

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 8, 2009

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, DECEMBER 8, 2009, AT 4:30 P.M., IN THE CITY COUNCIL CHAMBERS, 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
Corey Rushton
Russ Brooks
Carolynn Burt (Excused and left the meeting as noted)
Joel Coleman
Steve Vincent
Mike Winder

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Jim Welch, Finance Director
Russell Willardson, Public Works Director
Layne Morris, Community Preservation Director
Richard Catten, City Attorney
John Evans, Fire Chief
Nicole Cottle, CED Director
Craig Black, Acting Police Chief
John Brubaker, Acting Parks and Recreation Director
Brent Garlick, CED Department
Ralph Lee, CED Department
Steve Pastorik, CED Department
John Janson, CED Department
Joe White, Fire Department
Stan Varney, Fire Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD NOVEMBER 10, 2009**
The Council read and considered the Minutes of the Study Meeting held November 10, 2009. There were no changes, corrections or deletions.

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After discussion, Councilmember Brooks moved to approve the Minutes of the Study Meeting held November 10, 2009, as written. Councilmember Vincent seconded the motion.

A roll call vote was taken:

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

Unanimous.

- 2. APPROVAL OF MINUTES OF STUDY MEETING HELD NOVEMBER 17, 2009**
The Council read and considered the Minutes of the Study Meeting held November 17, 2009. There were no changes, corrections or deletions.

After discussion, Councilmember Brooks moved to approve the Minutes of the Study Meeting held November 17, 2009, as written. Councilmember Vincent seconded the motion.

A roll call vote was taken:

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

Unanimous.

- 3. PIONEER VALLEY HOSPITAL**
City Manager, Wayne Pyle, introduced the following representatives from Pioneer Valley Hospital: Bryanie Swilley, Chief Executive Officer; John Butterfield, Chief Operating Officer; and Jodi DeJong, Marketing Director.

Mr. Swilley stated he appreciated the opportunity to give the Council an update regarding Pioneer Valley Hospital. Using PowerPoint, he discussed information summarized as follows:

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- Overview of number of beds, physicians and employees
- Summary of services provided
- Investments in technology
- Pioneer Valley Hospital owner IASIS Healthcare's commitment to quality care
- Physician recruitment
- Community programs sponsored by Pioneer Valley Hospital
- Business success – cultivating relationships

During the above presentation of information, Mr. Swilley answered questions from members of the City Council.

Mayor Nordfelt thanked Mr. Swilley for the update as well as the Hospital's continued partnership with the City.

Upon direction of the City Manager, Fire Chief John Evans discussed the Fire Department's relationship with the Hospital. Joe White, Fire Department, displayed a 12-lead EKG machine provided to the Fire Department by Pioneer Valley Hospital. Chief Evans also expressed appreciation for the Hospital and their willingness to provide this equipment as it assisted the paramedics in saving lives in the community.

4. **JORDAN RIVER MARKETPLACE ARCHITECTURAL/DESIGN STANDARDS**
City Manager, Wayne Pyle, introduced Bob Murri who represented Jordan River Marketplace LLC. Mr. Murri stated a fully executed ADL (Agreement for Disposition of Land) was in place and he summarized progress regarding the project. Hard copies of the conceptual design package presentation were distributed to members of the City Council, City Manager, and City staff.

Using PowerPoint, Soren Simonsen, Community Studio, discussed information included in the written materials summarized as follows:

- Project overview
- Anchors
- Illustrative area plan
- Site plan for Phase 1 and Phase 2
- Precedents – photos of similar developments that capture spirit of intent for JRMP, i.e., San Antonio's Riverwalk, Public Market in Seattle, etc.
- Design philosophy and guidelines
- Conceptual streetscapes

During the above presentation of information, Mr. Simonsen answered questions from members of the City Council.

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Members of the City Council commented and made suggestions regarding a unique bridge or some type of over water feature when the new road was built and a reminder that the new road should be named Rosa Park Boulevard. Ideas were also expressed regarding a defining monument such as a clock tower, artwork, or other feature as the Council desired this to be a destination location for West Valley City.

Mayor Nordfelt expressed a desire to read and study the hard copy information of the presentation and schedule a time for further discussion at a future meeting.

Councilmember Burt was excused and left the meeting at 5:55 P.M.

5. COMMUNICATIONS SCHEDULED FOR DECEMBER 15, 2009:

A. TERI NEWELL, UDOT PROJECT DIRECTOR – MOUNTAIN VIEW CORRIDOR UPDATE

City Manager, Wayne Pyle, stated Teri Newell, Utah Department of Transportation (UDOT) Project Director, had been scheduled to give an update regarding the Mountain View Corridor at the Regular Council Meeting scheduled December 15, 2009, at 6:30 P.M.

6. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED DECEMBER 15, 2009:

A. EMPLOYEE OF THE MONTH, DECEMBER 2009 – BRANDON DEGN, FIRE DEPARTMENT

City Manager, Wayne Pyle, stated Councilmember Coleman would read the nomination of Brandon Degn, Fire Department, to receive the Employee of the Month award for December 2009, at the Regular Council Meeting scheduled December 15, 2009, at 6:30 P.M.

B. EAC QUARTERLY DIVISION AWARD PRESENTATION – IT DIVISION

City Manager, Wayne Pyle, stated Councilmember Rushton would read the nomination of the IT Division of Administration to receive the EAC Quarterly Division Award, at the Regular Council Meeting scheduled December 15, 2009, at 6:30 P.M.

7. RESOLUTION NO. 09-414, APPROVE COOPERATIVE AGREEMENT BETWEEN WEST VALLEY CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR CONSTRUCTION OF THE SAFE ROUTES TO SCHOOLS PROJECT ON 5400 WEST FOR HUNTER ELEMENTARY SCHOOL

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-414 which would approve a Cooperative Agreement between West Valley City and the Utah Department of Transportation (UDOT) in the amount of \$150,000.00, for construction of the Safe Routes to Schools Project on 5400 West for Hunter Elementary School.

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Mr. Pyle stated parents from Hunter Elementary School had applied for a grant from the Safe Routes to School Program administered by UDOT to construct a sidewalk along 5400 West from the Utah and Salt Lake Canal to 4100 South. He indicated the grant had been funded at \$150,000.00 and the agreement would enable UDOT to hire a contractor to pipe the open ditch and do other work preparatory for placement of a sidewalk; and manage the construction project on the West Valley City street. He also stated that through the contract, West Valley City would agree to guarantee access to the land thus enabling construction. He reported West Valley City had been acquiring the right-of-way along 5400 West to allow for the necessary access.

Public Works Director, Russell Willardson, further reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 09-414 at the Regular Meeting scheduled December 15, 2009, at 6:30 P.M.

8. CONSENT AGENDA SCHEDULED DECEMBER 15, 2009:

A. RESOLUTION NO. 09-415, ACCEPT GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM DAVID AND DARLENE PECK, AS CO-TRUSTEES OF THE 1998 PECK FAMILY TRUST, FOR PROPERTY LOCATED AT 3802 SOUTH 5200 WEST FOR THE 5200 WEST IMPROVEMENT PROJECT

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-415 which would accept a Grant of Temporary Construction Easement from David and Darlene Peck, as Co-Trustees of the 1998 Peck Family Trust, for property located at 3802 South 5200 West for the 5200 West Improvement Project.

Mr. Pyle stated David and Darlene Peck 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 necessary tie-ins to their property. He also reported compensation for the easement would be in the amount of \$200.00, which easement would automatically expire December 31, 2010.

B. RESOLUTION NO. 09-416, ACCEPT GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM TAMMY L. WILSON AND DONALD A. WILSON FOR PROPERTY LOCATED AT 3428 SOUTH MEADOWLARK DRIVE

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-416 which would accept a Grant of Temporary Construction Easement from Tammy L.

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Wilson and Donald A. Wilson for property located at 3428 South Meadowlark Drive.

Mr. Pyle stated Tammy L. Wilson and Donald A. Wilson had signed the Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by a permanent trex fence to be placed along 2700 West from 3100 South to 3500 South in conjunction with the Utah Transit Authority (UTA) light rail and bus rapid transit project from 3100 South to 3800 South along 2700 West. He also reported the easement would automatically expire June 30, 2010.

C. RESOLUTION NO. 09-417, APPROVE DELAY AGREEMENT WITH CITY CREEK CONGREGATION OF JEHOVAH'S WITNESSES FOR OFF-SITE IMPROVEMENTS ON PROPERTY LOCATED AT 2577 SOUTH HEMPSTEAD STREET

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-417 which would approve a Delay Agreement with City Creek Congregation of Jehovah's Witnesses for off-site improvements on property located at 2577 South Hempstead Street.

Mr. Pyle stated the subject improvements included installation of curb, gutter, sidewalk, and asphalt tie-in to the existing roadway. He reported, at the present time, there were no existing improvements along the subject property. He stated postponing construction of the improvements would allow time for additional development to provide similar improvements. He indicated the combination of the delayed improvements from this agreement and others collected as development progressed would provide a more complete and contiguous design of curb and gutter.

D. RESOLUTION NO. 09-418, CONSENT TO CITY MANAGER'S REAPPOINTMENT OF CAROLYNN BURT TO THE WEST VALLEY CITY HOUSING AUTHORITY COMMISSION, TERM: DECEMBER 31, 2009 – DECEMBER 31, 2014

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-418 which would consent to his reappointment of Carolynn Burt to the West Valley City Housing Authority Commission for the term December 31, 2009, through December 31, 2014.

Mr. Pyle stated Ms. Burt desired to serve another term on the Housing Authority Board.

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E RESOLUTION NO. 09-419, CONSENT TO CITY MANAGER'S REAPPOINTMENT OF STEVE VINCENT TO THE WEST VALLEY CITY HOUSING AUTHORITY, TERM: DECEMBER 19, 2009 – DECEMBER 19, 2014

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-419 which would consent to his reappointment of Steve Vincent to the West Valley City Housing Authority Commission for the term December 31, 2009, through December 31, 2014.

Mr. Pyle stated Mr. Vincent desired to serve another term on the Housing Authority Board.

F. RESOLUTION NO. 09-420, CONSENT TO CITY MANAGER'S APPOINTMENT OF STEVE BUHLER TO THE WEST VALLEY CITY HOUSING AUTHORITY COMMISSION, TERM: JANUARY 4, 2010 – JANUARY 4, 2015

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-420 which would consent to his appointment of Steve Buhler to the West Valley City Housing Authority Commission for the term January 4, 2010, through January 4, 2015.

Mr. Pyle stated Mr. Buhler desired to serve on the Housing Authority Board.

G. RESOLUTION NO. 09-421, CONSENT TO CITY MANAGER'S APPOINTMENT OF DON CHRISTENSEN TO THE WEST VALLEY CITY HOUSING AUTHORITY COMMISSION, TERM: JANUARY 4, 2010 – JANUARY 4, 2015

City Manager, Wayne Pyle, discussed proposed Resolution No. 09-421 which would consent to his appointment of Don Christensen to the West Valley City Housing Authority Commission for the term January 4, 2010, through January 4, 2015.

The City Council will consider proposed Resolution Nos. 09-415 through 09-421 at the Regular Council Meeting scheduled December 15, 2009, at 6:30 P.M.

9. COMMUNICATIONS:

A. ECONOMIC DEVELOPMENT UPDATE

City Manager, Wayne Pyle, stated he desired to have City staff provide one more update relating to Economic Development prior to the end of the year. Mr. Pyle directed staff members to proceed with a presentation.

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Nicole Cottle, CED Director, praised Brent Garlick, Ralph Lee, Mark Noord, and Doris Larsen, of the Economic Development Division, for their efforts and diligent work on behalf of West Valley City.

Using PowerPoint, Brent Garlick, discussed information summarized as follows:

- Overview and details regarding 5600 West Gateway RDA project
- Before and after photographs
- Future development that might occur in that area
- Map of all nine City RDA project areas
- Assessed value of active RDA areas
- Chart of assessed values of active RDA project areas in the last five years
- Major developments in Utah and how they have been affected by current economic downturn
- Update regarding City Center RDA project area
- General update regarding current RDA/EDA projects: Valley Fair Mall, City Center bus hub and land acquisition, WinCo Foods, Jordan River Marketplace
- General update regarding meetings with certain top 50 businesses – Moog Aircraft, Cardinal Health, Pioneer Valley Hospital, Granger Medical Center, H&E Equipment, Rasmussen Equipment, Arnold Machinery, Ingenix
- Projects anticipated to begin in 2010

During the above presentation of information, Mr. Garlick answered questions from members of the City Council.

The City Council members expressed appreciation to the City Manager and staff for the update.

B. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated a Memorandum had previously been distributed to the City Council outlining upcoming meetings and events as follows: November 20, 2009 – January 4, 2010: 6th Annual Trees of Diversity Exhibit, UCCC; December 10-13, 2009: When Elmo Grows Up, E-Center; December 14, 2009: Winter Concert Series – Miss Margene’s Musical Theatre, UCCC, 7:00 P.M.; December 15, 2009: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 16, 2009: Annual Employee Awards Presentation, City Hall Lobby, 4:00 P.M.; December 16, 2009: Annual Senior Citizens Christmas Dinner sponsored by Police Department, Granger High School Cafeteria, 5:00 P.M. – 7:00 P.M.; December 17, 2009: Open House for Mayor Nordfelt and Councilmember Coleman, City Hall Lobby, 3:00 P.M. – 5:00 P.M.; December 21, 2009: Winter Market 2009, UCCC, 10:00 A.M. – 8:00

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P.M.; December 21, 2009: Winter Concert Series – Bonnie Harris, UCCC, 7:00 P.M.; December 24, 2009: Christmas Holiday – City Hall closed; January 4, 2010: Swearing-in Ceremony for Newly Elected Officials, City Hall Lobby, Noon; January 18, 2010: Martin Luther King Day Holiday – City Hall Closed; January 27, 2010: UCLT Local Officials Day at the Legislature; February 15, 2010: President’s Day Holiday – City Hall closed; and January 29 & 30, 2010: Council Strategic Plan Workshop, UCCC.

C. MISC. UPDATES: STORM AND SNOWPLOWING AND CITY CENTER PROJECT

City Manager, Wayne Pyle, updated the City Council regarding the recent storm and snowplowing efforts in the City.

Mr. Pyle also discussed a voice mail message regarding the RDA process regarding property acquisition for the City Center and need for a Special Regular RDA Meeting later in the month.

10. COUNCIL REPORTS:

A. MAYOR DENNIS NORDFELT – WRITTEN NOTES FROM CAROLYNN BURT REGARDING ASSOCIATION OF MUNICIPAL GOVERNMENTS

Mayor Nordfelt stated Councilmember Burt needed to leave the meeting early and she had requested her written notes from the Association of Municipal Governments meeting be distributed in her absence.

B. COUNCILMEMBER STEVE VINCENT – WESTFEST COMMITTEE

Councilmember Vincent stated the WestFest Committee would like to offer their assistance and involvement in the City’s 30th birthday celebration coming up in 2010.

C. COUNCILMEMBER COREY RUSHTON – OUT OF TOWN ON DECEMBER 17, 2009

Councilmember Rushton informed he would be out of town on December 17, 2009, and would miss the reception scheduled for Mayor Nordfelt and Councilmember Coleman.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, DECEMBER 8, 2009, WAS ADJOURNED AT 6:46 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, December 8, 2009.

Sheri McKendrick, MMC
City Recorder