

**MINUTES OF COUNCIL STUDY MEETING – JULY 7, 2009**

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THE CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JULY 7, 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

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager  
Kevin Astill, Parks and Recreation Director  
John Evans, Fire Chief  
Nicole Cottle, CED Director  
Jim Welch, Finance Director  
Russell Willardson, Public Works Director  
Buzz Nielsen, Police Chief  
Chris Curtis, Acting Community Preservation Director  
Claire Gilmoor, Acting City Attorney  
John Janson, CED Department  
Steve Pastorik, CED Department  
Frank Lilly, CED Department  
Shane Smith, CED Department  
Aaron Crim, Administration  
Jake Arslanian, Public Works Department

PLANNING COMMISSION MEMBER PRESENT:

Terri Mills

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 16, 2009**  
The Council read and considered the Minutes of the Study Meeting held June 16, 2009. There were no changes, corrections or deletions.

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After discussion, Councilmember Burt moved to approve the Minutes of the Study Meeting held June 16, 2009, as written. Councilmember Coleman seconded the motion.

A roll call vote was taken:

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

Unanimous.

2. **APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 23, 2009**

The Council read and considered the Minutes of the Study Meeting held June 23, 2009. There were no changes, corrections or deletions.

After discussion, Councilmember Burt moved to approve the Minutes of the Study Meeting held June 23, 2009, as written. Councilmember Coleman seconded the motion.

A roll call vote was taken:

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

Unanimous.

3. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED JULY 7, 2009**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Meeting scheduled July 7, 2009, at 6:30 P.M.

Mr. Pyle reviewed items on the Redevelopment Agency Agenda and Housing Authority Agenda for the meetings scheduled July 7, 2009.

Upon inquiry by the City Manager, there were no questions regarding items scheduled on the subject agendas.

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**4. COMMUNICATIONS SCHEDULED JULY 14, 2009**

**A. INTRODUCTION OF NEW EMPLOYEES**

City Manager, Wayne Pyle, stated the following new employees would be introduced to the Council at the Regular Council Meeting scheduled July 14, 2009, at 6:30 P.M.:

Justice Court

Stephanie Pikula, Court Clerk

Administration

Rori Buchanan, Human Resource Secretary

Darelen Jore, Human Resource Payroll Clerk

Public Works Department

Bryan Banks, Operator I

Law Department

Brooke St John, Victim Advocate

Fire Department

Steven Meier, Firefighter/Paramedic

Clinton Nielson, Firefighter/Paramedic

Tyler Sleater, Firefighter/Paramedic

Kevin Funk, Firefighter

CED Department

Mark Nord, Economic Development Manager

Community Preservation Department

Rocky Crisp, Code Enforcement Officer

Wesley Coulam, Animal Shelter Office Clerk

Russ Rasmussen, Shelter Technician

**5. RESOLUTION NO. 09-256, REQUESTING STATE LEGISLATORS AND THE GOVERNOR OF UTAH TAKE ACTION TO PREVENT EXCESSIVE PAYDAY LENDING INTEREST RATES IN THE STATE**

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-256 which would request State Legislators and the Governor of Utah take action to prevent excessive payday lending interest rates in the State.

Mr. Pyle stated the Council had heard from citizens expressing significant concern over excessive interest rates charged for payday loans in West Valley City and elsewhere in the State, including practices that could exploit hard working families. He also stated the City was prevented from establishing an interest rate cap on payday loans originating

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within the City limits. He indicated the City shared the same concerns as the citizens and desired to request the Legislature and Governor to take action at the next regular session by enacting laws that would cap excessive interest rates.

Mayor Nordfelt advised the item had been added to the agenda at his request and had been brought to him by Reverend Ron Holdsworth, Pastor of the Granger Christian Church.

Upon invitation by Mayor Nordfelt, Reverend Holdsworth discussed related issues with the Council. Rev. Holdsworth expressed appreciation for the Council's past actions to limit payday lenders. He stated the establishments filled a need however; interest rates were very high and should be capped. He indicated there was a movement at the Federal level to cap interest rates at 100%. He also answered questions from members of the Council and requested approval of the proposed resolution.

Mayor Nordfelt related a recent conversation with Finance Director, Jim Welch, regarding this issue and requested Mr. Welch discuss this issue with the Council.

Jim Welch, Finance Director, gave an overview of how payday lenders operated and indicated typically rates were very high. He also discussed examples of the cost of loans to customers. Mr. Welch answered questions from members of the City Council.

Councilmember Burt reminded she had previously brought up issues of several people getting business licenses as a "rent to own" or pawnshop business only then to have those businesses evolve into payday lender/check cashing businesses. She inquired if staff had done anything about that issue. City Manager, Wayne Pyle, advised staff had been instructed to respond to complaints regarding businesses at specific locations.

City Manager, Wayne Pyle and members of staff, answered questions from members of the City Council.

The City Council discussed personal opinions regarding the above-discussed types of businesses and specific language in the proposed resolution.

### 6. **CONSENT AGENDA SCHEDULED JULY 14, 2009:**

#### A. **RESOLUTION NO. 09-257, APPROVE A RIGHT-OF-WAY AGREEMENT WITH LEENA J. LOCKE FOR PROPERTY LOCATED AT 3580 SOUTH 5200 WEST; AND ACCEPT WARRANTY DEED AND GRANT OF TEMPORARY CONSTRUCTION EASEMENT FOR THE 5200 WEST IMPROVEMENT PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-257 which would approve a Right-of-Way Agreement with Leena J. Locke for property located at 3580 South 5200 West; and accept Warranty Deed and Grant of Temporary Construction Easement from the 5200 West Improvement Project.

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Mr. Pyle stated Leena J. Locke had signed the Right-of-Way Agreement, Warranty Deed, and Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of the 5200 West Improvement Project extending from 3500 South to 4100 South. He indicated compensation for the purchase of right-of-way and the Grant of Temporary Construction Easement would be in the amount of \$10,250.00 negotiated based on an appraisal prepared by Free & Associates, Inc.

**B. RESOLUTION NO. 09-258, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM GREGORY HYATT FOR PROPERTY LOCATED AT 3916 SOUTH 5200 WEST FOR THE 5200 WEST IMPROVEMENT PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-258 which would approve a Grant of Temporary Easement with Gregory Hyatt for property located at 3916 South 5200 West for the 5200 West Improvement Project.

Mr. Pyle stated Gregory Hyatt had signed the Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of the 5200 West Improvement Project extending from 3500 South to 4100 South. He stated the easement would allow the contractor to make the necessary tie-ins to their property. He reported compensation for the easement would be in the amount of \$200.00, which easement would automatically expire on December 31, 2010.

**C. RESOLUTION NO. 09-259, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM EDWARD AND LOIS GASU FOR PROPERTY LOCATED AT 3873 SOUTH 5200 WEST FOR THE 5200 WEST IMPROVEMENT PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-259 which would accept a Grant of Temporary Construction Easement from Edward and Lois Gasu for property located at 3873 South 5200 West for the 5200 West Improvement Project.

Mr. Pyle stated Edward and Lois Gasu had signed the Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of the 5200 West Improvement Project extending from 3500 South to 4100 South. He stated the easement would allow the contractor to make the necessary tie-ins to their property. He indicated compensation for the

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easement would be in the amount of \$200.00, which easement would automatically expire on December 31, 2010.

**D. RESOLUTION NO. 09-260, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM GEORGE A. WALK, JR. AND PATRICIA S. WALK FOR PROPERTY LOCATED AT 3601 SOUTH 5200 WEST FOR THE 5200 WEST IMPROVEMENT PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-260 which would accept a Grant of Temporary Construction Easement from George A. Walk, Jr. and Patricia S. Walk for property located at 3601 South 5200 West for the 5200 West Improvement Project.

Mr. Pyle stated George A. Walk, Jr. and Patricia S. Walk had signed the Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of the 5200 West Improvement Project extending from 3500 South to 4100 South. He stated the easement would allow the contractor to make the necessary tie-ins to their property. He indicated compensation for the easement would be in the amount of \$200.00, which easement would automatically expire on December 31, 2010.

**E. RESOLUTION NO. 09-261, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM RANDALL E. ROBERTS AND RAMONA ROBERTS FOR PROPERTY LOCATED AT 4002 S. ACORD WAY FOR THE SUNNYVALE ACORD SIDEWALK PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-261 which would accept a Grant of Temporary Construction Easement from Randall E. Roberts and Ramona Roberts for property located at 4002 S. Acord Way for the Sunnyvale Acord Sidewalk Project.

Mr. Pyle stated Randall E. Roberts and Ramona Roberts had signed the Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of the Sunnyvale Acord Sidewalk Project. He also reported the easement would allow the contractor to make the necessary tie-ins to their property. He indicated compensation for the easement would be in the amount of \$200.00, which easement would automatically expire December 31, 2010.

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- F. **RESOLUTION NO. 09-262, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM ROYZELL LAMBERT AND LANA J. LAND LAMBERT FOR PROPERTY LOCATED AT 4067 S. ACORD WAY FOR THE SUNNYVALE ACORD SIDEWALK PROJECT**  
City Manager, Wayne Pyle, discussed proposed Resolution No. 09-262 which would accept a Grant of Temporary Construction Easement from Royzell Lambert and Lana J. Land Lambert for property located at 4067 S. Acord Way for the Sunnyvale Acord Sidewalk Project.

Mr. Pyle stated Royzell Lambert and Lana J. Land Lambert had signed the Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of the Sunnyvale Acord Sidewalk Project. He also reported the easement would allow the contractor to make the necessary tie-ins to their property. He indicated compensation for the easement would be in the amount of \$200.00, which easement would automatically expire December 31, 2010.

- G. **RESOLUTION NO. 09-263, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM BRIAN C. WILLIAMS FOR PROPERTY LOCATED AT 3858 S. SUNNYVALE DRIVE FOR THE SUNNYVALE ACORD SIDEWALK PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-263 which would accept a Grant of Temporary Construction Easement from Brian C. Williams for property located at 3858 S. Sunnyvale Drive for the Sunnyvale Acord Sidewalk Project.

Mr. Pyle stated Brian C. Williams had signed the Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of the Sunnyvale Acord Sidewalk Project. He also reported the easement would allow the contractor to make the necessary tie-ins to their property. He indicated compensation for the easement would be in the amount of \$200.00, which easement would automatically expire December 31, 2010.

The City Council will consider proposed Resolution Nos. 09-257 through 09-263 at the Regular Council Meeting scheduled July 14, 2009, at 6:30 P.M.

7. **COMMUNICATIONS:**

- A. **REDWOOD ROAD AREA DEVELOPMENT DISCUSSION**

City Manager, Wayne Pyle, stated a continuation of a previous discussion had been scheduled regarding development of the Redwood Road area. Mr. Pyle

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introduced the new Economic Development Manager, Mark Nord, who would work on the proposed project.

Using PowerPoint, CED Department staff members discussed information summarized as follows:

John Janson:

- Background, overview and discussion items
- Summary of visioning exercise
- Existing conditions in three priority areas
- Finish discussion on the scope of Redwood Road Corridor Plan

Frank Lilly:

- Overview of exercise in which City Council participated
- Review of results of exercise
  - Potential for change – map with shaded areas not likely, possibly and likely to change
  - Areas that should or should not change
  - Critical areas
- Ranking of considerations for Redwood Road Corridor (top three)
  - Image, appearance and identity
  - Redevelopment
  - Streetscape enhancements and beautification
- Proposed land uses; no consensus from exercise
- Highest total votes for three specific areas – mixed use, commercial, industrial/mixed use – tied
- General Plan recommendations
- Conclusions

Upon inquiry, Frank Lilly discussed a meeting with staff at Taylorsville City regarding development of the Redwood Road corridor. He stated Taylorsville would be open to a joint project to signify a gateway to both cities.

Steve Pastorik:

- City Center redevelopment chronology to demonstrate short term/long term vision as it related to public relations and suggestion the Redwood Road area would require a similar effort
- Overview and characteristics of each area:

Area #1 – 2770 South: current development/uses, types of dwelling units, challenges, property values, size and shape of parcels

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Area #2 – 3500 South: multiple owners, commercial uses, fairly high land values, older buildings

Area #3 – 4100 South: land values, larger parcels

- Key questions to be asked regarding each area; short term revitalization or commitment to longer range vision such as City Center; if additional residential was acceptable and, if so, what type; should any redevelopment include specific parcels within certain area; what could be achieved by coordinating development efforts with Taylorsville City at 4100 South.

Shane Smith:

- Wasatch Front Regional Council's long range plan for Redwood Road
- Scope of future planning efforts for Redwood Road – small area plans; corridor plan for Redwood Road in West Valley City; regional, collaborate planning effort along entire corridor
- Requested direction from City Council regarding scope to be used for development of the Redwood Road corridor

During the above discussion, City staff answered questions from members of the City Council.

The City Council further discussed on the above information and commented regarding the information presented.

### B. **COUNCIL UPDATE**

Acting City Manager, Paul Isaac, stated the Council had previously received a Memorandum outlining upcoming meetings and events as follows: June 11 – August 4, 2009: Art Exhibit – Face of Utah Sculpture V, UCCC; July 1-15, 2009: Candidate Filing Period for 2009 Municipal Election; July 9, 2009, Employee Summer Barbecue sponsored by EAC, City Hall, Noon; July 13, 2009: 2009 Crime Prevention Seminar, Topic: Home Safety, Family Fitness Center, 6:30 P.M. – 7:30 P.M.; July 13, 2009: Summer Concert Series – Zion Tribe, UCCC, 8:00 P.M.; July 14, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 14, 2009: American Idols Live! Tour 2009, E-Center; July 16, 2009: Latino Seminar – West Valley City Codes and Ordinances, UCCC, 6:30 P.M.; July 20, 2009: Summer Concert Series – Red Rock Rondo, UCCC, 8:00 P.M.; July 20-25, 2009: Days of '47 Rodeo, E-Center; July 21, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 27, 2009: Summer Concert Series – Smiling Souls, UCCC, 8:00 P.M.; July 28, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 3, 2009: Honorary Colonels Golf Tournament, Stonebridge Golf Course, 7:00 A.M. – 2:00 P.M.; August 3, 2009: West Valley City Neighborhood Nights:

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National Night Out Kick-Off Event, UCCC 5:30 P.M. – 7:30 P.M.; August 3, 2009: Summer Concert Series – Jason Hewlett, UCCC, 8:00 P.M.; August 4, 2009: Council Study and Regular, Redevelopment Agency and Housing Authority Meetings – canceled; West Valley City Neighborhood Nights: National Night Out Block Parties, Various Locations, 5:00 P.M. – 9:00 P.M.; August 5-9, 2009: Saltimbanco Cirque du Soleil, E-Center; August 10, 2009: 2009 Crime Prevention Seminar, Topic: ID Theft and Senior Fraud, Family Fitness Center, 6:30 P.M. – 7:30 P.M.; August 10, 2009: Summer Concert Series – World Travelers, UCCC, 8:00 P.M.; August 11, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 18, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 20, 2009: Latino Seminar – How to Obtain a West Valley City Business License, UCCC, 6:30 P.M.; August 25, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting 6:30 P.M.; August 25, 2009: Depeche Mode, E-Center; August 27, 2009: West Valley City Neighborhood Nights: National Night Out Family Safety Fair, Family Fitness Center, 5:30 P.M. – 7:30 P.M.; September 1-11, 2009: Early Voting for Municipal Primary Election; September 2, 2009: Meet the Candidates Night for Municipal Primary Election, UCCC, 7:00 P.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 9-11, 2009: ULCT Annual Convention, Sheraton City Center, 150 West 500 South; September 24, 2009: Latino Seminar – Fire Prevention, UCCC, 6:30 P.M.; September 30, 2009: Lake Park Owners Golf Social, Stonebridge Golf Course, 8:00 A.M. – 1:00 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 20-30, 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.; November 3, 2009: Municipal General Election; and November 9, 2009: 2009 Crime Prevention Seminar, Topic: Gang Awareness, Family Fitness Center, 6:30 P.M. – 7:30 P.M.

### C. **PRIORITIZATION PROCESS OF WASATCH FRONT REGIONAL COUNCIL REGARDING STATUS OF CERTAIN ROAD PROJECTS**

Upon inquiry by members of the City Council, City Manager, Wayne Pyle, and Public Works Director, Russell Willardson, answered questions regarding the prioritization process of the Wasatch Front Regional Council and the status regarding certain road projects.

## 8. **COUNCIL REPORTS**

### A. **COUNCILMEMBER RUSS BROOKS – TACO CARTS**

Councilmember Brooks stated he had observed taco carts that were actually just shopping carts and he advised regarding those locations that were near the Utah Cultural Celebration Center (UCCC) facility.

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- B. COUNCILMEMBER CAROLYNN BURT – NEWS ARTICLE AND CEP**  
Councilmember Burt distributed copies of a news article regarding “perks” for neighborhood watch provided by other communities and suggested some ideas might be used by City staff. She also reported regarding the Community Education Partnership (CEP) including programs to be funded with grant monies at four elementary schools that feed into Valley Jr. High School.
- C. COUNCILMEMBER JOEL COLEMAN – HOME LOCATED A HAWARDEN AND FEDERAL ICE PROGRAM**  
Councilmember Coleman inquired if the City still owned the home located on Hawarden and he stated the yard looked bad. He also inquired if staff had followed up regarding the Federal ICE program regarding immigration issues. City Manager, Wayne Pyle, stated there had been some follow-up discussions with staff regarding this issue.
- D. COUNCILMEMBER COREY RUSHTON – JORDAN RIVER MEETING**  
Councilmember Rushton reported on a Jordan River Committee implementation meeting and distributed written information regarding alternatives for governance. He also discussed a community garden on Merry Lane and an invitation for the Council to visit the garden.
- E. COUNCILMEMBER MIKE WINDER – SALT LAKE BOARD OF REALTORS LUNCHEON MEETING**  
Councilmember Winder advised he had recently represented the City at a Salt Lake Board of Realtors luncheon meeting. He shared information discussed at that meeting regarding the Sandy City housing stimulus program. He also discussed statistics regarding home sales and foreclosures.
- F. COUNCILMEMBER STEVE VINCENT – DAYS OF '47 RODEO COMMITTEE**  
Councilmember Vincent reported regarding a discussion with the co-chair of the Days of '47 Rodeo Committee and a suggestion for the City Council to have a barbecue with committee members to “cement” the relationship between the City and the committee. He indicated arrangements would need to be made quickly to plan and budget. Upon discussion, members of the Council stated the suggestion would be a good idea especially as it was the first year of the Days of '47 Rodeo being held at the E-Center. Councilmember Burt stated she would donate \$500 toward funding the barbecue event. City Manager, Wayne Pyle, stated he would follow-up with arrangements and advise.

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, JULY 7, 2009, WAS ADJOURNED AT 6:33 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, July 7, 2009.

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Sheri McKendrick, MMC  
City Recorder