

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 1, 2009

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THE CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, SEPTEMBER 1, 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 (Arrived as noted)
Mike Winder

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Jim Welch, Finance Director
Kevin Astill, Parks and Recreation Director
Layne Morris, Community Preservation Director
Russell Willardson, Public Works Director
Richard Catten, City Attorney
Nicole Cottle, CED Director
Buzz Nielsen, Police Chief
Stan Varney, Acting Fire Chief
Chris Curtis, Community Preservation Department
Jennifer Morey, Community Preservation Department
Erik Brondum, Public Works Department
Brent Garlick, CED Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department

1. APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 18, 2009

The Council read and considered the Minutes of the Study Meeting held August 18, 2009. There were no changes, corrections or deletions.

After discussion, Councilmember Burt moved to approve the Minutes of the Study Meeting held August 18, 2009, as written. Councilmember Coleman seconded the motion.

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A roll call vote was taken:

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

Unanimous.

2. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED SEPTEMBER 1, 2009:

City Manager, Wayne Pyle, stated one new item had been added to the agenda for the Regular Council Meeting scheduled September 1, 2009, as follows:

Item No. 8.C. – RESOLUTION NO. 09-291, RESCIND PREVIOUS RESOLUTIONS AND AUTHORIZE CITY TO ENTER INTO AN AGREEMENT WITH THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY AND JORDAN RIVER MARKETPLACE, LLC, FOR DEVELOPMENT AND REDEVELOPMENT OF REAL PROPERTY LOCATED IN THE JORDAN RIVER REDEVELOPMENT AREA

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-291 which would rescind previous resolutions and authorize the City to enter into an agreement with the Redevelopment Agency of West Valley City and Jordan River Marketplace, LLC, for development and redevelopment of real property located in the Jordan River Redevelopment Area.

Mr. Pyle stated Jordan River Marketplace, LLC had been selected as the developer of choice to design and build the Jordan River Marketplace, a multi-cultural, mixed use development in the City. He further stated the development would be built on City-owned and other property on 3300 South at about 1300 West and would compliment and connect to the Utah Cultural Celebration Center located north of the subject development site. He indicated the proposed resolution would approve the final complete agreement and replace two resolutions previously adopted by the Council, but which only approved portions of the agreement which were subject to further revision.

The City Manager reported the Utah Cultural Celebration Center (UCCC) had been completed in 2004 and since that time the vacant land to the south (20 acres owned by the City and seven acres owned by the State of Utah and Salt Lake County) and stretching to 3300 South had been envisioned to become a special and unique multi-cultural marketplace. He advised that a request for proposal had been sent to developers in mid-

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2008 to solicit interest in the project and Jordan River Marketplace, LLC (Ascent Construction) had been selected by the City Council to pursue development of this site. He stated the proposed development would be a mixed use, walkable development with culturally diverse shops and restaurants, office space, residential units, and cultural amenities, all within a multi-cultural environment. He also indicated that over the past eight months numerous environmental, transportation, access, land, and contract issues had been worked through and the development concept had been refined. The primary deal points of the ADL were that the City would sell City owned land to the developer at \$3.00 per foot. Payment for the land would come to the City from the initial tax increment collected from the project. He also reported that after the City was fully paid back, the developer would keep the remaining tax increment for investment into the project up to a cap of \$4,639,500. In addition, the City Council would review and approve all architectural designs for the development.

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. 09-291 at the Regular Council Meeting scheduled September 1, 2009, at 6:30 P.M.

REVIEW OF REDEVELOPMENT AGENCY AND HOUSING AUTHORITY AGENDAS

City Manager, Wayne Pyle, reviewed items on the Redevelopment Agency and Housing Authority Meeting agendas for the meetings scheduled September 1, 2009. Mr. Pyle answered questions from members of the City Council.

He also noted Laura Lewis, Lewis Young Robertson Burningham, the City's financial advisor, had been delayed in route to City Hall, but upon arrival would answer questions regarding the bond issue on the Redevelopment Agency agenda. He also noted that Jerry Nowlin, Wells Fargo Bank, was also in attendance at the meeting. Upon arrival at the meeting, Laura Lewis discussed the proposal regarding item no. 7.A. on the Redevelopment Agency agenda. She distributed and discussed the final pricing booklet and details of the transaction. She also answered questions from members of the City Council.

The City Council had no further questions regarding items scheduled on the subject agendas.

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3. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED SEPTEMBER 8, 2009:

A. CLEAN & BEAUTIFUL COMMITTEE - PRESENTATION OF 2009 BEAUTIFICATION AWARDS

City Manager, Wayne Pyle, stated winners of the annual Clean & Beautiful Committee beautification awards would be presented to the following recipients at the Regular Council Meeting scheduled September 8, 2009, at 6:30 P.M.:

David and Ruthann Safford	Kurt and Ileen Springer
Mariet and Kee Johnson	Eileen Smith
Greg and Dana Martin	Larry and LouAnn McElreath
Kenneth and Luana Thorup	Cathy and Ernie Lambert
Ronnie Romero	Frank and Raelyn Taylor
Evelyn Arnold	Gilbert and Joanne Serrano
Marta Martinez	Patrick and Stephanie Todd
Melvin and Patricia Perry	Kent and Medite Thurgood
Brian Blank	Marty and Doris Taradash
Rona and Peggy Christensen	Sandy Ridenour and Pam Ferguson
Emerito and Derla Manglinong	Max and LaRue Williams
Hanka Jasrevic	Mary Deveraux
Victor and Geneva Wilkins	Dee and Marie Chatterton
Karl and Judy Peterson	Mike and Sharon Twitchell
Ladd and Jeannie Gordon	Charlotte Collard
Edward and Kathleen Kendall	Bryan and Whitney Jorgensen
David Jacobson and Helena Pollock	Hung Huyna and Zung Bui
Jim and Pam Dalpiaz	Lovin and Julia Yolanco
Steven and Tanya Powell	John and Joal Wojtanowics
Junior and Lavina Patane	Molly Madsen
Donald and Kristeen Croall	Mary A. Fitzgerald
Glen and Gina Mitchell	Nick Bleckert
Michael and Juen Johnson	David and Sharon Cracraft
Ross Holly	Dallas and Dana Day
Darryl and Kim Larson	Gary and Teddie Warr
Wan-Jen Horng	Tri Duong
Alan and Joyce Cox	Wayne and Shirlene Brace
Manuel and Jennie Pino	Kim and Wayne Dean
Arlen and Pat Atkinson	John and Kris Campbell
Leo and Shonda Roberts	Dell and Beverly Jeffs
Carl and Diane Andra	Cam Dang
John and Joyce Petersen	Mitchell and Colleen Peterson
Becky Dangerfield	Grant Hunsaker
Kelly and Michelle Jensen	Bill and Rama Johnson

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Ron and Toni Painter
Manuel and Rosa Lemus
Dennis Larson
Frank and Carol Herman
Terry and Jill Yonker

Doug and Penny Dickey
Brandon and Aubrey Elzinga
Kevan and Susan Lubbers
Gene and Janet Jensen
Brandon and Lindsey Jacobsen

4. **COMMUNICATIONS:**

A. **COMMUNITY PRESERVATION DEPARTMENT UPDATE**

City Manager, Wayne Pyle, advised a survey had been completed and he instructed Layne Morris, Community Preservation Director, to review results with the City Council.

Layne Morris distributed written material and, using PowerPoint, discussed information summarized as follows:

- Graph showing graffiti survey results (utilities, commercial signs, structures, fences, totals) in major corridors with a total reduction of 63% in 2008-2009

Councilmember Vincent arrived at the meeting at 4:43 P.M.

- Graph showing results of the code enforcement survey by individual beat, with a total reduction of 51% in 2008-2009
- Arlington Park area survey results showing 65% total reduction in calls for services 2006-2009. Several departments, staff members and Good Landlord Program involved in improving the targeted area
- Overall violation percentages for vehicle, landscape, surface, storage and waste for 2008-2009

During the above presentation of information, the City Manager and Community Preservation Director answered questions from members of the City Council.

Councilmember Brooks suggested success stories such as Arlington Park be related to residents in an article in the West Valley Journal. City Manager, Wayne Pyle, informed that a reporter from the Tribune had been taken on a tour and given information regarding this matter. He stated this information would also be included in the annual report to citizens.

The City Council expressed appreciation for the information presented and for the efforts and success of the Community Preservation Department.

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B. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the Council had previously received a Memorandum outlining upcoming meetings and events as follows: September 1-11, 2009: Early Voting for Primary Election; September 2, 2009: Meet the Candidates Night for Municipal Primary Election, UCCC, 7:00 P.M.; September 3, 2009: Dedication of Terrace Ridge Park, 6260 W. Terrace Ridge Drive (4365 S.), 6:30 P.M.; September 7, 2009: Labor Day Holiday – City Hall closed; September 8, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 9-11, 2009: ULCT Annual Convention, Sheraton City Center, 150 West 500 South; September 14, 2009: Animal Shelter Grand Opening, 10:00 A.M.; September 14, 2009: 2009 Crime Prevention Seminar, Topic: National Preparedness Month (CERT), Family Fitness Center, 6:30 P.M. – 7:30 P.M.; September 15, 2009: Municipal Primary Election; September 15, 2009: Retirement Open House for Joseph Moore, City Hall Lobby, 2:00 P.M. – 4:00 P.M.; September 15, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.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 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., November 3, 2009: Municipal General Election; November 7, 2009: So You Think You Can Dance Tour, E-Center; and November 9, 2009: 2009 Crime Prevention Seminar, Topic: Gang Awareness, Family Fitness Center, 6:30 P.M. – 7:30 P.M.

5. COUNCIL REPORTS

A. COUNCILMEMBER CAROLYNN BURT – COMMUNITY EDUCATION PARTNERSHIP (CEP)

Councilmember Burt reported regarding CEP and programs and test scores. She inquired when earmarked funds would be received. City

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Manager, Wayne Pyle, responded that he would follow up on the inquiry and advise.

B. COUNCILMEMBER JOEL COLEMAN – QUESTION FROM CITIZEN

Councilmember Coleman discussed a question received from a citizen at the recent National Night Out event regarding activity and use at a home near Truman Elementary. City Manager, Wayne Pyle, stated he would meet with Councilmember Coleman immediately following this meeting to obtain the details.

C. COUNCILMEMBER RUSS BROOKS – CHAMBERWEST AWARDS DINNER

Councilmember Brooks reminded that the annual ChamberWest awards dinner had been scheduled for September 17, 2009, and inquired if a table had been purchased by the City. City Manager, Wayne Pyle, advised a table had been reserved by the City for the event.

D. MAYOR DENNIS NORDFELT – SISTER CITY VISIT TO MEXICO

Mayor Nordfelt reported regarding a recent Sister City visit to Mexico. He showed a video and answered questions from members of the City Council.

6. TOUR OF COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT REMODEL

Mayor Nordfelt stated the Council had been scheduled to tour the newly remodeled Community and Economic Development Department area. Jake Arslanian, Public Works Department, displayed the original floor plan of the subject area and thereafter displayed the floor plan showing the remodel.

The City Council left the Multi-Purpose Room and went upstairs in City Hall and were taken on a tour of the newly remodeled Community and Economic Development area.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, SEPTEMBER 1, 2009, WAS ADJOURNED AT 6:25 P.M. BY MAYOR NORDFELT.

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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 1, 2009.

Sheri McKendrick, MMC
City Recorder