

**MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 26, 2017**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, SEPTEMBER 26, 2017, AT 4:30 P.M. IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor  
Don Christensen, Councilmember At-Large  
Lars Nordfelt, Councilmember At-Large  
Tom Huynh, Councilmember District 1  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3

ABSENT:

Steve Vincent, Councilmember District 4 (*arrived as noted*)

STAFF PRESENT:

Wayne T. 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  
Anita Schwemmer, Acting Police Chief  
John Evans, Fire Chief  
Jim Welch, Acting Finance Director  
Layne Morris, CPD Director  
Russell Willardson, Public Works Director  
Mike Richards, Acting Parks and Recreation Director  
Sam Johnson, Strategic Communications Director  
Jake Arslanian, Public Works Department  
DeAnn Varney, Administration  
John Rock, Administration  
Chris Beichner, Fire Department  
Jon Springmeyer, CED Department

**APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 19, 2017**

The Council considered the Minutes of the Study Meeting held September 19, 2017. There were no changes, corrections or deletions.

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Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held September 19, 2017. Councilmember Lang seconded the motion.

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

**REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF SEPTEMBER 26, 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 OCTOBER 3, 2017**

**A. EMPLOYEE OF THE MONTH AWARD, OCTOBER 2017- AARON CRIM, PUBLIC RELATIONS**

Councilmember Christensen offered to read the nomination of Aaron Crim, Public Relations, to receive Employee of the Month Award for October 2017. Mr. Crim was nominated by Margo Aleksandrovich and Nichole Camac.

The award reads as follows:

Aaron is always willing to help and no matter how busy he is, he somehow always manages to find time to assist the many departments that need Public Relation guidance.

Recently, Aaron directed and executed a training video for the Public Works Department. It was a really well done video that is used for the Storm Water training all the time. We were looking to hire an engineering firm to create this training video for us at a hefty price but Sam and Aaron graciously offered to do it in house at no cost at all. Aaron worked with our schedules and deadlines to make sure we finished on time. We have also started a recycling education campaign and Aaron has stepped up to help again.

Aaron also went above and beyond in assisting the City Recorder's office during this election season. He took time out of his busy schedule to train the Recorder on how to update the website with election information and has always been available to answer questions or help when the website is being difficult, no matter the time or day. Aaron put together several amazing social media video's that were interactive, easy to follow, and provided valuable information to voters in the City. These video's covered everything from voter registration, candidate information, vote by mail, voting locations, etc. This was the first time the City provided this type of

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information over social media in this way and Aaron really stepped up to the challenge and exceeded our expectations.

These are just two examples of Aaron's hard work, though there are many departments that most definitely could share more. Thanks for all you do, Aaron!

**B. DIVISION OF THE QUARTER AWARD- ENGINEERING, PUBLIC WORKS DEPARTMENT**

Councilmember Buhler offered to read the nomination of Engineering, Public Works Department, to receive Division of the Quarter.

The award reads as follows:

The Engineering Division has had a very busy and productive summer. More City infrastructure work has been completed this season than ever before in the City's history. The Engineering Division designs, acquires right-of-way, inspects and manages construction of a variety of projects, including construction of new streets and sidewalks, traffic signals, parking lots, bridges, storm drains, and pavement management contracts, plus coordination with major UDOT projects and plan review and inspection of all new developments. This summer 14 different projects with a value of over \$ 16.5 million have been or will be completed by the Engineering Division. All of this has been accomplished with a staff of 15. That is a great value. In a city with an aging infrastructure and limited resources, getting the most out of each dollar spent is imperative. The Engineering Division has worked tirelessly to ensure quality in the design, construction, and functionality of the City's transportation and drainage infrastructures. City funds have been stretched by utilizing half a dozen different federal and state funding sources, each with it's own rules and requirements. Construction is often a dirty word, when residents are inconvenienced during the short Utah construction season, but the benefits of the work accomplished this summer will last for decades.

**PUBLIC HEARINGS SCHEDULED OCTOBER 3, 2017**

**A. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2017-2018 BUDGET**

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Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled October 3, 2017, in order for the City Council to hear and consider public comments regarding re-opening the FY 2017-2018 budget.

Proposed Ordinance 17-35 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ORDINANCE NO. 17-35, AMEND THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2017 AND ENDING JUNE 30, 2018 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS**

Wayne Pyle discussed proposed Ordinance 17-35 that would amend the budget of West Valley City for the fiscal year beginning July 1, 2017 and ending June 30, 2018 to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

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

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City holds public hearings on budget amendments on a quarterly basis each fiscal year.

A Public Notice was posted September 21, 2017 in (the Salt Lake Tribune and the Deseret Morning News) general circulation to the general public. Notice was given that a public hearing is to be held October 3, 2017 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

Councilmember Buhler clarified that these are rollover funds and are from pre-approved projects. Wayne replied yes.

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

The City Council will hold a public hearing and consider proposed ordinance No. 17-35 at the Regular Council Meeting scheduled October 3, 2017, at 6:30 P.M

**RESOLUTION 17-155: AUTHORIZE THE MAYOR AND THE PRESIDENT OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY TO**

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**EXECUTE A WARRANTY DEED IN FAVOR OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY FOR PROPERTY LOCATED AT 4160 SOUTH 6400 WEST (PARCEL 20-03-226-075 AND 20-23-226-076)**

Wayne Pyle discussed proposed Resolution 17-155 that would authorize the Mayor and the President of the Municipal Building Authority of West Valley City to execute a Warranty Deed in favor of the Municipal Building Authority of West Valley City for property located at 4160 South 6400 West (Parcel 20-03-226-075 and 20-23-226-076).

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

The West Valley City Fire Station 71 site is currently located on two separate parcels, one owned by West Valley City (parcel 20-03-226-075) and the other owned by the Municipal Building Authority of West Valley City (parcel 20-03-226-076). West Valley City will be constructing additions to, and remodeling the existing fire station building. As a condition of obtaining a building permit and in order to comply with West Valley City Ordinance 7-2-104 consolidation of the two parcels into one composite description, one tax identification number and common ownership is required. A Warranty Deed has been prepared to convey the overall composite description from West Valley City, and from the Municipal Building Authority of West Valley City to the Municipal Building Authority of West Valley City.

Mayor Bigelow asked how the original fire station was constructed on two separate parcels. Chief Evans replied that this is unknown and was one of the first buildings constructed after West Valley City incorporated. Councilmember Buhler asked why the Building Authority will own the property instead of the City. Wayne replied this is due to bonding.

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

The City Council will consider Resolution 17-155 at the Regular Council Meeting scheduled October 3, 2017, at 6:30 P.M.

**RESOLUTION 17-156: A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO PROPERTY SCHEDULE NO. 12 OF THE MASTER TAX-EXEMPT LEASE/PURCHASE AGREEMENT WITH US BANCORP GOVERNMENT LEASING AND FINANCING, INC. WITH RESPECT TO A LEASE FOR THE PURCHASE OF EQUIPMENT FOR THE FIRE DEPARTMENT**

Jim Welch, Finance Director, discussed proposed Resolution 17-156 that would authorize the City to enter into Property Schedule No. 12 of the Master Tax-Exempt Lease/Purchase Agreement with US Bancorp Government Leasing and Financing, Inc. with respect to a

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lease for the purchase of equipment for the Fire Department.

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

The replacement apparatus/commercial crew-cab will be used to pull the rescue trailer for various heavy rescue calls within the City, County and State. The new tractor/trailer configuration will allow for better access, maneuverability and storage space. This lease is intended to last 8 years with quarterly payments with an interest rate of 2.21%. 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, there were no further questions or concerns expressed by members of the City Council.

The City Council will consider Resolution 17-156 at the Regular Council Meeting scheduled October 3, 2017, at 6:30 P.M.

**RESOLUTION 17-157: A RESOLUTION AUTHORIZING THE PURCHASE OF A SEARCH AND RESCUE TRAILER FOR USE BY THE FIRE DEPARTMENT**

John Evans, Fire Chief, discussed proposed Resolution 17-157 that would authorize the purchase of a search and rescue trailer for use by the Fire Department.

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

This resolution authorizes the purchase of one (1) replacement apparatus/trailer for Heavy/Technical Rescue 74 and/or Urban Search and Rescue (USAR) Task Force 5 from Emergency Vehicles, Inc. (EVI). This replacement apparatus/trailer will be used for various heavy rescue calls within the City, County, and State. The trailer will be much larger than the existing Heavy Rescue.

West Valley City Fire Department has been operating out of a 1997 Pierce, all in one type apparatus. This new tractor/trailer configuration will allow for better access, maneuverability, and storage space. The West Valley City Fire Department has selected EVI, as the supplier of the rescue trailer. EVI was the lowest bid

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vendor and EVI has also built specialty apparatus for us in the past. EVI built the command and storage space on Hazmat 73.

<b>Number of Apparatus</b>	<b>Type of Apparatus</b>	<b>Cost Per Apparatus</b>
1	EVI 37' Heavy/USAR Trailer	\$422,996.00
	<b>TOTAL</b>	\$422,966.00

Following are the vehicles being replaced: **1997 Pierce Heavy Rescue**

<b>730613</b>	<b>1997</b>	<b>Pierce Rescue</b>	<b>66954 EX</b>	<b>4P1CT02U5VA000556</b>
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Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will consider Resolution 17-157 at the Regular Council Meeting scheduled October 3, 2017, at 6:30 P.M.

**RESOLUTION 17-158: A RESOLUTION AUTHORIZING THE PURCHASE OF A HEAVY RESCUE CREW CAB FOR USE BY THE FIRE DEPARTMENT**

John Evans, Fire Chief, discussed proposed Resolution 17-158 that would authorize the purchase of a heavy rescue crew and cab for use by the Fire Department.

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

This resolution authorizes the purchase of one (1) replacement apparatus/commercial crew-cab for Heavy/Technical Rescue 74 and/or Urban Search and Rescue (USAR) Task Force 5 from Houston Freightliner, Western Star.

This one (1) replacement apparatus/commercial crew-cab will be used to pull the rescue trailer for various heavy rescue calls within the City, County, and State.

West Valley City Fire Department has been operating out of a 1997 Pierce, all in one type apparatus. This new tractor/trailer configuration will allow for better access, maneuverability, and storage space. The West Valley City Fire Department has selected Houston Freightliner, Western Star, as the supplier of the commercial crew-cab/tractor. Freightliner of Houston was the lowest bid vendor from Houston-Galveston Area Council (HGAC).

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<b>Number of Apparatus</b>	<b>Type of Apparatus</b>	<b>Cost Per Apparatus</b>
1	2018 Freightliner M2 106 Crew-Cab	\$90,206.00
	<b>TOTAL</b>	\$90,206.00

Following are the vehicles being replaced: **1997 Pierce Heavy Rescue**

<b>730613</b>	<b>1997</b>	<b>Pierce Rescue</b>	<b>66954 EX</b>	<b>4P1CT02U5VA000556</b>
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Councilmember Lang clarified that the maneuverability will be sufficient. Chief Evans replied yes. Councilmember Buhler asked if additional cost will be required to equip the new trailer. Chief Evans replied that existing equipment will be used from the existing trailer. Mayor Bigelow requested pictures of the existing trailer and the one being purchased. The Council discussed the size, look, and functionality of the new trailer.

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

The City Council will consider Resolution 17-158 at the Regular Council Meeting scheduled October 3, 2017, at 6:30 P.M.

**COMMUNICATIONS**

**A. GRANITE SCHOOL DISTRICT BOND PRESENTATION**

Don Adams, Granite School District, discussed and provided a handout to the Council regarding an upcoming bond on the ballot this November. The discussion is summarized as follows:

- Why do we need a bond?
  - o Based on in-depth analysis of school conditions by independent engineers, more
  - o than half our school buildings were found to be 75% or more in decline.
  - o Our annual capital revenue (which, by law, can only be funded by our capital
  - o property tax levy) is about \$17 million, but current facility needs exceed \$1 billion.
  - o By putting the bond on the 2017 ballot the district takes advantage of low interest
  - o rates, and we fund projects before construction costs inevitably rise.
  - o This bond is NOT part of the Our Schools Now Initiative - a statewide ballot
  - o proposal to bring added revenue for academic programs at public schools.

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- Revenue from that initiative cannot be used for school buildings.
- What the Passing of the Bond Means
  - A home valued at \$250,000 would see an annual property tax increase of just over \$15 a month, or approximately \$184 annually.
- When would by school be rebuilt?
  - This bond sets in motion a 40-year strategic plan to rebuild and renovate EVERY school in the district. This time line is based on a ‘worst first’ model. Our desire is complete all necessary projects as soon as possible.
  - It’s important to remember that an elementary school takes 10-12 months to design and roughly 12-15 months to construct. A junior high takes 18 months to design and 18-20 months to construct.
  - A high school rebuild requires 18-24 months of design and 2-3 years of construction.
- First Decade- Phase One (rebuilt and remodels are based on a ‘worst first’ time line. This phase is part of a 30-40 year strategic plan to rebuild and renovate ALL schools)
  - 2018- Rebuild: South Kearns Elementary/ Remodel: Valley Junior High, Evergreen Junior High, Hunter High
  - 2019- Rebuild: West Kearns Elementary/ Remodel: Driggs and Rosecrest Elementary
  - 2020- Rebuild: Cyprus and Skyline High School (Architectural design work has already begun. This is earliest possible date for beginning construction)
  - 2021- Remodel: Calvin Smith, Moss, and Plymouth Elementary
  - 2022- Rebuild: Arcadia Elementary/ Remodel: Taylorsville High
  - 2023- Rebuild: Orchard Elementary/ Remodel: Hillsdale Elementary and Kennedy Junior High
  - 2024- Rebuild: Academy Park Elementary, Kearns Junior High/ Remodel: Magna Elementary, Valley Crest Elementary
  - 2025- Rebuild: Sanburg Elementary/ Remodel: Lincoln and Pioneer Elementary
  - 2026- Rebuild: Eastwood Elementary/ Remodel: Crestview Elementary
  - 2027- Rebuild: Spring Lane Elementary/ Remodel: Cottonwood Elementary
  - 2028- Rebuild: Evergreen and Valley Junior High and Oakridge Elementary
- If the bond fails to pass, rebuilt and remodels cannot be pursued as funding will be reserved for emergency repairs of aging systems.
- Mr. Adams displayed videos and discussed the bonding process, seismic issues and other natural disasters, security issues, etc.

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Tom Huynh asked Mr. Adams to clarify what West Valley City schools would benefit from this bond.

### **B. BUILDING UPDATE**

Jake Arslanian, Public Works Department, provided a PowerPoint presentation summarized as follows:

- Fire Stations #71, #72, and #76
  - o Station 71
    - November 5, 2018- June 28, 2019
  - o Station 72
    - September 13, 2017- August 30, 2018
  - o Station 76
    - September 13, 2017- August 30, 2018
- West Valley City Police Headquarters
  - o RFP- September 28, 2017
  - o NTP- October 30, 2017
  - o CM- November 6, 2017
  - o CSC- September 10, 2019
- Fairbourne Station Parking Garage
  - o NTP- October 30, 2017
  - o CM- November 6, 2017
  - o CSC- September 10, 2019
- Embassy Suites Retrofit and Expansion
  - o RFP- September 28, 2017
  - o NTP- October 30, 2017
  - o CM- November 6, 2017
  - o CSC- February 15, 2018

The Council discussed the timeline and specific improvement goals of Embassy Suites. The Council briefly discussed the ADL for the Embassy Suites Hotel. Councilmember Huynh encouraged the City to ensure the entry logo to City hall is kept clean. Councilmember Buhler asked who determines the City's logo. Wayne replied that the Council was petitioned on a potential logo change but was unable to come to a unified agreement.

### **C. COUNCIL UPDATE**

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

Councilmember Christensen asked how the Veteran's golf tournament went. Mike Christensen replied that it was very successful.

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

**NEW BUSINESS**

**A. POTENTIAL FUTURE AGENDA ITEMS**

Mayor Bigelow stated that it would be valuable to the public to broadcast the Study Meeting. Councilmember Buhler stated that it would be interesting to see the cost of doing this. The rest of the Council agreed.

Mayor Bigelow asked why public comment is not allowed in Study Meeting. Wayne indicated that the Study Meeting is intended to be for the Council and not the appropriate venue for public input. Councilmember Lang discussed meetings she attends where public comment is and isn't allowed.

**B. COUNCIL REPORTS**

**COUNCILMEMBER CHRISTENSEN- ULCT CONFERENCE**

Councilmember Christensen stated he attended the ULCT conference. He indicated that he will share his notes with the group.

**C. REVIEW AGENDA'S FOR REGULAR MEETINGS OF THE REDEVELOPMENT AGENCY, HOUSING AUTHORITY, AND MUNICIPAL BUILDING AUTHORITY SCHEDULED OCTOBER 3, 2017**

Wayne Pyle indicated that there are no items on the agenda's, aside from approval of minutes, with the exception of the Building Authority Meeting. The Council discussed the Building Authority agenda item as follows:

**BUILDING AUTHORITY AGENDA ITEM 6.A**

**RESOLUTION 17-07: AUTHORIZE THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY TO EXECUTE AND ACCEPT A WARRANTY DEED FROM WEST VALLEY CITY AND THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY FOR PROPERTY LOCATED AT 4160 SOUTH 5400 WEST (PARCELS 20-03-226-075 AND 20-23-226-076)**

Mayor Bigelow discussed proposed Resolution 17-07 that would authorize the Municipal Building Authority of West Valley City to execute and accept a Warranty Deed from West Valley City and the Municipal Building Authority of West Valley City for property located at 4160 South 5400 West (Parcels 20-03-226-075 and 20-23-226-076)

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

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The West Valley City Fire Station 71 site is currently located on two separate parcels, one owned by West Valley City (parcel 20-03-226-075) and the other owned by the Municipal Building Authority of West Valley City (parcel 20-03-226-076). West Valley City will be constructing additions to, and remodeling the existing fire station building. As a condition of obtaining a building permit and in order to comply with West Valley City Ordinance 7-2-104 consolidation of the two parcels into one composite description, one tax identification number and common ownership is required. A Warranty Deed has been prepared to convey the overall composite description from West Valley City, and from the Municipal Building Authority of West Valley City to the Municipal Building Authority of West Valley City.

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

The Building Authority will consider Resolution 17-07 at the Regular Council Meeting scheduled October 3, 2017, at 6:30 P.M.

**ADJOURN**

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

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY SEPTEMBER 26, 2017 WAS ADJOURNED AT 5:41 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, September 26, 2017.

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Nichole Camac  
City Recorder