no comments.

**C. CITY COUNCIL COMMENTS**

Upon inquiry, there were no comments from the City Council.

**RESOLUTION NO. 17-140: AUTHORIZE THE CITY TO ENTER INTO PROPERTY SCHEDULE NO. 10 OF THE MASTER TAX-EXEMPT LEASE/PURCHASE AGREEMENT WITH US BANCORP GOVERNMENT LEASING AND FINANCING, INC. WITH RESPECT TO A LEASE FOR THE PURCHASE AND REPLACEMENT OF RADIOS FOR USE BY PUBLIC SAFETY EMPLOYEES**

Mayor Bigelow presented proposed Resolution 17-140 that would authorize the City to enter into property schedule no. 10 of the Master Tax-Exempt Lease/Purchase Agreement with US Bancorp Government Leasing and Financing, Inc. with respect to a lease for the purchase and replacement of radios for use by Public Safety Employees.

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

West Valley's current radio equipment is over 14 years old and is now out of date, therefore we need to upgrade the system in order to maintain data integrity and security. This lease is intended to last 7 years with quarterly payments with an interest rate of 2.19%. The City will own the equipment at the end of the lease term. Lease payments will be made from budget authorized for FY 2018.

US Bancorp Government Leasing and Finance Inc. has provided a highly competitive leasing proposal for the purchase of this equipment. The proposed lease payment schedule falls within the existing authorized budget of the city.

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 17-140.

Councilmember Buhler seconded the motion.

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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. 17-141: AUTHORIZE THE PURCHASE OF POLICE AND FIRE RADIO EQUIPMENT FROM MOTOROLA SOLUTIONS, INC. TO REPLACE OUTDATED UNITS**

Mayor Bigelow presented proposed Resolution 17-141 that would authorize the purchase of Police and Fire radio equipment from Motorola Solutions, Inc. to replace outdated units.

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

The City has a need to replace a significant number of Police and Fire radios. Hand held portable radios and mobile radios will be purchased from Motorola Solutions, Inc. Vendor and equipment are on the Utah State Purchasing Contract ensuring competitive pricing. Favorable terms have been negotiated with US BANCORP Government Leasing and Finance, to initiate a lease purchase transaction. Terms of the lease will expire in advance of the 15 year useful life of the assets acquired. The City has obtained a rate of 2.19% for 7 years.

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 17-141.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes



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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. 17-143: APPROVE THE PURCHASE OF THIRTY ONE (31) VEHICLES FROM YOUNG FORD**

Mayor Bigelow presented proposed Resolution 17-143 that would approve the purchase of thirty one (31) vehicles from Young Ford.

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

The City has selected Young Ford as the supplier of thirty one (31) vehicles. Young Ford is one of the vendors that hold a Utah State contract for Ford vehicles.

<b>Number of Vehicles</b>	<b>Type of Vehicle</b>	<b>Cost Per Vehicle</b>
21	Ford Police Interceptor Sedan	\$25,073.00
5	Ford F-150 Super Cab 6 ½ Bed	\$28,767.00
1	Ford F-150 Super Crew Cab 6 ½ Bed	\$30,860.00
1	F-350 Cab Chassis SRW	\$31,622.00
1	F-550 Cab Chassis DRW	\$37,321.00
2	Explorer	\$31,021.00
31	<b>TOTAL</b>	<b>\$832,167.00</b>

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 17-143.

Councilmember Nordfelt seconded the motion.

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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.

**CONSENT AGENDA**

**A. RESOLUTION NO. 17-144: AUTHORIZE THE EXECUTION AND RECORDING OF TWO DELAY AGREEMENTS BETWEEN WEST VALLEY CITY AND JD DEVELOPMENT, LLC FOR PROPERTY LOCATED AT 1549 WEST 2780 SOUTH AND 1559 WEST 2780 SOUTH (CLAYBOURNE AVENUE)**

Mayor Bigelow presented proposed Resolution 17-144 that would authorize the execution and recording of two Delay Agreements between West Valley City and JD Development, LLC for property located at 1549 West 2780 South and 1559 West 2780 South (Claybourne Avenue).

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

These agreements allow a subdivision developer, JD Development, LLC, to delay installation of improvements that are required by city subdivision ordinance until the adjoining improvements can also be constructed.

JD Development, LLC, has requested to delay construction of off-site improvements on 1559 West 2780 South and 1549 West 2780 South (Claybourne Ave) as required by ordinance for their proposed subdivision. Improvements include the installation of curb, gutter, sidewalk and asphalt tie-in to the existing roadway.

Presently there are no existing adjoining improvements along this property. Postponing the construction of the required improvements would allow time for additional development to provide similar adjoining improvements, and would eliminate the creation of drainage problems.

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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 17-144.

Councilmember Vincent 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, SEPTEMBER 5, 2017, WAS ADJOURNED AT 7:00 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, September 5, 2017.



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Nichole Camac  
City Recorder



## Soils Regeneration Site

Salt Lake City, Utah

### Brief History

The Soils Regeneration Site (SRS) was established in 1984 by Salt Lake City and Salt Lake County at the Salt Lake Valley Solid Waste Management Facility (Landfill) and operated by E.T. Technologies, Inc. (ET) since its inception. The SRS receives contaminated soils and other waste types and reduces the contaminants in the soils using bacteria. The end product is a topsoil used exclusively by the Landfill. The SRS accepts the following types of wastes:

- Industrial wastes
- Petroleum wastes
- Contaminated soils
- Municipal wastewater waste solids
- Automotive shop and wash sump wastes

**Hazardous waste is NOT accepted at the SRS**

### Clientele

The SRS receives waste streams from thousands of businesses as well as municipalities located in Salt Lake County. These range from locally-owned small businesses to Fortune 500 companies. In addition, **Federal, State and local regulatory agencies also use the SRS to process their waste.**

### Benefits

- Produces and delivers on average over 70,000 yards of cover soil free of charge to the Landfill each year.
- Soils produced by the SRS will allow the Landfill to save \$20M in closure costs.
- The SRS has recycled over 2.5M tons of waste into cover soil.
- Pays fees to the Landfill as well as providing cover soils.
- **Generates over \$2M in direct revenue and delivered cover soil value to the Landfill annually, allowing them to hold down Landfill charges.**
- Diverts waste from the Landfill.

- Provides an environmentally sound disposal option for Salt Lake County businesses and municipalities.

### Odor Control

ET is and has been dedicated to implement procedures that substantially reduce the odors generated at the SRS. The SRS is a unique facility that treats a variety of waste streams that have the potential to generate different types of odors. ET continues to take many different approaches to reduce the odors from the SRS. We are constantly looking for new ways to do this. **ET has invested and continues to invest substantial capital on odor control equipment and chemicals. Here are some of the ways ET reduces odor from the SRS:**

- Requires the addition of an enzyme-based odor control chemical to municipal waste solids before ET will accept them at the SRS.
- Installed and optimized an odor control perimeter misting system, a leading technology to reduce odor.
- Reduces and rejects waste streams that may cause too much odor.
- Modifies operational procedures to minimize potential odor generation.
- Applies odor control chemicals to the surface of the soil/waste mixture to reduce potential odors.

### Uncontrolled Sources

**ET takes seriously our responsibility to reduce odors, as proven by the money we are spending on it. However, it is only one potential source in the area. Other potential odor sources near the SRS include:**

- 4 landfills
- Multiple composting operations
- Municipal waste water treatment plant
- Horse and pig properties
- Kitchen grease waste processing plants
- Stagnant waters
- The Great Salt Lake