

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 15, 2009

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THE CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, SEPTEMBER 15, 2009, 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 BY MAYOR NORDFELT.

THE FOLLOWING MEMBERS WERE PRESENT:

Dennis J. Nordfelt
Russ Brooks
Carolynn Burt
Joel Coleman
Corey Rushton
Steve Vincent
Mike Winder (Arrived as noted)

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager
John Evans, Fire Chief
Jim Welch, Finance Director
Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
Nicole Cottle, CED Director
Mike Wells, Acting Police Chief
Tim Bywater, Acting City Attorney
Daniel Johnson, Public Works Department
Phil Markham, Public Works Department
Brent Garlick, CED Department
Mark Nord, CED Department
Aaron Crim, Administration
Owen Jackson, Administration
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 1, 2009**
The Council read and considered the Minutes of the Study Meeting held September 1, 2009. There were no changes, corrections or deletions.

After discussion, Councilmember Burt moved to approve the Minutes of the Study Meeting held September 1, 2009, as written. Councilmember Brooks seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Rushton	Yes
Mayor Nordfelt	Yes

Unanimous.

Councilmember Winder arrived at 4:33 P.M.

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED SEPTEMBER 15, 2009**

City Manager, Wayne Pyle, stated one new item had been added to the Agenda for the Regular Council Meeting scheduled September 15, 2009, at 6:30 P.M. and he reviewed that item as follows:

Item No. 8.D. - RESOLUTION NO. 09-295, AUTHORIZE ACCEPTANCE OF AN ASSISTANCE AGREEMENT WITH THE U.S. DEPARTMENT OF ENERGY FOR GRANT FUNDS UNDER THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 FOR USE ON ENERGY-SAVING PROJECTS AND PROGRAMS

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-295 which would authorize acceptance of an Assistance Agreement with the U.S. Department of Energy for grant funds under the American Recovery and Reinvestment Act of 2009 for use on energy-saving projects and programs.

Mr. Pyle stated the purpose of the Energy Efficiency and Conservation Block Grant (EECBG) Program would be to assist the City in creating and implementing strategies to:

- Reduce fossil fuel emissions in a manner environmentally sustainable and to the maximum extent practicable; and maximize benefits for local and regional communities
- Reduce the total energy use of eligible entities
- Improve energy efficiency in the building sector, the transportation sector, and other appropriate sectors

He also stated a number of different projects had been considered and evaluated based on initial cost and energy savings. He discussed the following projects that had been selected and submitted in June via the City's application:

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1. Indoor lighting conversion
2. Parking lot lighting conversion
3. Lighting control automation
4. Building HVAC automation conversion
5. 3500 South street lights
6. Traffic signal coordination

The City Manager pointed out the above projects had more fully been explained on the Activity Worksheets, copies of which had previously been distributed to members of the Council. He advised estimates were these projects would reduce the City's energy costs by approximately \$200,000 annually and those funds would be reinvested in future energy-saving projects and programs.

Mr. Pyle indicated the EECBG Program did not require a local match. However, the City's application included a budget of \$171,211.00 from Rocky Mountain Power's FinAnswer Express Retrofit Lighting Incentive Program, and \$381,468.00 from City funds previously budgeted for the 3500 South Street Lighting Project.

City Manager, Wayne Pyle, further reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 09-295 at the Regular Council Meeting scheduled September 15, 2009, at 6:30 P.M.

Upon inquiry by City Manager, Wayne Pyle, there were no further questions regarding items scheduled on the subject Agenda.

3. **ORDINANCE NO. 09-30, REPEALING CHAPTER 18-6 AND VARIOUS SECTIONS IN CHAPTER 18-8 AND AMENDING SECTION 18-1-102 OF TITLE 18 OF THE WEST VALLEY CITY MUNICIPAL CODE REGARDING STORM WATER MANAGEMENT AND ENACTING TITLE 25 REGARDING FLOOD DAMAGE PREVENTION WITHIN FLOOD PLAIN AREAS**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 09-30 which would repeal Chapter 18-6 and various sections in Chapter 18-8 and amend Section 18-1-102 of Title 18 of the West Valley City Municipal Code regarding storm water management and enact Title 25 regarding flood damage prevention within flood plain areas.

Mr. Pyle stated the City currently regulated development of land in flood areas to protect human life and health, minimize prolonged disruption of business and commerce, minimize public expenditures on flood control projects, minimize the need for rescue and relief efforts related to flooding, minimize damage to public facilities, infrastructure, and utilities located in flood areas, help maintain a stable tax base in flood prone areas, and

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insure potential buyers were notified that property was located in a flood area. He indicated the ordinance would remove the City's current flood plain management sections from the Storm Water Management Ordinance (Title 18), and create a new ordinance dedicated solely to Flood Damage Prevention (Title 25).

The City Manager explained that currently the City regulated development of land in its Flood Plain Management sections of the City Code located within Title 18 of the Storm Water Management Ordinance. He stated periodically the Federal Emergency Management Agency (FEMA) updated its Flood Insurance Rate Maps (FIRM), Flood Insurance Study, and generated new regulations that needed to be adopted by the City for its continued participation in the National Flood Insurance Program. He indicated FEMA had developed the new ordinance for cities to assist them in regulating development located within identified flood plains. Additionally, FEMA had recently updated the FIRM and Flood Insurance Study in West Valley City. He stated this ordinance incorporated the most recent changes and adopted the updated FEMA Flood Insurance Rate Maps (FIRM), and Flood Insurance Study.

Daniel Johnson, City Engineer, further reviewed the proposed Ordinance and answered questions from members of the City Council.

The City Council will consider proposed Ordinance No. 09-30 at the Regular Council Meeting scheduled September 22, 2009, at 6:30 P.M.

4. **RESOLUTION NO. 09-296, AUTHORIZE THE PURCHASE OF A TYMCO 600 SWEEPER FROM INTERMOUNTAIN SWEEPER FOR USE BY THE PUBLIC WORKS DEPARTMENT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-296 which would authorize the purchase of a Tymco 600 Sweeper from Intermountain Sweeper, in the amount of \$182,215.00, less the trade-in of \$55,000.00 for a used 2005 Tymco 600 Sweeper, for a total cost not to exceed \$127,215.00, for use by the Public Works Department.

Mr. Pyle stated the Storm Water Operations Division currently owned several similar models of the Tymco Sweeper. He further stated those currently being used had performed well with a good maintenance history. He explained the subject model sweeper was comparable to existing equipment being used. He reported it had been determined it would be in the best interest of the City to purchase equipment the employees and mechanics were already familiar with for the intended use.

City Manager, Wayne Pyle, further reviewed the proposed Resolution and answered questions from members of the City Council.

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The City Council will consider proposed Resolution No. 09-296 at the Regular Council Meeting scheduled September 22, 2009, at 6:30 P.M.

5. **RESOLUTION NO. 09-297, ACCEPT QUIT CLAIM DEED FROM THE CITY CREEK CONGREGATION OF JEHOVAH’S WITNESSES FOR PROPERTY LOCATED AT 2577 SOUTH HEMPSTEAD STREET**

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-297 which would accept a Quit Claim Deed from the City Creek Congregation of Jehovah’s Witnesses for property located at 2577 South Hempstead Street.

Mr. Pyle stated the Quit Claim Deed had been signed by the City Creek Congregation of Jehovah’s Witnesses.

The City Manager reported that as a condition of obtaining a building permit for a new building, dedication of a previously vacated portion of Hempstead Street had been required.

City Manager, Wayne Pyle, further discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 09-297 at the Regular Council Meeting scheduled September 22, 2009, at 6:30 P.M.

6. **NEW BUSINESS SCHEDULED SEPTEMBER 22, 2009:**

A. **CONVENE AS BOARD OF CANVASSERS FOR THE 2009 MUNICIPAL PRIMARY ELECTION HELD SEPTEMBER 15, 2009**

City Manager, Wayne Pyle, stated the City Council would convene on September 22, 2009, as the Board of Canvassers for the 2009 Municipal Primary Election held September 15, 2009. The City Manager discussed the proposed Resolution relating to this matter as follows:

RESOLUTION NO. 09-298, ACCEPTING AND APPROVING THE RESULTS OF THE MUNICIPAL PRIMARY ELECTION HELD SEPTEMBER 15, 2009, AS SHOWN ON THE CANVASS REPORT

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-298 which would accept and approve the results of the Municipal Primary Election held September 15, 2009, as shown on the Canvass Report.

Mr. Pyle stated the City Council was the legislative body for West Valley City and comprised the Board of Municipal Canvassers pursuant to Utah Code 20A-4-301. He also indicated the Code required the Board of Municipal Canvassers to meet to canvass the returns of the Municipal Primary Election no sooner than three days and no later than seven days after the election.

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City Recorder, Sheri McKendrick, further reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 09-298 at the Regular Council Meeting scheduled September 22, 2009, at 6:30 P.M.

6. **ECONOMIC DEVELOPMENT UPDATE**

City Manager, Wayne Pyle, advised regarding his plan to provide the Council with an update every quarter regarding economic development.

Mr. Pyle recognized Brent Garlick and Mark Nord, CED Department.

Using PowerPoint, Brent Garlick discussed information summarized as follows:

- Overview and update of the Hercules Hill-B Redevelopment Project Area
- Map showing 9 RDA (Redevelopment Area) and 4 EDA (Economic Development Area) project areas
- Assessed value of RDA project areas in the past five years
- Update of current RDA/EDA projects: Valley Fair Mall, City Center, Jordan River Marketplace
- General project update: Cummins Rocky Mountain, WinCo, Ace Disposal
- Projects anticipated to begin in the Spring of 2010: Valley Fair Mall Phase II, Jordan River Market Place Phase 1, 201 Commerce Center Phase 1, Hexcel, Homeland Security Office Building, Financial Institution

During the above presentation of information, City Manager, Wayne Pyle, and Brent Garlick answered questions from members of the City Council. Mr. Pyle also commented regarding efforts of the Economic Development Division staff and praised them for trying to negotiate new projects and make new deals. He advised staff was attempting to keep economic development moving forward.

7. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the Council had previously received a Memorandum outlining upcoming meetings and events as follows: September 17, 2009: UTA Plaza Ribbon Cutting at Intermodal Center/Bus Hub, 11:00 A.M.; September 17, 2009: ChamberWest 2009 Community Awards Gala, SLCC Oak Room, 6:30 P.M.; September 22, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 24, 2009: Latino Seminar – Fire Prevention, UCCC, 6:30 P.M.; September 25, 2009: Employee Golf Tournament, West Ridge Golf Course, 7:30 A.M. Shotgun Start; September 26, 2009: The Killers, E-Center; September 18, 2009: Pearl Jam, E-Center; September 30, 2009: Lake Park Owners Golf Social, Stonebridge Golf Course, 8:00 A.M. – 1:00 P.M.; October 2, 2009: Creed, E-Center; October 2, 2009: Family

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Fitness Center VIP Member Appreciation, 6:00 P.M. – 8:30 P.M.; October 5, 2009: COG General Assembly Meeting, South Jordan City Hall, 10778 S. Redwood Road, 6:00 P.M.; October 6, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 13, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 19, 2009: 2009 Crime Prevention Seminar, Topic: National Domestic Violence Awareness Month, Family Fitness Center, 6:30 P.M. – 7:30 P.M.; October 20, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 20-30, 2009: Early Voting for Municipal General Election; October 22, 2009: Latino Seminar – Domestic Violence Awareness, UCCC, 6:30 P.M.; October 22, 2009: Meet the Candidates Night for Municipal General Election, UCCC, 7:00 P.M.; October 27, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 3, 2009: Council Study & Regular Meetings – canceled; November 3, 2009: Municipal General Election; November 7, 2009: So You Think You Can Dance Tour, E-Center; November 9, 2009: 2009 Crime Prevention Seminar, Topic: Gang Awareness, Family Fitness Center, 6:30 P.M. – 7:30 P.M.; November 10, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 17, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 24, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 26, 2009: Thanksgiving Holiday – City Hall closed; December 1, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 8, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 15, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; and December 24, 2009: Christmas Holiday – City Hall closed.

8. **COUNCIL REPORTS:**

A. **COUNCILMEMBER COREY RUSHTON – JORDAN RIVER FLOAT TRIP**

Councilmember Corey Rushton reported regarding a Jordan River float trip held the previous Saturday in which he and Councilmember Brooks had participated.

Councilmember Brooks also discussed issues and suggestions regarding the Jordan River.

B. **COUNCILMEMBER MIKE WINDER – ULCT CONFERENCE AND TERRACE RIDGE PARK**

Councilmember Winder reported regarding the Utah League of Cities and Towns (ULCT) annual conference held the previous week in Salt Lake City. He discussed topics of the various workshops, Community Volunteer Awards presentation including one to Louise Tew of West Valley City, and other information.

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Councilmember Winder expressed appreciation to the Parks and Recreation Department for efforts in constructing the Terrace Ridge Park. He stated it was an asset to the neighborhood and very much appreciated by the residents.

C. COUNCILMEMBER RUSS BROOKS – IHC ACTIVITY

Councilmember Brooks advised he had filled in for Mayor Nordfelt at a recent activity involving Intermountain Health Care and he told about their program encouraging people to walk a distance from parking spaces.

D. COUNCILMEMBER CAROLYNN BURT – VECC TOUR

Councilmember Burt advised that the Municipal Council of Governments had scheduled another tour of the Salt Lake Valley Emergency Communications Center (VECC) facility and inquired if the Council desired to participate.

E. MAYOR DENNIS NORDFELT – REDEDICATION OF BICENTENNIAL OF CONSTITUTION GROVE

Mayor Nordfelt reported regarding the rededication of Bicentennial of Constitution Grove held the previous night at City Park.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, SEPTEMBER 15, 2009, WAS ADJOURNED AT 5:44 P.M., BY MAYOR NORDFELT.

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 15, 2009.

Sheri McKendrick, MMC
City Recorder