

**MINUTES OF COUNCIL STUDY MEETING – AUGUST 10, 2010**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, AUGUST 10, 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 (Left the meeting as noted)  
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  
Russell Willardson, Public Works Director  
John Evans, Fire Chief  
Jim Welch, Finance Director  
Nicole Cottle, CED Director  
Layne Morris, Community Preservation Director  
Richard Catten, City Attorney  
Buzz Nielsen, Police Chief  
Kevin Astill, Parks and Recreation Director  
Jody Knapp, CED Department  
Steve Lehman, CED Department  
Ed Domian, CED Department  
Steve Pastorik, CED Department  
Kevin Daniel, Law Department  
Aaron Crim, Administration  
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 20, 2010**  
The Council read and considered Minutes of the Study Meeting held July 20, 2010. There were no changes, corrections or deletions.

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After discussion, Councilmember Christensen moved to approve the Minutes of the Study Meeting held July 20, 2010, as written. Councilmember Buhler seconded the motion.

A roll call vote was taken:

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

Unanimous.

2. **APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 27, 2010**

The Council read and considered Minutes of the Study Meeting held July 27, 2010. There were no changes, corrections or deletions.

After discussion, Councilmember Christensen moved to approve the Minutes of the Study Meeting held July 27, 2010, as written. Councilmember Buhler seconded the motion.

A roll call vote was taken:

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

Unanimous.

3. **CHRIS GAMVROULAS, IVORY DEVELOPMENT – ANNEXATION PROPOSAL**

Upon direction of City Manager, Wayne Pyle, the CED Director, Nicole Cottle, gave an overview of recent changes in the law regarding annexation, including the City's annexation policy declaration and a map showing a possible future annexation area. Ms. Cottle also answered questions from members of the City Council.

Mr. Chris Gamvroulas, Ivory Development, used PowerPoint and discussed information summarized as follows:

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- Vicinity map showing location of property Ivory purchased over three years ago
- Initially started discussions and annexation process with Salt Lake County
- Discussions with City staff and some City Council members regarding the project and then they will go back to Salt Lake County regarding West Valley City's interest in annexation of this property
- Overpressure zone, roadways, utilities, public safety and other issues
- Inquired if the City was interested in annexing this property - which would be their preference; if no interest from West Valley City they would go back to the County
- Showed and discussed "Bubble Plan" displaying the 109 acres owned by Ivory
- Desire 6.5 – 7 units per acre including detached and attached single-family, townhomes, high density residential, commercial, and green space
- Meetings with Kearns Improvement District to discuss off-site water and sewer connections
- All utilities would need to be installed as there were none at this location and will create system infrastructure for future development
- Looked at many alternatives; this will be very expensive property to develop; will need density as discussed to make project work

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

City Manager, Wayne Pyle, reported regarding discussions that had taken place over many months regarding this matter. He discussed advantages and trade-off points regarding the proposal. He stated staff supported the concept in general and would like to move forward. He stated the density looked high but, given the location, it would lend itself to a transit-oriented development (TOD). He indicated Ivory was a residential and commercial development partner with whom the City had enjoyed a good relationship in the past, and he recommended working with them on this proposal.

Mr. Gamvroulas stated he appreciated the time and effort staff of the City had put into working on this proposal. He also stated Ivory had a lot of trust and confidence in West Valley City and this would be an opportunity to set down a "footprint" and "make a statement" in this area and they desired to collaborate with the City in that regard.

#### 4. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED AUGUST 10, 2010**

City Manager, Wayne Pyle, stated two new items had been added to the Agenda for the Regular Council Meeting scheduled August 10, 2010, at 6:30 P.M. He discussed those items, and others, as follows:

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### **Item No. 7.B. – PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING THE POLICE DEPARTMENT’S APPLICATION FOR A DEPARTMENT OF JUSTICE PROGRAMS JUSTICE ASSISTANCE GRANT (JAG)**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled August 10, 2010, at 6:30 P.M., in order for the City Council to accept public input regarding the Police Department’s application for a Department of Justice Programs Justice Assistance Grant (JAG). He discussed proposed Resolution No. 10-155 to be considered by the City Council subsequent to the public hearing, as follows:

### **RESOLUTION NO. 10-155, AUTHORIZING THE WEST VALLEY CITY POLICE DEPARTMENT TO APPLY FOR A JUSTICE ASSISTANCE GRANT (JAG) THROUGH THE U.S. DEPARTMENT OF JUSTICE PROGRAMS**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-155 which would authorize the West Valley City Police Department to apply for a Justice Assistance Grant (JAG) through the U.S. Department of Justice Programs.

Mr. Pyle stated the JAG grant would be in the amount of \$140,185.00 and would be utilized to help improve the Police Department’s Forensic Services Unit and Intelligence Unit through purchase of current technology and equipment. He indicated the Police Department would not be required to match these funds as this was considered a non-matching grant. He also stated the 2010 JAG program was a three-year grant and additional funding could be awarded in future years to allow continuation of the grant program.

The City Manager explained the U.S. Department of Justice Programs was allowing the West Valley City Police Department to apply for the above grant and the funds could be used to purchase equipment, fund approved programs, and pay salaries for approved programs. He indicated the procedure for allocating JAG funds was a formula based on population and crime statistics, in combination with a minimum allocation to ensure each state and territory received an appropriate share. He discussed the Edward Byrne Memorial Justice Assistant Grant Program and stated it would allow states and local governments to support a broad range of activities to improve the criminal justice system. He indicated JAG replaced the Byrne Formula and Local Law Enforcement Block Grant programs.

Mr. Pyle further explained the Police Department’s Forensic Services Unit and Intelligence Unit were dependent on current technology to adequately serve their function in an efficient and effective manner. He stated budget constraints had funneled resources to essential services thus not allowing for necessary upgrades in equipment and technology. He indicated the JAG funding would be used to improve those divisions and other areas that had been overlooked due to other priority essential services.

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

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The City Council will hold a public hearing and consider proposed Resolution No. 10-155 at the Regular Council Meeting scheduled August 10, 2010, at 6:30 P.M.

**Item No. 8.B. – RESOLUTION NO. 10-156, AUTHORIZE CHANGE ORDER NO. 1 TO THE CONTRACT WITH RYDALCH ELECTRIC, INC., FOR THE EECBG LIGHTING RETROFIT PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-156 which would authorize Change Order No. 1 to the contract with Rydalch Electric, Inc., in the amount of \$148,750.00, for the EECBG Lighting Retrofit Project.

Mr. Pyle stated the EECBG Lighting Retrofit Project included City Hall, the Public Safety Building, the Maverick Center (formerly known as the E-Center), and the Utah Cultural Celebration Center (UCCC). He discussed detailed information regarding the proposed changes, as follows:

1. Change out all old T-8 lamps about 2500 recommendation from Rocky Mountain Power adding additional incentive towards the project: \$30,000.00

Incentive from Rocky Mountain Power: (\$1,250.00)

2. Additional lights at the Maverick Center as recommended from Rocky Mountain Power: \$25,000.00
3. Additional lighting controls for City Hall, Public Safety Building and the UCCC: \$95,000.00

The City Manager further explained, as a result of getting lower bids for the lighting retrofit project, there was a residual amount of dollars from the EECBG funds. He indicated when coordinated with Rocky Mountain Power there were other areas found that could enhance the City's ability to be more efficient and reduce power consumption. He explained with the Rocky Mountain Power recommendation additional retrofits would be made to City Hall, the Public Safety Building, and the UCCC lighting controls, while also adding additional lighting changes to the City Hall, the Public Safety Building and the Maverick Center.

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

The City Council will consider proposed Resolution No. 10-156 at the Regular Council Meeting scheduled August 10, 2010, at 6:30 P.M.

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**Review Redevelopment Agency and Housing Authority Agenda Items Scheduled August 10, 2010**

City Manager, Wayne Pyle, discussed items on the Agendas for the Redevelopment Agency and Housing Authority Meetings scheduled August 10, 2010.

Upon inquiry by the City Manager, there were no further questions regarding items scheduled on the above-referenced agendas.

**5. PUBLIC HEARINGS SCHEDULED AUGUST 17, 2010:**

**A. ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-10-2010, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT AMENDMENT TO UPDATE LANGUAGE IN THE WEST VALLEY CITY MUNICIPAL CODE DEALING WITH POWER TO PANEL REQUIREMENTS FOR BUILDING PERMITS AND TO ADD LANGUAGE TO CLARIFY THE PROPERTY OWNER'S RESPONSIBILITY IN MAINTAINING RETAINING WALLS**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled August 17, 2010, at 6:30 P.M., in order for the City Council to accept public input regarding Application No. ZT-10-2010, filed by West Valley City, requesting a zone text amendment to update language in the West Valley City Municipal Code dealing with power to panel requirements for building permits, and to add language to clarify the property owner's responsibility in maintaining retaining walls. He discussed proposed Ordinance No. 10-24 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

**ORDINANCE NO. 10-24, AMENDING SECTIONS 7-1-108 AND 7-2-121 OF THE WEST VALLEY CITY MUNICIPAL CODE TO CLARIFY POWER TO PANEL REQUIREMENTS FOR BUILDING PERMITS AND DESCRIBE RETAINING WALL MAINTENANCE RESPONSIBILITY**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 10-24 which would amend Sections 7-1-108 and 7-2-121 of the West Valley City Municipal Code to clarify power to panel requirements for building permits and describe retaining wall maintenance responsibility.

Mr. Pyle stated the proposed amendments would change out of date language and clarify language dealing with power to panel requirements for building permits. He further explained Section 7-2-121 would amend and clarify that property owners would be responsible to maintain retaining walls on their property.

The City Manager reported changes to Section 7-1-108 would update out of date language dealing with the State Construction Code and also have the language coincide with accepted practices in the field dealing with power to panel issues for building permits. He also reported changes to Section 7-2-121 would codify

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that maintenance and repair of retaining walls on private property were the responsibility of the property owner on whose property the retaining wall existed. He indicated the City had to be involved in several cases over the years where retaining walls had fallen into disrepair and the property owner would not accept responsibility for the repairs.

Ed Domian, Chief Building Official/CED Department, further discussed the Application, proposed Ordinance, and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. ZT-10-2010 and consider proposed Ordinance No. 10-24 at the Regular Council Meeting scheduled August 17, 2010, at 6:30 P.M.

**B. RECEIVE COMMENT FROM THE PUBLIC WITH RESPECT TO THE CITY'S INTENT TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY TO PLEDGE THE CITY'S FRANCHISE TAX FEES TO SECURE PAYMENT OF THE AGENCY'S TAX INCREMENT BONDS (NO ACTION REQUIRED)**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled August 17, 2010, at 6:30 P.M., in order for the City Council to receive comment from the public with respect to the City's intent to enter into an Interlocal Agreement with the Redevelopment Agency of West Valley City to pledge the City's franchise tax fees to secure payment of the Agency's tax increment bonds.

Mr. Pyle further explained the purpose of the hearing would be to receive input from the public with respect to: a) The proposed execution by the City of the Agreement, and b) Any potential economic impact the Agreement may have on the private sector. He also stated that pursuant to an Indenture of Trust, the Agency expected to issue the Series 2010 Bonds to provide funds to a) Finance the acquisition of property within the Redevelopment Project Area, b) Refund and retire all or a portion of the Agency's outstanding Taxable Tax Increment and Revenue Bonds, Series 2008 to effect a debt service savings, c) Fund a debt service reserve fund, if necessary, and d) Pay costs associated with the issuance of the Series 2010 Bonds.

Mr. Pyle further explained no formal action by the City Council would be required regarding this matter. He informed that a public hearing was required as part of the process for a Redevelopment Agency bond proposal which had been approved under Resolution No. 10-147 on July 27, 2010.

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The City Manager further reviewed and discussed the proposal and answered questions from members of the City Council

The City Council will hold a public hearing to receive input from the public with respect to the City's Intent to enter into an Interlocal Agreement with the Redevelopment Agency, at the Regular Council Meeting scheduled August 17, 2010, at 6:30 P.M.

6. **ORDINANCE NO. 10-25, ENACT CHAPTER 9 OF TITLE 23 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ALLOW FOR THE KEEPING OF FEMALE DOMESTIC CHICKENS IN SINGLE-FAMILY RESIDENTIAL ZONES**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 10-25 which would enact Chapter 9 of Title 23 of the West Valley City Municipal Code to allow for the keeping of female domestic chickens in single-family residential zones.

Mr. Pyle stated that currently the West Valley City Municipal Code made it illegal to keep female domestic chickens (hens) in a residential zone. He further advised the proposed ordinance would allow residents of single-family home parcels to apply for a Hen Permit and, under certain conditions, keep as many as eight hens on their property. He indicated applicants would provide a site plan, construction plan, and fees, and if all requirements were satisfied would be issued a Hen Permit allowing the keeping of eight hens in the 'R-1-10' zone or larger lot single-family zones; five hens in the 'R-1-8' zone, and three hens in the 'R-1-6' or 'R-1-7' zones.

The City Manager explained all hens and associated structures were required to be kept in the back yard only and would be required to be at least 50 feet from any school or church, at least 30 feet from any residence, at least 25 feet from the Hen Permit holder's residence, and at least three feet from any property line. He stated additional minimum standards were established for the design, construction and maintenance of the chicken pen and henhouse. He stated the permitted hens would be restricted to non-commercial use and slaughter of hens would be prohibited.

Jody Knapp, Community and Economic Development Department, used PowerPoint and discussed language in the ordinance, summarized as follows:

- Purpose
- Definitions
- Standards
- Permit
- Fees

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City Manager, Wayne Pyle, and Ms. Knapp answered questions from members of the City Council regarding the information presented. Upon further inquiry by members of the City Council, Layne Morris, Community Preservation Director, also answered questions regarding enforcement issues.

The City Council discussed, commented and related opinions regarding this issue.

The City Council will consider proposed Ordinance No. 10-25 at the Regular Council Meeting scheduled August 17, 2010, at 6:30 P.M.

7. **ORDINANCE NO. 10-26, AMEND SECTION 1-2-113 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ADD HEN PERMIT FEES TO THE CONSOLIDATED FEE SCHEDULE**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 10-26 which would amend Section 1-2-113 of the West Valley City Municipal Code to add hen permit fees to the Consolidated Fee Schedule.

Mr. Pyle stated residents must apply for and receive a permit for keeping of female domestic chickens in single-family residential zones. He advised the proposed ordinance would amend the Consolidated Fee Schedule and establish fees for hen licenses and inspection fees.

The City Manager reported residents of single-family home parcels could apply for a Hen Permit and, under certain conditions, keep as many as eight hens on their property. He also stated as part of the application process, residents would pay license fees and inspection fees prior to a Hen Permit being issued. He indicated the proposed ordinance would amend the Consolidated Fee Schedule to establish those fees.

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

The City Council will consider proposed Ordinance No. 10-26 at the Regular Council Meeting scheduled August 17, 2010, at 6:30 P.M.

8. **RESOLUTION NO. 10-157, APPROVE AN AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH IVORY DEVELOPMENT LLC FOR PROPERTY LOCATED AT APPROXIMATELY 2814 SOUTH 5220 WEST**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-157 which would approve an Amendment to the Development Agreement with Ivory Development LLC for property located at approximately 2814 South 5220 West.

Mr. Pyle stated that in December of 2008, the Council approved Resolution No. 08-298 authorizing a Development Agreement between the City and Ivory Development LLC for property being developed between 3100 South and Lake Park Boulevard and east of

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Daybury Drive. He indicated the agreement set forth development standards which included specific areas to be used for open space. He further advised the purpose for the proposed resolution was to modify a portion of the open space requirement.

The City Manager reported Ivory Development was prepared to begin construction on the next phase of Highbury at Lake Park. He stated the developer, in conjunction with Suburban Land Reserve, Inc., (formerly Zion's Securities) had re-evaluated the open space designations found in the 2008 Development Agreement. He explained that after evaluating one particular location in their next phase, a decision had been made to eliminate the small 11,400 square foot pocket park located at approximately 2814 South 5220 West. He stated the decision to eliminate this space had been made in consideration of other areas within the Highbury development intended to meet the needs of open space requirements. He also indicated Suburban Land Reserve Inc. had planned for an urban fishery, trail systems, waterways and general open space throughout Highbury. In addition, Centennial Park was located within walking distance immediately south of 3100 South. He further advised for these reasons Ivory Development had requested consideration to eliminate the pocket park illustrated in Exhibit C attached to the Development Agreement.

Steve Lehman, CED Department, displayed plats and further reviewed and discussed the proposed Resolution. He noted Highbury was a joint development of Ivory and Suburban Land Reserve (SLR) and answered additional questions from members of the City Council.

City Manager, Wayne Pyle, introduced Terry Roylance of SLR. Mr. Roylance explained Zions Securities had consolidated with other entities and was now known as SLR (Suburban Land Reserve). He expressed appreciation for consideration of the subject request and he introduced Tom King and Dave Cannon from SLR.

The City Council will consider proposed Resolution No. 10-157 at the Regular Council Meeting scheduled August 17, 2010, at 6:30 P.M.

**9. RESOLUTION NO. 10-158, APPROVE INTERLOCAL COOPERATIVE AGREEMENT WITH CITY OF SOUTH SALT LAKE TO PROVIDE FOR WEST VALLEY CITY TO PROSECUTE CERTAIN DISTRICT COURT CRIMINAL APPEALS ON BEHALF OF THE CITY OF SOUTH SALT LAKE**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-158 which would approve an Interlocal Cooperative Agreement with the City of South Salt Lake to provide for West Valley City to prosecute certain District Court criminal appeals on behalf of the City of South Salt Lake.

Mr. Pyle stated the proposed agreement provided that West Valley City prosecutors would prosecute certain appeals from the South Salt Lake Justice Court on behalf of

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South Salt Lake. He advised that South Salt Lake had agreed to pay a flat fee of \$500.00 per month for this service.

The City Manager reported pursuant to State law, appeals from justice court criminal cases were tried de novo in District Court. He stated South Salt Lake had a small prosecution staff and the District Court appeals could often be time consuming if it was the only case the prosecutor had in District Court on that particular day. He explained much of that time was spent simply waiting for the case to be heard. He indicated West Valley City prosecuted a regular District Court calendar of cases and, therefore, had at least one prosecutor in District Court almost every day. He stated adding an occasional South Salt Lake case to the West Valley caseload would have a minimal impact on West Valley City, but would save the South Salt Lake prosecutors a great deal of time.

City Attorney, Richard Catten, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 10-158 at the Regular Council Meeting scheduled August 17, 2010, at 6:30 P.M.

10. **RESOLUTION NO. 10-159, AUTHORIZE PURCHASE OF DESKTOP AND LAPTOP COMPUTERS FROM VALCOM COMPUTER CENTER FOR USE BY THE POLICE DEPARTMENT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-159 which would authorize purchase of desktop and laptop computers from Valcom Computer Center, in an amount not to exceed \$93,551.36, for use by the Police Department.

Mr. Pyle stated the Police Department was in need of desktop and laptop computers. He advised replacements would be financed through the HP Master Lease Purchase Agreement approved in 2006 under Resolution No. 06-04.

The City Manager reported the desktop and laptop computers procured through this program would be covered by a “total care” package for each computer which would cover most of the costs of repairs needed during the term of the lease agreement. He explained each computer would be leased for a period of four years at which point the City would be able to purchase each computer for one dollar. He further reported the total cost over the four year period would not exceed \$93,551.36, with four annual payments of not to exceed \$23,387.84.

Mr. Pyle also advised formal bidding had not been required because the vendor, Valcom, held a contract with the State of Utah.

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

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The City Council will consider proposed Resolution No. 10-159 at the Regular Council Meeting scheduled August 17, 2010, at 6:30 P.M.

11. **RESOLUTION NO. 10-160, ACCEPT PUBLIC SIDEWALK AND LIGHTING EASEMENTS FROM HILLCREST INVESTMENT COMPANY, L.L.C. ACROSS PROPERTIES LOCATED AT DECKER LAKE DRIVE AND 3500 SOUTH**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-160 which would accept Public Sidewalk and Lighting Easements from Hillcrest Investment Company, L.L.C. for properties located at Decker Lake Drive and 3500 South.

Mr. Pyle stated the subject easements were for the proposed Shops at Decker Lake commercial/retail development (currently Grizzly Plaza) located at Decker Lake Drive and 3500 South. He also stated the two sites (parcels) were to be remodeled and would include street lighting on 3500 South.

The City Manager reported as portions of the proposed sidewalks and lighting fell outside of the public right-of-way, a public sidewalk and lighting easement was required as a condition of approval. He stated these easements would also accommodate future street lighting additions on Decker Lake Drive.

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. 10-160 at the Regular Council Meeting scheduled August 17, 2010, at 6:30 P.M.

12. **COMMUNICATIONS:**

A. **GENERAL OBLIGATION BOND DISCUSSION**

City Manager, Wayne Pyle, reported he had issued several memorandums over the previous two weeks outlining options if the City Council desired to move forward with a General Obligation bond election to be held November 2, 2010. He advised the first step would be to adopt a resolution outlining and giving authorization to proceed.

Mr. Pyle also reviewed a third memorandum issued this date and pointed out the summary list on the second page would be the beginning point for discussion.

Upon inquiry by members of the City Council, the City Attorney, Richard Catten, answered questions about the process and detail regarding language in a resolution that would state the Council's intent to hold such a bond election. Mr. Catten further stated the City's bond counsel would assist in meeting all legal requirements.

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The City Council discussed the information contained on the summary list of park projects. Upon inquiry, the Parks and Recreation Director, Kevin Astill, clarified costs of certain park projects, including funding sources and the status of projects already under construction or completed.

City Manager, Wayne Pyle, noted three Council members had met with the Parks and Recreation Department staff prior to this meeting. Councilmember Vincent summarized issues discussed and ideas presented during that meeting.

The City Council discussed points regarding priorities and potential costs.

Upon inquiry, the City Manager discussed the City Center area and the importance of green space. He also discussed a proposal to construct a new library in the City Center area that would better serve the community and fit in with the overall master plan of the City Center area.

Upon discussion, Councilmember Vincent stated there was need to decide as a Council if this was really the time to hold a bond election. He related feedback received from citizens regarding this issue and stated he had become less and less inclined to propose a tax increase, but a bond election would ask residents to make that choice. He indicated most residents wanted neighborhood parks and trail systems completed, but other projects such as a library or museum were not as important in these bad economic times.

Councilmember Rushton stated he desired to review a budget first and then determine priorities.

Mayor Winder stated the downside with a general obligation bond election now was definitely the state of the economy and the upside was that interest rates and construction costs were low, and trails/parks could increase property values. He also stated the City Center project was at a crossroads now and this could move that project along when all the pieces were put into place.

Councilmember Brooks stated the City Center was an important project the Council needed to determine projects and dollar amount. He further stated those on fixed incomes and preparing for retirement were scared at what was happening in government and what would happen in the future. He stated he wanted a great City, but in his opinion, the City Center should be the focus if a bond was placed on the ballot.

Councilmember Buhler stated his thoughts on the matter were similar to those previously expressed by Councilmember Brooks. He indicated none of the listed parks were in his district, but the City Center was unique and would benefit the entire City. He indicated if others such as a dog park and/or skate park were

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included, everyone might see a benefit. He expressed the need to provide something new and different and then allow voters to decide.

Councilmember Vincent stated regional parks on the east and west side of the City might appeal to all residents. He indicated neighborhood parks might not be the best approach. He also discussed the recent Cottonwood Heights and Kearns bond elections stating one passed and one had been defeated. He stated the one defeated had not been defined clearly. He discussed the fact that the better the documentation, the higher the chance of voter approval.

Councilmember Rushton expressed the need to find the right price tag and the right amount of projects to spread out in order to benefit all parts of the City. Upon inquiry by the City Manager, Councilmember Rushton clarified regarding determination of a price tag and then fitting in the desired projects. Councilmember Rushton expressed his opinion that an increase of \$35 per year could work, but \$50 would be too much.

Upon further discussion, some members of the City Council stated trails were vital.

In response to an inquiry regarding the importance of a new library in the City Center, some members of the City Council suggested having two ballot questions for consideration.

Mayor Winder advised he had traveled to a city in California the previous week and visited a library in a park space being used as a community gathering place. He also discussed a proposal for an art museum and whether or not it should be included as a ballot question.

Councilmember Christensen expressed the need to include a City Center park, a library and a museum for ballot consideration.

Upon inquiry by the City Manager, the City Council expressed a consensus to move forward with placing a General Obligation bond issue on the ballot for the election scheduled on November 2, 2010.

After discussion, and due to time constraints, the City Council concurred to recess the Study Meeting and reconvene after the Regular Council Meeting, Redevelopment Agency and Housing Authority Meetings were completed, in order to complete discussions regarding the general obligation bond matter.

### **B. INTRODUCTION OF METRO FIRE SEARCH AND RESCUE DOGS**

City Manager, Wayne Pyle, stated due to time constraints this item would be rescheduled to a future Study Meeting.

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### C. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the City Council had received a Memorandum outlining upcoming meetings and events as follows: August 11, 2010: Chief Chat, UCCC, 6:30 P.M. – 8:00 P.M.; August 12, 2010: Chief Chat, CPD Headquarters/Animal Shelter, 6:30 P.M. – 8:00 P.M.; August 13-15, 2010: Western Indoor Motocross Nationals, Maverik Center; August 14, 2010: West Valley City Triathlon, Fitness 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 18, 2010: Mayor’s Education Summit, UCCC, 8:30 A.M. – 11:00 A.M.; August 18, 2010: UDOT Projects Open House – I-215/3500 South Interchange and 3100 South/Bangerter Highway CFI, City Hall, 4:30 P.M. – 7:00 P.M.; August 19, 2010: Neighborhood Nights: ID Theft Awareness Seminar, CPD Headquarters/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. (Will be held inside with dancing); 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.; August 28, 2010: Dog Days of Summer, Fitness Center, 2:00 P.M. – 5:30 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: Annual Lake Park Owners Association Golf Social, Stonebridge Golf Course; 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 19, 2010: American Carnage Tour, Maverik Center; 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 4, 2010: So You Think You Can Dance Tour, Maverik Center; November 9, 2010: Yo Gabba Gabba Live! There’s a Party in My City!, Maverik Center; November 11, 2010: Veteran’s Day – City Hall closed; November 25, 2010: Thanksgiving – City Hall closed; and November 26-29, 2010: Radio City Christmas Spectacular, Maverik Center.

**MINUTES OF COUNCIL STUDY MEETING – AUGUST 10, 2010**

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**D. BUDGET PRESENTATION**

City Manager, Wayne Pyle, requested the Finance Director be given time to make a presentation regarding budget matters prior to the public hearing scheduled during the Regular Council Meeting later this night.

**13. COUNCIL REPORTS**

**A. COUNCILMEMBER RUSS BROOKS – CROSSWALK REQUEST**

Councilmember Brooks requested consideration be given for a crosswalk near Fassio Farms Park recently requested by residents living in that area.

Mayor Winder recessed the Study Meeting at 6:26 P.M. and reconvened the Study Meeting at 7:24 P.M. in the Council Chambers.

Mayor Winder noted that Councilmember Brooks was absent having been excused after the Regular Council Meeting was completed earlier.

**COUNCIL REPORTS – CONTINUED**

**B. COUNCILMEMBER STEVE VINCENT – MOUNTAIN VIEW CORRIDOR MEETING**

Councilmember Vincent reported about a recent meeting he attended regarding the Mountain View Corridor. He also showed an informational video regarding the project that would be posted on the Utah Department of Transportation (UDOT) website.

**C. COUNCILMEMBER COREY RUSHTON – COG MEETING; JORDAN RIVER TRIP; AND LETTER REGARDING FORECLOSURES**

Councilmember Rushton reported regarding a Salt Lake County Council of Governments (COG) meeting he recently attended, including issues discussed at that time.

Councilmember Rushton reported regarding the Jordan River trip held the previous Saturday.

Councilmember Rushton reviewed and discussed a letter prepared by the City Manager for the congressional deletion regarding foreclosures.

**C. COUNCILMEMBER DON CHRISTENSEN – MUNICIPAL ASSOCIATION OF COUNCILS ISSUES; NATIONAL NIGHT OUT MEETING; AND RELAY FOR LIFE EVENT**

Councilmember Christensen discussed issues reviewed at a recent Municipal Association of Councils meeting.

## MINUTES OF COUNCIL STUDY MEETING – AUGUST 10, 2010

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Councilmember Christensen reported regarding a recent National Night Out neighborhood meeting, including comments, suggestions and questions from residents in attendance. He advised a pedestrian gate had been requested for a specific entrance at City Park.

Councilmember Christensen discussed the American Heart Association Relay for Life event scheduled later this month. He advised that the Magna Town Council had a team, but no one from the West Valley City Council or City staff had formed a team. He indicated the event would be held at Centennial Park and the City should have a team participating in that event. He answered questions regarding the event and the fundraising commitment.

### 14. CONTINUATION OF GENERAL OBLIGATION BOND DISCUSSION

Mayor Winder expressed his thoughts stating on the one hand citizens were on fixed incomes and there were others who desired to see investment in the community which would, in turn, attract younger home buyers and thus raise property values. He further discussed the City Center greenway piece, library, trails and other parks.

Mayor Winder requested input from members of the City Council pertaining to if a regional park would be better or filling in vacant fields with park space would be preferable. Members of the Council respectively commented and expressed opinions regarding these matters.

Mayor Winder discussed his thoughts regarding the greenway and library/museum issues, including costs for greenway and library campus, and how those would relate to a ballot question. The City Manager and City Attorney also discussed this issue and Mr. Pyle stated bond counsel would need to review and give approval of any proposed language to be placed on a ballot.

Mayor Winder discussed the idea of Salt Lake County funding a library and the City funding the green space around it. He stated this concept might be an enticement to proceed in that manner. City Manager, Wayne Pyle, stated that idea could be explored with the County.

Councilmember Vincent expressed the importance and cost of a regional park on the west side of the City, either at Falcon Crest or on 6400 West.

City Manager, Wayne Pyle, advised of the need to set parameters now. City Attorney, Richard Catten, stated a resolution to be proposed consideration and approval at the Regular Meeting scheduled August 17, 2010, would need to include a total dollar amount of the bond and a general description of what projects would be funded.

## MINUTES OF COUNCIL STUDY MEETING – AUGUST 10, 2010

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The City Attorney advised the library and greenway could be tied together as City Center improvements and as one ballot question. He also advised a separate question would be required regarding a regional park.

Councilmember Buhler stated if two questions were placed on the ballot the voters might vote only in favor of one.

Mayor Winder suggested proposed bonding be included only for parks and trails.

Councilmember Christensen expressed agreement with parks and recreation bonding, but indicated the need to consider the inclusion of a museum as other cities would be in competition for a museum to display the artwork of Arnold Friberg. Councilmember Vincent stated he would not be in favor of a Friberg museum being built with tax dollars.

Mayor Winder advised that replacing the West Valley library was not on Salt Lake County's five year plan, nor was it on any plan. He stated if the Council desired a new library, the City would need to "kick in" or it would not happen.

Upon further discussion, members of the City Council expressed the importance to be specific and for elements to be included in the proposition that would appeal to constituents. Some members of the Council stated a General Obligation Bond would not be possible every year so this would be a rather unique opportunity. Some members of the Council stated there would be "danger in loading too much on a ballot" so that nothing would pass, but there was also the possibility of missing opportunities for improvements. Some members of the Council indicated financing should be discussed separately once there was a firm library plan. Discussion was also had regarding the importance of having a grand plan and building a fabulous park system, while considering what residents could handle financially. Members of the Council noted economic times were still bad and had not rebounded sufficiently making such a bond proposal perhaps seem like a luxury item to some residents.

The City Council recapitulated, summarized as follows:

- \$18 million without library
- \$25 million could be spent on parks and trails even without a library
- Most important issue – bond amount or amount per household per year
- Need to be realistic in this economy
- Unique opportunity to improve image

The City Council expressed a consensus summarized as follows:

- Approximately \$19 million in bonds, but not more than \$25 per household per year for parks and trails

**MINUTES OF COUNCIL STUDY MEETING – AUGUST 10, 2010**

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City Manager, Wayne Pyle, responded to the Council's direction and stated the City's bond counsel and staff would be instructed to prepare a proposed Resolution to be added to the agenda for the Regular Council Meeting scheduled August 17, 2010, at 6:30 P.M.

City Manager, Wayne Pyle, advised that the Parks and Recreation Committee would be requested to make recommendations to the Council regarding the above proposal.

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, AUGUST 10, 2010, WAS ADJOURNED AT 8:06 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, August 10, 2010.

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Sheri McKendrick, MMC  
City Recorder