

MINUTES OF COUNCIL STUDY MEETING – JULY 20, 2010

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JULY 20, 2010, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. MAYOR WINDER CALLED THE MEETING TO ORDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Russ Brooks
Steve Buhler
Don Christensen
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Carolynn Burt

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Kevin Astill, Parks and Recreation Director
Jim Welch, Finance Director
Russell Willardson, Public Works Director
Richard Catten, City Attorney
Layne Morris, Community Preservation Director
Buzz Nielsen, Police Chief
Steve Lehman, Acting CED Director
Hannah Thiel, CED Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 6, 2010**
The Council read and considered Minutes of the Study Meeting held July 6, 2010. There were no changes, corrections or deletions.

After discussion, Councilmember Brooks moved to approve the Minutes of the Study Meeting held July 6, 2010, as written. Councilmember Buhler seconded the motion.

A roll call vote was taken:

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Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED JULY 20, 2010**
City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Meeting scheduled July 20, 2010, at 6:30 P.M.

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

3. **COMMUNICATIONS SCHEDULED FOR JULY 27, 2010:**

A. **INTRODUCTION OF NEW EMPLOYEES**

City Manager, Wayne Pyle stated the following new employees would be introduced to the City Council at the Regular Council Meeting scheduled July 27, 2010, at 6:30 P.M.:

Police Department:	William Chow, Police Officer Seteuati Aulai, Police Officer Levi Lloyd, Police Officer Ammon Fox, Police Officer George Clegg, Police Officer Joshua Fife, Police Officer May-Lin Robbins, Intelligence Analyst Dana Miller, Crime Scene Tech Trinette Mullineaux, Crime Scene Tech Jessica Neves, Crime Scene Tech Robyn Radosevich, Crim Scene Tech
Justice Courts	Whitney MacPherson, Court Clerk Nora Gonzalez, Court Clerk
Law Department	Leona Kirk, Legal Secretary

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4. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED JULY 27, 2010:

A. PROCLAMATION DECLARING AUGUST AS “NEIGHBORHOOD NIGHTS” MONTH AND AUGUST 3, 2010, AS “NATIONAL NIGHT OUT 2010” IN WEST VALLEY CITY

City Manager, Wayne Pyle, stated Councilmember Vincent would read a Proclamation declaring August as “Neighborhood Nights” Month and August 3, 2010, as “National Night Out 2010” in West Valley City, at the Regular Council Meeting scheduled July 27, 2010, at 6:30 P.M.

5. PUBLIC HEARINGS SCHEDULED JULY 27, 2010:

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-7-2010, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT AMENDMENT TO THE FENCE ORDINANCE

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled July 27, 2010, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. ZT-7-2010, filed by West Valley City, requesting a zone text amendment to the Fence Ordinance. He discussed proposed Ordinance No. 10-23 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 10-23, AMENDING SECTIONS -7-1-103, 7-2-112 AND 7-2-118 OF TITLE 7 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ADDRESS THE MINIMUM SOLID FENCE STANDARDS IN FRONT YARDS AS WELL AS FENCE AND HEDGE STANDARDS ALONG ARTERIAL STREETS

City Manager, Wayne Pyle, discussed proposed Ordinance No. 10-23 which would amend Sections 7-1-103, 7-112 and 7-2-118 of Title 7 of the West Valley City Municipal Code to address the minimum solid fence standards in front yards as well as fence and hedge standards along arterial streets.

Mr. Pyle stated in the effort to maintain a visually pleasing City and allow residents utmost security and privacy, the proposed ordinance would address the fence/hedge standards along arterial streets as well as the fence standards in front yards.

The City Manager indicated the proposal would allow the minimum solid fence to be three feet tall rather than the existing two feet tall maximum. He also indicated the three feet height was an industry standard and not a concern from the Utah Department of Transportation’s perspective for clear view standards.

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City Manager, Wayne Pyle, reported the proposal would also permit homes on arterial streets that were at least 80 feet wide to erect a hedge up to the property line or to erect a six feet fence with ten feet setback. He stated this would allow homes on arterial streets more privacy. He also explained the Police Department recommended keeping the front yard clear or using a fence that could be seen through for security reasons. He stated this was a valid recommendation but consideration must also be given to the homeowners desires for more privacy along busy streets.

Steve Lehman, Acting CED Director, further reviewed and discussed the Application and proposed Ordinance. Hannah Thiel, CED Department, answered questions from members of the City Council regarding requirements and she clarified certain language in the proposed Ordinance.

Upon inquiry, City Manager, Wayne Pyle, discussed background information regarding this issue including concerns raised by several residents living on 3500 South. He stated those residents had received notices of violation regarding their fences or hedges.

Upon discussion, members of the City Council commented and expressed opinions regarding the proposed amendments and the current requirements. Mayor Winder informed a citizen had mentioned a member of the Planning Commission lived on 3500 South and had a hedge. Hannah Thiel, CED Department, advised that the referenced Planning Commission member had disclosed that fact at a recent public hearing to be noted on the record.

The City Council will hold a public hearing regarding Application No. ZT-7-2010 and consider proposed Ordinance No. 10-23 at the Regular Council Meeting scheduled July 27, 2010, at 6:30 P.M.

6. **RESOLUTION NO. 10-147, APPROVING AS TO FORM AN INTERLOCAL PLEDGE AND LOAN AGREEMENT BY AND BETWEEN WEST VALLEY CITY, UTAH (THE “CITY”), AND THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, UTAH (THE “AGENCY”), TO SECURE PAYMENT, IN PART, OF THE AGENCY’S TAX INCREMENT AND REVENUE REFUNDING BONDS, SERIES 2010 IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN \$14,000,000 (THE “SERIES 2010 BONDS”); CALLING A PUBLIC HEARING AND ESTABLISHING A TIME, PLACE AND LOCATION FOR SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF A NOTICE OF PUBLIC HEARING; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-147 which would approve as to form an Interlocal Pledge and Loan Agreement by and between West Valley City, Utah (the “City”), and the Redevelopment Agency of West Valley City,

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Utah (the “Agency”), to secure payment, in part, of the Agency’s Tax Increment and Revenue Refunding Bonds, Series 2010 in the total principal amount of not more than \$14,000,000 (the “Series 2010 Bonds”); calling a public hearing and establishing a time, place and location for said public hearing; providing for publication of a notice of public hearing; providing for publication of a notice of public hearing; providing for the running of a contest period; and related matters.

Mr. Pyle further discussed terms set out in the proposed Resolution and Interlocal Pledge and Loan Agreement, summarized as follows:

- The total principal amount of the bonds to be issued not to exceed \$14,000,000
- Pledge franchise tax revenues
- Calling and establishing a time and location for a public hearing
- Providing for a contest period and related matters

The City Manager reported proceeds of bonds issued would be used by the Redevelopment Agency to refinance existing bonds to recognize interest savings and to purchase additional properties deemed vital to the City Center Redevelopment Project Area.

Mr. 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. 10-147 at the Regular Council Meeting scheduled July 27, 2010, at 6:30 P.M.

7. **RESOLUTION NO. 10-148, APPROVE AN AGREEMENT WITH Highbury Lake Park Owners Company for on-going specified maintenance services in conjunction with the Highbury Canal and Waterways**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-148 which would approve an Agreement with Highbury Lake Park Owners Company, in the amount of \$18,000.00, for on-going specified maintenance services in conjunction with the Highbury canal and waterways.

Mr. Pyle stated, under the subject agreement, the City’s Storm Water Utility would pay the Highbury at Lake Park Owner’s Company to provide certain storm water maintenance services on the Highbury canals and waterways. He explained this was one of several agreements with Suburban Land Reserve that would extend the same ownership and maintenance responsibilities to the new Highbury canals and waterways currently in place for the Lake Park Corporate Center waterways.

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The City Manager reported, under this specific agreement, the property owner's company would provide storm drainage maintenance such as weed and algae control, aeration, trash pickup and control structure maintenance and repair. He stated the City, through the Storm Water Utility, would pay the property owner's company annually for the costs associated with this maintenance. He indicated an annual maintenance budget would be prepared and approved by the City. He further informed if the budget allocation was not fully utilized an adjustment to the following year's assessment would be made. He stated this type of arrangement had worked well with the Lake Park Corporate Center phase.

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

The City Council will consider proposed Resolution No. 10-148 at the Regular Council Meeting scheduled July 27, 2010, at 6:30 P.M.

8. **RESOLUTION NO. 10-149, APPROVE AN AGREEMENT WITH THE MAJORITY OF OTHER MUNICIPALITIES IN SALT LAKE COUNTY AND THE MUNICIPALITIES OF GRANTSVILLE AND TOOELE APPOINTING MICHELLE J. JOHNSON AS A MEMBER OF THE BOARD OF TRUSTEES OF THE UTAH TRANSIT AUTHORITY**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-149 which would approve an Agreement with the majority of other municipalities in Salt Lake County and the municipalities of Grantsville and Tooele appointing Michelle J. Johnson as a member of the Board of Trustees of the Utah Transit Authority.

Mr. Pyle stated the cities in Salt Lake County and the municipalities of Grantsville and Tooele had the opportunity to collectively appoint a member to the Utah Transit Authority Board of Trustees and those jurisdictions agreed to appoint Michelle J. Johnson. He further advised the appointment was governed by Section 17B-2a-807, et seq. of the Utah State Code. He indicated that pursuant to those code sections, the appointment was to be made by the City's Chief Executive Officer, which in West Valley City's form was the City Manager. He stated the statutes governing the City Manager form of government required the appointment be made with the advice and consent of the City Council.

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. 10-149 at the Regular Council Meeting scheduled July 27, 2010, at 6:30 P.M.

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9. COMMUNICATIONS:

A. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the City Council had previously received a Memorandum outlining upcoming meetings and events as follows: July 19-24, 2010: Days of '47 Rodeo, E-Center; July 26, 2010: WorldStage! Concert Series 2010 – Smiling Souls, UCCC, 8:00 P.M.; July 27, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 28, 2010: 30th Anniversary Mayor's Luncheon, UCCC, Noon; August 2, 2010: Neighborhood Nights: National Night Out Kick-off Event, UCCC, 5:30 P.M. – 8:00 P.M.; August 2, 2010: WorldStage! Concert Series 2010 – Fuzion, UCCC, 8:00 P.M.; August 3, 2010: Neighborhood Nights: National Night Out Block Parties; August 3, 2010: The Wiggles Wiggly Circus, E-Center; August 6 & 7, 2010: Neighborhood Nights: Police Safety Fair, Valley Fair Mall, 1:00 P.M. – 7:00 P.M.; August 9, 2010: WorldStage! Concert Series 2010 – International Folk Dance and Music, UCCC, 8:00 P.M.; August 10, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 11, 2010: Chief Chat, UCCC, 6:30 P.M. – 8:00 P.M.; August 12, 2010: Chief Chat, Animal Shelter, 6:30 P.M. – 8:00 P.M.; August 13-15, 2010: Western Indoor Motocross Nationals, Maverik Center; August 16, 2010: WorldStage! Concert Series 2010 – The Soulistics, UCCC, 8:00 P.M.; August 17, 2010: Neighborhood Watch Chairperson Training, City Hall, Suite 230, 6:00 P.M. – 7:00 P.M.; August 17, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 19, 2010: Neighborhood Nights: ID Theft Awareness Seminar, Animal Shelter, 6:30 P.M. – 8:00 P.M.; August 21, 2010: Fabolous, Maverik Center; August 23, 2010: WorldStage! Concert Series 2010 – Junction City Big Band, UCCC, 8:00 P.M.; August 24, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 25, 2010: Multi-Chamber Luncheon & ChamberWest General Membership Meeting, Guest Speaker – Senator Orrin Hatch, UCCC, 11:45 A.M. – 1:00 P.M.; August 26, 2010: Neighborhood Watch Mobile Patrol Training, City Hall, Suite 230, 6:30 P.M. – 7:30 P.M.; September 6, 2010: Labor Day Holiday – City Hall closed; September 7, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 14, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 15-17, 2010: ULCT Annual Convention, Sheraton City Center Hotel, 150 West 500 South; September 16, 2010: Gary Allan, Maverik Center; September 21, 2010: Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M.; September 28, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 5, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 12, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 19, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 20, 2010: ChamberWest 2010 Awards Gala; October 26, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 2, 2010: Election Day; November 9, 2010: Yo Gabba

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Gabba Live! There's a Party in My City!, Maverik Center; November 11, 2010: Verteran's Day – City Hall closed; November 25, 2010: Thanksgiving – City Hall closed; and November 26-29, 2010: Radio City Christmas Spectacular, Maverik Center.

10. COUNCIL REPORTS

Upon inquiry by Mayor Winder, there were no Council reports at this time.

11. NEW BUSINESS SCHEDULED AT 5:00 P.M.

A. IN-N-OUT BURGER VIP EVENT, 3715 SOUTH CONSTITUTION BOULEVARD (2700 WEST)

City Manager, Wayne Pyle, advised that the City Council and City staff had been invited to attend the In-N-Out Burger "VIP event" scheduled this date at 5:00 P.M.

12. NEW BUSINESS SCHEDULED AT 6:00 P.M.

A. RECEPTION FOR CLEAN & BEAUTIFUL YARD AWARD RECIPIENTS IN THE LOBBY OF CITY HALL

City Manager, Wayne Pyle, noted that after returning from the In-N-Out Burger event, the City Council and City staff would attend a reception for the Clean & Beautiful Yard Award recipients to be held in the lobby area of City Hall at 6:00 P.M. He advised there would be a brief program and the Council members would present certificates and gift cards to the winners.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, JULY 20, 2010, WAS ADJOURNED AT 4:55 P.M., BY MAYOR WINDER.

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 20, 2010.

Sheri McKendrick, MMC
City Recorder