

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-1-

THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, SEPTEMBER 12, 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:

Nichole Camac, City Recorder
Nicole Cottle, Acting City Manager/General Counsel/ CED Director

Eric Bunderson, City Attorney
Jim Welch, Finance Director
Colleen Nolan, Police Chief
Chris Beichner, Acting Fire Chief
Layne Morris, CPD Director
Nancy Day, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department

OPENING CEREMONY

Don Christensen conducted the Opening Ceremony. He indicated that people across the United States have been watching news channels and have come together to support those in need while many natural disasters have swept across the nation. Councilmember Christensen also indicated that many people have come together to remember the lives lost in the terror attacks that occurred 16 years ago. He requested that members of the audience, City Staff, and the Council rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD SEPTEMBER 5, 2017

The Council considered the Minutes of the Regular Meeting held September 5, 2017. There were no changes, corrections or deletions.

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-2-

Councilmember Buhler moved to approve the Minutes of the Regular Meeting held September 5, 2017. Councilmember Huynh 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, SEPTEMBER 2017- JENI HARWARD, PUBLIC RELATIONS/NEIGHBORHOOD SERVICES

Councilmember Nordfelt read the nomination of Jeni Harward, Public Relations/Neighborhood Services, to receive Employee of the Month Award for September 2017. Ms. Harward was nominated by Aaron Crim.

The nomination reads as follows:

Jeni is an outstanding West Valley City employee, and is an example to all of her colleagues. Every day, she is pulled in many directions, helping employees and offices throughout the city with special projects and unexpected issues. When she is asked to help with a Code Enforcement question, a homeless resource issue, a neighborhood watch project, or an EAC assignment, she does it with a smile. Many of the projects she is asked to help with are above and beyond her scope of responsibility, yet she willingly steps in and gets things taken care of. She is also a wealth of knowledge. Ask Jeni a question about the city, and if she doesn't know the answer, she knows someone who does. In addition to being a hard worker, Jeni is a wonderful colleague and friend. She is always happy, always smiling, and with her infectious laugh is an absolute pleasure to work with. Long hours, weekend projects, and outdoor events in the sweltering sun are much more bearable when Jeni is around to help and make everyone laugh. She always has a positive attitude, and whether it's a city employee or a neighborhood watch group, people love working with her. Jeni is a fantastic West Valley City employee, and I would be surprised to find anyone in or outside of City Hall who doesn't agree.

COMMENT PERIOD

A. PUBLIC COMMENTS

Mark Chadwick stated that he is concerned about the intersection at 3500 South Merry Lane (5300 South). He provided a document that discusses concerns regarding low visibility in the area due to an existing structure (please see attached). Mr. Chadwick indicated that he contacted UDOT and expressed concern about the many traffic accidents in the area. He offered several possible solutions and asked for advice from the Council on how best to proceed.

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-3-

Marlow Springer stated that he is concerned about the amount of people that run red lights in the community. He asked if camera's can be added and moved throughout the City or if there are other solutions that can be discussed. Mr. Springer stated that the recycling program offered in the City seems to be a huge tax burden that is costly and is unnecessary. He indicated that he feels residents are losing money and resources that can be used elsewhere.

Mike Markham stated that he likes the idea of increasing the amount of required parking in developments. He stated that there are significant problems throughout the City that involve on-street parking that need to be addressed and enforced. He encouraged ticketing people who have parking problems and discussed several locations in the City, including the trailer home community on 3100 South, where parking is a concern. Mr. Markham stated that required parking standards should apply to everyone, even the City, and encouraged the City to meet the requirements for the new parking structure in Fairbourne Station.

B. CITY MANAGER COMMENTS

Nicole Cottle thanked Mr. Chadwick for his comments. She indicated that 3500 South is a State road but City staff has discussed this particular intersection with UDOT and the City Council in the past. She stated that the City will reach out to UDOT again, will evaluate potential Economic Development to resolve the issue, and will look at other possible solutions.

C. CITY COUNCIL COMMENTS

Councilmember Vincent agreed with Mr. Chadwick's comments and stated he is also aware of this issue and would like to see a solution pursued as well.

Mayor Bigelow stated that he understands Mr. Springer's frustration with people running red lights. He indicated that camera's are illegal in Utah but he too would encourage City officials to lobby the legislature for a change. He indicated this is a big concern.

ACCEPT PUBLIC INPUT REGARDING THE WEST VALLEY CITY POLICE DEPARTMENT'S APPLICATION FOR A JUSTICE ASSISTANCE GRANT (JAG) THROUGH THE U.S. DEPARTMENT OF JUSTICE PROGRAMS

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled September 12, 2017, in order for the City Council to hear and consider public comments regarding the West Valley City Police Department's Application for a Justice Assistance Grant (JAG) through the U.S. Department of Justice Programs.

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

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-4-

The U.S. Department of Justice Programs is allowing the West Valley City Police Department to apply for a Justice Assistance Grant (J.A.G.). The funds may be used to purchase equipment, fund training, to fund approved programs, and pay salaries for approved programs. The procedure for allocating J.A.G. funds is a formula based on population and crime statistics in combination with a minimum allocation to ensure that each state and territory receives an appropriate share. The Edward Byrne Memorial Justice Assistance Grant Program will allow states and local governments to support a broad range of activities to improve the criminal justice system. J.A.G. replaced the Byrne Formula and Local Law Enforcement Block Grant programs.

Police Chief L. Russo implemented a body worn camera program in 2014. In order to continue this program, the department must purchase storage and licensing fees for each camera. The 2017 J.A.G. will be used to cover these costs.

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

ACTION: RESOLUTION NO. 17-145, AUTHORIZE THE WEST VALLEY CITY POLICE DEPARTMENT TO APPLY FOR JUSTICE ASSISTANCE GRANT (J.A.G.) THROUGH THE U.S. DEPARTMENT OF JUSTICE PROGRAMS

The City Council previously held a public hearing regarding proposed Resolution 17-145 that would authorize the West Valley City Police Department to Apply for Justice Assistance Grant (J.A.G.) Through the U.S. Department of Justice Programs.

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 17-145.

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

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-5-

Unanimous.

ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-1-2017, FILED BY BRAD REYNOLDS CONSTRUCTION, REQUESTING A GENERAL PLAN CHANGE FROM NON-RETAIL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL (7-12 UNITS/ACRE) AND A ZONE CHANGE FROM A (AGRICULTURE) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL) FOR PROPERTY LOCATED AT 4530 SOUTH 2700 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled September 12, 2017, in order for the City Council to hear and consider public comments regarding application GPZ-1-2017, filed by Brad Reynolds Construction, requesting a General Plan Change from Non-Retail Commercial to Medium Density Residential (7-12 Units/Acre) and a Zone Change from A (Agriculture) to RM (Multiple Unit Dwelling Residential) for property located at 4530 South 2700 West.

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

The City Council changed the zoning on this property last year from A to RM for a senior condo project. However, the developer did not pursue the project and so the City rezoned the property back to the A zone shortly thereafter.

The current applicant is planning to develop the property into a 149-unit townhome project. The density of the project is 9.5 units/acre. The attached concept plan and letter from the applicant provide details on the proposed project. Also included are photos of the proposed townhomes that have been built in Riverton at approximately 12700 South Redwood Road.

The points below may help the Council determine whether townhomes are an appropriate use for this property.

- There are no stub streets to the two adjoining residential developments to the north and west.
- The online real estate database company Zillow shows neighboring home values ranging from the low to high \$200s. According to the applicant, the proposed townhomes would start at \$250,000.
- 2700 W is a 100' right-of-way, five lane arterial street that is serviced by UTA bus route 227.
- Average annual daily traffic (AADT) on 2700 W for 2015 was 16,670. A five lane arterial can handle a traffic volume of 26,500 at

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-6-

a level of service (LOS) C and 30,500 at an LOS D. According to the Institute of Transportation Engineers, townhomes generate 5.81 trips per day.

- Retail and other commercial services exist about ¼ mile to the south along 2700 W and 4700 S.

Mayor Bigelow opened the Public Hearing.

Eric Bishop, representing the applicant, provided a history on the property. He indicated that staff was concerned with design and quality building and this effort has been accomplished from his perspective.

Brad Reynolds, the developer, provided a background of his company and indicated that he is proud to provide an affordable, quality townhome unit. Mr. Reynolds stated that his townhome units in other locations have sold in record time and are home to quality residents. He described the type of unit that is planned to be constructed at this location.

Councilmember Lang indicated that she is concerned about parking but indicated that she would be open to working with the developer to add additional parking spaces to the proposed plan. Mr. Reynolds stated that he understands this is a concern for the City and staff. He suggested that additional parking can be provided and is confident this can be done. Councilmember Lang stated that large trucks are common in Utah that will not fit in the proposed driveways, there a lot of families who have a significant amount of cars, and she feels there will be too much on-street parking congesting the streets.

Councilmember Vincent stated the Council recently changed zoning requirements in the City and the intent of this was to provide high quality housing, 'RE' zoning, and more senior housing. He stated that 'RE' is not proposed here and neither is senior housing but asked how many main floor master bedroom units are being included in the design. Mr. Reynolds replied 22 out of 149. He indicated that the demand for units that are 55 and older in this area is not enough to fill the entire project and stated that a marketing study was conducted to determine the percentage of the units.

Mayor Bigelow clarified that the applicant feels there are ways to resolve the parking concerns. Mr. Reynolds replied that garages could be modified to add more driveways and visitor parking spaces could be added additional throughout the project as well. He also suggested eliminating the clubhouse and pool and adding another type of amenity. By doing this, additional parking could be included as well. Mr. Reynolds stated that this would lower the HOA fees which is often a concern for residents. He also suggested public streets instead of private streets. Mayor Bigelow asked if parking has been an issue in any of Mr. Reynold's other communities. Mr. Reynolds replied that to his knowledge there has been no issue. Mayor Bigelow verified that additional parking spaces could be added close

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-7-

to the units. Mr. Reynolds replied yes. He indicated that the goal would be to have visible visitor parking.

The Council discussed removing the pool and club house and Mr. Reynolds stated that this should not affect marketing as most of his communities do not have this amenity.

Councilmember Vincent suggested adding additional walking trails throughout the development.

Councilmember Huynh stated that the Council is willing to work with developers. He stated that he would like to see the roads as public and not private.

Councilmember Buhler stated that he doesn't feel this product is exceptional enough to warrant a change in the goal for the area and he would like the property to remain 'A' or be rezoned to 'RE' as the changes are proposed at this time.

Marlow Springer, a resident, stated that if fire trucks cannot fit on the proposed roads, an option may be to install sprinklers on the roofs of the units.

Mayor Bigelow clarified that fire trucks will be able to access the development as proposed. Nicole Cottle replied yes.

Mayor Bigelow closed the Public Hearing.

ACTION: ORDINANCE NO. 17-31, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM NON-RETAIL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL (7-12 UNITS/ACRE) FOR PROPERTY LOCATED AT 4530 SOUTH 2700 WEST ON 15.61 ACRES

The City Council previously held a public hearing regarding proposed ordinance 17-31 that would amend the General Plan to show a change of land use from non-retail commercial to medium density residential (7-12 Units/Acre) for property located at 4530 South 2700 West on 15.61 Acres.

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 continue ordinance 17-31 to no date certain.

Councilmember Vincent seconded the motion.

A roll call vote was taken:

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-8-

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

Unanimous. Continued.

ACTION: ORDINANCE NO. 17-32, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED 4530 SOUTH 2700 WEST FROM A (AGRICULTURE, MINIMUM LOT SIZE OF SIZE 1/2 ACRE) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL)

The City Council previously held a public hearing regarding proposed ordinance 17-32 that would amend the Zoning Map to show a change of zone for property located 4530 South 2700 West from A (Agriculture, Minimum Lot Size of Size 1/2 Acre) to RM (Multiple Unit Dwelling Residential).

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 continue ordinance 17-32 to no date certain.

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. Continued.

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-9-

ACTION: RESOLUTION NO. 17-146, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH BRAD REYNOLDS CONSTRUCTION FOR APPROXIMATELY 15.61 ACRES OF PROPERTY LOCATED AT 4530 SOUTH 2700 WEST

The City Council previously held a public hearing regarding proposed ordinances 17-31 and 17-32. This resolution, 17-146, would authorize the City to enter into a Development Agreement with Brad Reynolds Construction for approximately 15.61 acres of property located at 4530 South 2700 West.

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

Brad Reynolds has submitted an application (GPZ-1-2017) on 15.61 acres to change the zoning from A (agriculture, minimum lot size ½ acre) to RM (residential, multi-family) and to change the General Plan from non-retail commercial to medium density residential (7 to 12 units/acre). The Planning Commission recommended approval of the General Plan/zone change subject to a development agreement.

Below is a list of some of the main points from the development agreement:

1. No more than 149 townhomes will be built.
2. The minimum townhome sizes will be 1,156 sq. ft. for rambler units and 1,434 for two-story units. All townhomes will include a basement and 2 car garage.
3. All townhomes shall include 9' ceilings with vaulted ceilings, a Jacuzzi tub and double sink vanity in all master bedrooms, two-tone paint, granite countertops in the kitchens and bathrooms, and a tiled kitchen nook and bathroom floors.
4. Four different building styles and color schemes will be used.
5. Exterior materials will be brick, stone, fiber cement siding, and stucco.
6. A 6' precast concrete wall will be constructed along 2700 West and a 6' vinyl fence will be installed along all other sides.
7. Amenities will include courtyards, private garden spaces, a BBQ area, a patio or balcony for each unit, a pavilion, a clubhouse with a fitness room, a swimming pool, a hot tub, walking paths, a tot lot, and an entrance feature.

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 continue Resolution 17-146 to no date certain.

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-10-

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. Continued.

ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-3-2017, FILED BY RED BOY INC., REQUESTING A ZONE TEXT CHANGE TO AMEND THE ALCOHOL ESTABLISHMENT SPACING STANDARDS IN CHAPTER 7-7 TO REFLECT THE SAME REQUIREMENTS SET FORTH IN THE UTAH STATE CODE

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled September 12, 2017, in order for the City Council to hear and consider public comments regarding application ZT-3-2017, filed by Red Boy Inc., requesting a Zone Text Change to amend the Alcohol Establishment Spacing Standards in Chapter 7-7 to reflect the same requirements set forth in the Utah State Code.

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

Per West Valley City Code, an Alcohol Establishment means a business involved in the sale, manufacture, or distribution of alcoholic beverages for retail or wholesale purposes, excluding Off-Premises Beer Retailers. An Off-Premises Beer Retailer means a licensed place of business wherein beer is sold in original containers to be consumed off the premises.

The State sets forth proximity restrictions for alcohol establishments to “community locations”, which are churches, schools, public parks, public playgrounds or libraries. Historically, the West Valley City spacing requirements for alcohol establishments have matched the Department of Alcohol and Beverage Control (DABC) regulations but the State Code was recently modified. The outlet standards have remained the same but a less restrictive standard for restaurants was introduced. These standards are as follows:

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-11-

- Restaurants may not be located within 300 feet of a community location as measured by ordinary pedestrian travel, or 200 feet measured in a straight line.
- All other outlets may not be located within 600 feet of a community location as measured by ordinary pedestrian travel, or 200 feet measured in a straight line.

Therefore, the applicant is requesting that West Valley City update the standards so they match the State Regulations and have proposed the following amendment.

7-7-102. ALCOHOL ESTABLISHMENTS.

Spacing requirements for Alcohol Establishments shall be determined by state law.

Mayor Bigelow opened the Public Hearing.

Sandy Mejia, the applicant, stated that the request is for West Valley City to meet State requirements for the DABC. Councilmember Vincent asked where the door will be moved on her particular restaurant to meet the separation standards. Ms. Mejia replied the entrance will face 3500 South.

Mayor Bigelow closed the Public Hearing.

ACTION: ORDINANCE NO. 17-33, AMEND SECTION 7-7-102 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE STANDARDS CONCERNING THE SPACING OF ALCOHOL ESTABLISHMENTS

The City Council previously held a public hearing regarding proposed ordinance 17-33 that amend section 7-7-102 of the West Valley City Municipal Code to update standards concerning the spacing of alcohol establishments.

Councilmember Buhler clarified no new distances are established and the City is simply meeting State Code. Nicole Cottle replied yes. Jody Knapp and Eric Bunderson clarified that the City can be more strict than State Code if the City chooses. Jody added that the City typically always intends to meet State Code on this standard but the separation was recently changed and the City did not update the ordinance. Nicole added that this would apply to the entire City.

Councilmember Huynh asked if the applicant will meet all the requirements of State Code for their restaurant. Jody replied yes but indicated they will need to move their front door to be in compliance. Councilmember Buhler asked if there could be a door to the rear of the building. Jody replied that there could be an exit since the code does not specify.

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-12-

Councilmember Vincent stated that he is in favor of this change. He indicated that he sees no concern with a restaurant that serves a drink within a proximity of a community use. He added that the applicant's particular restaurant has been an eyesore for a number of years so this will be a positive improvement.

Councilmember Buhler agreed and added that it isn't good for the City to be more restrictive than the State when it comes to businesses.

Mayor Bigelow stated that he was opposed to the change when it went to the Legislature and he is therefore opposed to this change. He stated that he feels separation standards should be more stringent and added that he has worked closely with MADD in the past.

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 17-33.

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	No

Majority.

RESOLUTION NO. 17-147: AUTHORIZE THE CITY TO ENTER INTO PROPERTY SCHEDULE NO. 11 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 DESKTOP AND LAPTOP COMPUTERS FOR USE BY THE POLICE DEPARTMENT

Mayor Bigelow presented proposed Resolution 17-147 that would authorize the City to enter into Property Schedule No. 11 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 desktop and laptop computers for use by the Police Department.

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-13-

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

The Police Department has a need for desktop and laptop computers in order to function efficiently and effectively. Excellent interest rates have been found through U.S. Bancorp Government Leasing and Finance, Inc.

The Police Department replaces approximately one quarter of its desktop and laptop computers each year through a leasing program. This allows the Department to ensure this vital equipment does not become so outdated that it can no longer meet our needs. In preparing this year's lease, the Finance Department compared the interest rates of several leasing companies, in order to procure the best rate for this lease. Based on the proposal, the cost of the computer equipment is \$121,422.58 and the total cost of the equipment and finance charges over the four-year period is \$127,155.52.

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

Councilmember Nordfelt moved to approve resolution 17-147.

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.

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-14-

RESOLUTION NO. 17-148: AUTHORIZE THE PURCHASE OF DESKTOP AND LAPTOP COMPUTERS FROM VLCM FOR USE BY THE POLICE DEPARTMENT

Mayor Bigelow presented proposed Resolution 17-148 that would authorize the purchase of desktop and laptop computers from VLCM for use by the Police Department.

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

The Police Department replaces approximately one quarter of its desktop and laptop computers each year through a leasing program. This allows the Department to ensure this vital equipment does not become so outdated that it can no longer meet our needs.

The desktop and laptop computers procured through this program will be covered by a support package from Hewlett Packard (HP) which will cover the costs of repairs needed during the lease agreement. Each computer will be leased for a period of four years, after which point the computer will belong to the City. The cost for the computers is \$121,422.58.

Formal bidding was not required as the vendor, V.L.C.M., holds a contract with the State of Utah.

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 17-148.

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.

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-15-

RESOLUTION NO. 17-149: APPROVE THE AWARD OF A CONTRACT TO PAULSEN CONSTRUCTION, LLC FOR THE FIRE STATIONS #71, #72, AND #76 FACILITY CONSTRUCTION PROJECT

Mayor Bigelow presented proposed Resolution 17-149 that would approve the award of a contract to Paulsen Construction, LLC for the Fire Stations #71, #72, and #76 Facility Construction Project.

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

From seven pre-qualified bidders, the lowest bid for the Project was received from Paulsen Construction. Bids were opened on July 31, 2017. A total of five (5) bids were received:

- Wadman Corporation \$8,055,000.00
- Hughes General Contractors \$7,945,000.00
- Hogan & Associates \$7,650,000.00
- Valley Design & Construction \$7,302,921.00
- Paulsen Construction \$7,190,519.00

The West Valley City Fire Department has many new and old apparatus that are unable to fit in the existing Fire Stations due to size of new vehicles and a lack of available space. Also, the existing Stations #71 and #72 are inadequate to house personnel in a manner that meets today's standards for the Fire Service. Both Fire Stations #71 and #72 (the busiest Station in West Valley City) lack the capacity to provide standard response services from these Stations.

Fire station #72 was demolished and will be constructed with a larger Station to better accommodate the Fire apparatus and the additional manpower needed to meet the demands of the City in this area. Station #71 will be expanded to meet current standards for housing personnel and the larger Fire apparatus. As requested by the City Council, adding the new Station #76 in the southwest quadrant of the City will better accommodate the needs in this area with quicker response times and necessary personnel.

This Facility Construction Project consists of building two new Fire Stations (Station #72 and #76), and remodeling and expanding Station #71. Fire Stations are located throughout West Valley City; Station #72 is a new building constructed on existing property located at 4100 South 4314 West, with a total approximate size of 11,275 square feet. Station #76 an entirely new Fire Station located at 5372 South Upper Ridge Road with a total approximate size of 6,148 square feet. Station

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-16-

#71, that is being renovated and expanded, is located at 4158 South 6400 West and will have a total of approximately 6,197 square feet.

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 17-149.

Councilmember Lang seconded the motion.

Councilmember Buhler stated that this bid was by far the lowest. He added that he hopes modifications can be done to come in even further under budget.

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. 17-150: APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH MILLER PAVING FOR THE TESS AVENUE SIDEWALK PROJECT

Mayor Bigelow presented proposed Resolution 17-150 that would approve change order No. 1 to the contract with Miller Paving for the Tess Avenue Sidewalk Project.

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

During construction of the Tess Avenue Sidewalk Project, it became apparent that the pavement would need to be replaced due to a poor subgrade and deteriorated condition of the existing asphalt.

The asphalt was removed and replaced, which was a change in scope from the original bid.

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

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-17-

Council, and he called for a motion.

Councilmember Huynh moved to approve resolution 17-150.

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.

CONSENT AGENDA

A. RESOLUTION NO. 17-151: AUTHORIZE THE CITY TO ACCEPT A PUBLIC SIDEWALK, LIGHTING, AND UTILITY EASEMENT AND STORM DRAIN EASEMENT FROM MIDLAND ENTERPRISES, LLC, A UTAH LIABILITY COMPANY, FOR PROPERTY LOCATED AT 2665 SOUTH REDWOOD ROAD

Mayor Bigelow presented proposed Resolution 17-151 that would authorize the City to accept a Public Sidewalk, Lighting, and Utility Easement and Storm Drain Easement from Midland Enterprises, LLC, a Utah Liability Company, for property located at 2665 South Redwood Road.

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

Acceptance of a Public Sidewalk and Utility Easement, and a Storm Drain Easement from Midland Enterprises, L.L.C., a Utah liability company for property located at 2665 S. Redwood Road. The Public Sidewalk, Lighting and Utility Easement is to accommodate installation of public utilities, together with a 10 foot sidewalk and a 15 foot park strip on the east side of Redwood Road. The Storm Drain Easement is for the required removal and replacement of existing storm drain piping which runs along the rear of the subject property from 2700 South to Malvern Avenue (2640 South).

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-18-

The Midland Enterprises, L.L.C. property is the site of the proposed Pioneer Center retail shops. As a condition of approval, installation of a 10 foot sidewalk and a 15 foot park strip on the east side of Redwood Road was required. The Public Sidewalk, Lighting and Utility Easement will extend along the Redwood Road frontage of the property from the existing right-of-way line to three feet east of the new 10 foot wide sidewalk. The required Storm Drain Easement will run along the Easterly 10 feet of the subject property.

B. RESO. 17-152: AUTHORIZE THE EXECUTION AND RECORDING OF A DELAY AGREEMENT BETWEEN WEST VALLEY CITY AND WAT LAO SALT LAKE BUDDHARAM FOR PROPERTY LOCATED AT 7002 WEST PARKWAY BLVD

Mayor Bigelow discussed proposed Resolution 17-152 that would that would authorize the execution and recording of a Delay Agreement between West Valley City and Wat Lao Salt Lake Buddharam for property located at 7002 West Parkway Blvd.

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

Wat Lao Salt Lake Buddharam has requested to delay the installation of off-site improvements on 7002 West Parkway Blvd. as required by ordinance for their proposed improvements. 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.

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

C. RESO. 17-153: AUTHORIZE WEST VALLEY CITY TO GRANT A RIGHT OF WAY EASEMENT IN FAVOR OF QUESTAR GAS COMPANY ON A PORTION OF CITY PROPERTY LOCATED AT STONEBRIDGE GOLF COURSE LOCATED AT 4415 LINKS DRIVE

Nancy Day, Parks and Recreation Director, discussed proposed Resolution 17-153 that would authorize West Valley City to grant a Right of Way Easement in favor of Questar Gas Company on a portion of City property located at Stonebridge Golf Course located at 4415 Links Drive.

Written documentation previously provided to the City Council included information

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-19-

as follows:

Questar Gas Company needs to run natural gas piping to a new commercial subdivision (Stonebridge Park Commercial Subdivision). The underground pipeline requires a twenty (20) foot easement across the golf course property.

West Valley City acquired this property with the purchase of Stonebridge Golf Club in 2001. The requested easement runs along the hole Sunrise #8 and is 485 feet by 20 feet in size. The easement is along developed property, but outside of the cart path. It is not heavily maintained and should not cause any disruption to the irrigation system or golf course operation.

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

Councilmember Vincent moved to approve resolution's 17-151, 17-152, and 17-153

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.

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 12, 2017

-20-

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 12, 2017, WAS ADJOURNED AT 7:47 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 12, 2017.

Nichole Camac
City Recorder