

**MINUTES OF COUNCIL STUDY MEETING – JUNE 2, 2009**

**-1-**

THE CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JUNE 2, 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  
Corey Rushton  
Steve Vincent  
Mike Winder (Arrived as noted)

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

ABSENT:

Joel Coleman

STAFF PRESENT:

Paul Isaac, Assistant City Manager  
John Evans, Fire Chief  
Russell Willardson, Public Works Director  
Jim Welch, Finance Director  
Kevin Astill, Parks and Recreation Director  
Richard Catten, City Attorney  
Layne Morris, Community Preservation Director  
Nicole Cottle, CED Director  
Craig Black, Acting Police Chief  
Aaron Crim, Administration  
Owen Jackson, Administration  
Jake Arslanian, Public Works Department

**1. APPROVAL OF MINUTES OF STUDY MEETING HELD MAY 19, 2009**

The Council read and considered the Minutes of the Study Meeting held May 19, 2009. There were no changes, corrections or deletions.

After discussion, Councilmember Burt moved to approve the Minutes of the Study Meeting held May 19, 2009, as written. Councilmember Brooks seconded the motion.

A roll call vote was taken:

## MINUTES OF COUNCIL STUDY MEETING – JUNE 2, 2009

-2-

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

Unanimous.

### 2. **DISCOVERY RESEARCH – RESULTS OF ANNUAL CITIZEN SURVEY**

City Manager, Wayne Pyle, discussed results of the Annual Citizen Survey and stated the survey provided a good way to understand how residents felt about the City, including their issues of concern.

Aaron Crim, Administration, introduced representatives from Discovery Research, Robert Higginson and David Johnson. He advised this would be their second year of work on this project.

Robert Higginson, Discovery Research, thanked the City Council for the opportunity to work with the City. He distributed written materials including an executive summary and report to the City Council.

Councilmember Winder arrived at the meeting at 4:35 P.M.

Using PowerPoint, David Johnson reviewed results of the citizen survey including the executive summary and report, summarized as follows:

- Research objectives
- Research procedures and use of both English and Spanish
- Sample universe of West Valley residents ages 18+
- 526 interviews
- Reviewed questions asked and answers in comparison with same questions in past surveys
- Statistics and trends

During the above presentation of information, Mr. Johnson answered questions from members of the City Council. As results were presented, the City Council discussed the information and made personal observations and/or comments.

Mr. Higginson stated the survey had been constructed a number of years ago and there had been slight modifications over the years. He further explained the importance in keeping questions the same, if possible, in order to have usable statistics and data. He offered to answer any additional questions from the City Council after review of the detailed written report.

MINUTES OF COUNCIL STUDY MEETING – JUNE 2, 2009

-3-

3. **RESOLUTION NO. 09-227, AUTHORIZE ISSUANCE AND SALE OF NOT MORE THAN \$15,000,000 AGGREGATE PRINCIPAL AMOUNT OF FRANCHISE TAX REVENUE REFUNDING BONDS, SERIES 2009 OF WEST VALLEY CITY, UTAH, FOR THE PURPOSE OF REFUNDING THE MUNICIPAL BUILDING AUTHORITY OF THE CITY OF WEST VALLEY LEASE REVENUE BONDS, SERIES 1998, CALLING A PUBLIC HEARING AND ESTABLISHING A TIME, PLACE, AND LOCATION FOR SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR A PLEDGE OF THE CITY'S MUNICIPAL ENERGY AND/OR TELECOMMUNICATIONS FRANCHISE TAXES FOR REPAYMENT OF THE BONDS; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS**

In order to accommodate Laura Lewis, Lewis Young Robertson Burningham, the City's financial advisor, Mayor Nordfelt moved this item up on the Agenda.

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-227, which would authorize the issuance and sale of not more than \$15,000,000 aggregate principal amount of Franchise Tax Revenue Refunding Bonds, Series 2009 of West Valley City, Utah, for the purpose of refunding the Municipal Building Authority of the City of West Valley Lease Revenue Bonds, Series 1998, calling a public hearing and establishing a time, place, and location for said public hearing; providing for publication of a Notice of Public Hearing and Bonds to be Issued; providing for a pledge of the City's municipal energy and/or telecommunications franchise taxes for repayment of the Bonds; fixing the maximum aggregate principal amount of the Bonds, the maximum number of years over which the Bonds may mature, the maximum interest rate which the bonds may bear, and the maximum discount from par at which the Bonds may be sold; providing for the running of a contest period; and related matters.

Mr. Pyle stated an analysis of existing debt and market conditions had determined significant interest savings could be realized by refunding certain identified outstanding obligations of the City.

The City Manager reported bonds issued for construction and financing of the Family Fitness Center were eligible for refunding. He advised market conditions and analysis indicated that substantial savings could be realized by refunding these bonds to obtain significant interest savings. He stated the bonds to be issued would not exceed \$15,000,000 and a net effective interest rate of 6%. He also advised the proposed debt service schedules would not exceed the original maturities of outstanding bonds.

## MINUTES OF COUNCIL STUDY MEETING – JUNE 2, 2009

-4-

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

Laura Lewis, Lewis Young Robertson Burningham, the City's financial advisor, discussed historical interest rates, yield curves, financial details of the proposed transaction and answered additional questions from members of the City Council.

Upon discussion, members of the Council discussed the possibility of using savings to make improvements to the Fitness Center and/or parks, or address any other specific needs or projects. Ms. Lewis advised she would need to know specific details prior to next week in order to amend the language in the parameters resolution. City Manager, Wayne Pyle, discussed budget issues in these difficult economic times and stated this might not be the best time to take on additional projects.

The City Council will hold a public hearing and consider proposed Resolution No. 09-227 at the Regular Council Meeting scheduled June 9, 2009, at 6:30 P.M.

#### 4. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED JUNE 2, 2009**

City Manager, Wayne Pyle, stated one new item had been added to the Agenda for the Regular Council Meeting scheduled June 2, 2009, at 6:30 P.M. and he discussed that item and others, as follows:

##### **Item No. 10. E. – RESOLUTION NO. 09-224, APPOINT SALLY E. BEAGLEY AS WEST VALLEY CITY'S REPRESENTATIVE TO THE SOUTH SALT LAKE MOSQUITO ABATEMENT DISTRICT BOARD OF TRUSTEES FOR A FOUR-YEAR TERM COMMENCING JANUARY 1, 2009, AND ENDING DECEMBER 31, 2013**

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-224 which would appoint Sally E. Beagley as West Valley City's representative to the South Salt Lake Mosquito Abatement District Board of Trustees for a four-year term commencing January 1, 2009, and ending December 31, 2013.

Mr. Pyle stated Janice Fisher's term on the Board had ended and Ms. Beagley had expressed a desire to be appointed for the four-year term.

Mr. Pyle further discussed proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 09-224 at the Regular Council Meeting scheduled June 9, 2009, at 6:30 P.M.

**MINUTES OF COUNCIL STUDY MEETING – JUNE 2, 2009**

**-5-**

**Item 8. A. – PUBLIC HEARING, REOPEN FY 2008-2009 BUDGET FOR THE PURPOSE OF CHANGES EXPERIENCED IN REVENUES AND EXPENSES; CONSIDER ORDINANCE NO. 09-17, AMENDING THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2008, AND ENDING JUNE 30, 2009, TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE DISBURSEMENT OF FUNDS**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled June 2, 2009, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding reopening the FY 2008-2009 Budget for purposes of changes experienced in revenues and expenses.

The City Manager advised one new line item had been added to the budget opening and included in the Council's written information.

**REVIEW ITEMS ON THE REDEVELOPMENT AGENCY, HOUSING AUTHORITY AND BUILDING AUTHORITY AGENDAS FOR THE MEETINGS SCHEDULED JUNE 2, 2009**

City Manager, Wayne Pyle, reviewed items scheduled on the Redevelopment Agency, Housing Authority and Building Authority Agendas for the meetings scheduled June 2, 2009, at 6:30 P.M., or as soon thereafter as the City Council Meeting is concluded.

Upon inquiry, there were no further questions regarding items on the Regular Council Meeting Agenda for the meeting scheduled June 2, 2009, at 6:30 P.M.

**5. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED JUNE 9, 2009:**

**A. EMPLOYEE OF THE MONTH AWARD, MAY 2009 – SHAWN HALLADAY, ADMINISTRATION, MIS DIVISION**

City Manager, Wayne Pyle, stated Councilmember Brooks would read the nomination of Shawn Halladay, Administration, MIS Division, to receive the Employee of the Month Award for May 2009, at the Regular Council Meeting scheduled June 9, 2009, at 6:30 P.M.

**B. KORI SHAW, UTAH GAIN COALITION, AND KATHY L. HARPER, IRS – PRESENTATION OF OUTSTANDING COMMUNITY PARTNER AWARD TO WEST VALLEY CITY FOR PARTICIPATION IN THE 2009 FINANCIAL FITNESS FAIR**

City Manager, Wayne Pyle, stated Kori Shaw, Utah GAIN Coalition, and Kathy Harper, Internal Revenue Service (IRS), would present the *Outstanding Community Partner* award to West Valley City for participation in the 2009 Financial Fitness Fair at the Regular Council Meeting scheduled June 9, 2009, at 6:30 P.M.

**MINUTES OF COUNCIL STUDY MEETING – JUNE 2, 2009**

**-6-**

**6. PUBLIC HEARINGS SCHEDULED JUNE 9, 2009:**

**A. PUBLIC HEARING, RECEIVE PUBLIC INPUT REGARDING THE PROPOSED EXECUTION BY THE CITY OF AN INTERLOCAL PLEDGE AND LOAN AGREEMENT BETWEEN THE CITY AND THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY TO PLEDGE CERTAIN OF THE CITY'S SALES AND USE TAX REVENUES TO SECURE THE PAYMENT, IN PART, OF THE AGENCY'S TAX REVENUE BONDS, SERIES 2009**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled June 9, 2009, at 6:30 P.M., in order for the City Council to hear public input regarding the proposed execution by the City of an Interlocal Pledge and Loan Agreement between the City and the Redevelopment Agency of West Valley City to pledge certain of the City's sales and use tax revenues to secure the payment, in part, of the Agency's Tax Revenue Bonds, Series 2009.

Mr. Pyle stated the above hearing would be part of the process in order to accept input from the public regarding the City Center RDA area and no formal action would be required by the City Council.

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

The City Council will hold a public hearing and receive public input regarding the proposed execution by the City of an Interlocal Pledge and Loan Agreement between the City and the Redevelopment Agency of West Valley City to pledge certain of the City's sales and use tax revenues to secure the payment, in part, of the Agency's Tax Revenue Bonds, Series 2009, at the Regular Council Meeting scheduled June 9, 2009, at 6:30 P.M.

**7. RESOLUTION NO. 09-225, AUTHORIZE SUBMISSION OF AN AMENDMENT TO WEST VALLEY CITY'S 2008-2009 ANNUAL ACTION PLAN PREVIOUSLY APPROVED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-225 which would authorize submission of an Amendment to West Valley City's 2008-2009 Annual Action Plan previously approved by the U.S. Department of Housing and Urban Development (HUD).

Mr. Pyle stated HUD had requested all entitlement entities submit an amendment to their Annual Action Plan for FY 2008-2009 to include the American Recovery and Rehabilitation Act 2009 (ARRA) allocation for the CDBG-R fund.

**MINUTES OF COUNCIL STUDY MEETING – JUNE 2, 2009**

**-7-**

The City Manager indicated that under the Recovery and Rehabilitation Act 2009 West Valley City, as an entitlement entity, had been notified they would receive \$250,000 to be used to: preserve and/or create jobs and promote economic recovery; assist those most impacted by the recession; provide investment needed to increase economic efficiency; invest in transportation, environmental protection, or other infrastructure that would provide long term economic benefits; minimize or avoid reductions in essential services; or foster energy independence. He stated following those guidelines the usage of the CDBG-R funds would meet the requirements of Title XII of Division A and Section 1602 or ARRA.

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

The City Council will consider proposed Resolution No. 09-225 at the Regular Council Meeting scheduled June 9, 2009, at 6:30 P.M.

8. **RESOLUTION NO. 09-226, AWARD CONTRACT TO WESTERN FENCE COMPANY TO REPLACE THE FENCE AT WEST VALLEY CITY PARK**

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-226 which would award a contract to Western Fence Company, in an amount not to exceed \$42,500.00, to replace the fence at West Valley City Park.

Mr. Pyle stated bids had been requested and two bids had been received as follows:

United Fence Company:	\$52,293.00
Western Fence Company:	\$41,155.00

The City Manager reported Western Fence Company had submitted the lowest responsible bid.

Mr. Pyle indicated West Valley City Park had been constructed in the 1980's and as such numerous areas were showing signs of that age. He stated the outfield fencing around the baseball fourplex had been used and battered for more than two decades and was in need of replacement. He indicated the current fence was only four feet tall and new regulations regarding baseball diamonds called for fencing to be at least six feet tall.

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. 09-226 at the Regular Council Meeting scheduled June 9, 2009, at 6:30 P.M.

## MINUTES OF COUNCIL STUDY MEETING – JUNE 2, 2009

-8-

### 9. COMMUNICATIONS:

#### A. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the Council had previously received a Memorandum outlining upcoming meetings and events as follows: June 3, 2009: Grand Opening of Holiday Inn Express & Suites and Staybridge Suites, 3036 S. Decker Lake Drive, 12:00 P.M. – 1:00 P.M.; June 8, 2009: 2009 Crime Prevention Seminar, Topic: Graffiti Awareness, Family Fitness Center, 6:30 P.M. – 7:30 P.M.; June 9, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 11 – August 4, 2009: Art Exhibit – Face of Utah Sculpture V, UCCC; June 16, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 18, 2009: Latino Seminar – How to Identify Criminal Activity, UCCC, 6:30 P.M.; June 23, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 25,-27, 2009: WestFest, Centennial Park; June 27, 2009: WestFest Parade; June 30, 2009: Summer Concert Series – Utah Symphony, UCCC, 8:00 P.M.; July 1-15, 2009: Candidate Filing Period for 2009 Municipal Election in City Recorder’s Office (During business hours and not later than 5:00 P.M. on July 15<sup>th</sup>); July 6, 2009: Summer Concert Series – Jazz on the Jordan, UCCC, 8:00 P.M.; July 7, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; 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 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 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: Summer Concert Series – Jason Hewlett, UCCC, 8:00 P.M.; 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 20, 2009: Latino Seminar – How to Obtain a West Valley City Business License, UCCC, 6:30 P.M.; September 1-11, 2009: Early Voting for Municipal Primary Election; 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 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

## MINUTES OF COUNCIL STUDY MEETING – JUNE 2, 2009

-9-

Seminar – Domestic Violence Awareness, UCCC, 6:30 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.

### 10. **COUNCIL REPORTS:**

#### A. **COUNCILMEMBER MIKE WINDER – CHAMBERWEST LUNCHEON**

Councilmember Winder reported regarding a recent ChamberWest luncheon at the E-Center.

#### B. **COUNCILMEMBER CAROLYNN BURT – MUNICIPAL COUNCIL OF GOVERNMENTS AND COMMUNITY EDUCATION PARTNERSHIP**

Councilmember Rushton advised regarding a Municipal Council of Government's meeting scheduled on the following Saturday at the Salt Lake Valley Emergency Communications Center (VECC) and invited Council members to attend.

Councilmember Burt also reported regarding the Community Education Partnership (CEP) including grants that had been received; the new chair was Dave Allred and she was the new vice chair.

#### C. **COUNCILMEMBER RUSS BROOKS – CITIZEN PERCEPTION OF POLICE DEPARTMENT**

Councilmember Brooks stated he had received telephone calls from citizens regarding their perceptions of the Police Department. He discussed the need to “toot our own horn” and let citizens and others know of the good work and “true story” of the Police Department.

Councilmember Vincent discussed a recent news story regarding crime statistics and how West Valley City compared with other cities.

Councilmember Winder discussed a perception that crime was worse in West Valley City than what really existed.

Councilmember Rushton stated he was working on an article for the upcoming City newsletter and it would address this issue.

City Manager, Wayne Pyle, and members of the Council discussed the issue of crime and media reports that were sometimes sensationalized or misreported.

#### D. **MAYOR DENNIS NORDFELT – DESERET NEWS ARTICLE REGARDING EVENT AT UCCC AND CITIZEN FEEDBACK REGARDING GRAVEL DRIVEWAYS AND CHICKENS**

Mayor Nordfelt discussed a recent article appearing in the Deseret News that reported an event at the Utah Cultural Celebration Center (UCCC) and it

**MINUTES OF COUNCIL STUDY MEETING – JUNE 2, 2009**

**-10-**

mentioned the facility was in Salt Lake City rather than in West Valley City. He inquired if staff had contacted the newspaper to make them aware of the error.

Mayor Nordfelt also commented and discussed feedback received from citizens regarding gravel driveways and chickens.

City Manager, Wayne Pyle, updated the City Council regarding both issues discussed by the Mayor and stated staff would be coming back with proposals in the near future.

Upon inquiry by members of the City Council, the City Manager and Layne Morris, Community Preservation Director, discussed enforcement efforts regarding the current ordinance regarding gravel driveways. The City Council expressed individual comments and opinions regarding parking surfaces and specifically gravel driveways.

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, JUNE 2, 2009, WAS ADJOURNED AT 6:27 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, June 2, 2009.

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Sheri McKendrick, MMC  
City Recorder