

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 7, 2010

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, SEPTEMBER 7, 2010, AT 6:00 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

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Carolynn Burt
Steve Vincent

STAFF PRESENT:

John Evans, Fire Chief
Russell Willardson, Public Works Director
Nicole Cottle, CED Director
Layne Morris, Community Preservation Director
Kevin Astill, Parks and Recreation Director
Buzz Nielsen, Police Chief
Marie Guarascio, Acting Finance Director
Claire Gillmor, Acting City Attorney
Steve Lehman, CED Department
Owen Jackson, Administration
Jake Arslanian, Public Works Department

1. APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 17, 2010

The Council read and considered Minutes of the Study Meeting held August 17, 2010. There were no changes, corrections or deletions.

After discussion, Councilmember Brooks moved to approve the Minutes of the Study Meeting held August 17, 2010, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

2. **APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 24, 2010**

The Council read and considered Minutes of the Study Meeting held August 24, 2010. There were no changes, corrections or deletions.

After discussion, Councilmember Brooks moved to approve the Minutes of the Study Meeting held August 24, 2010, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

3. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED SEPTEMBER 7, 2010**

City Manager, Wayne Pyle, stated one new item had been added to the Agenda for the Regular Meeting scheduled September 7, 2010, at 6:30 P.M. He discussed that item as follows:

Item No. 8.B. – RESOLUTION NO. 10-166, APPROVE AMENDMENT TO AGREEMENT FOR THE DISPOSITION OF LAND (ADL) BETWEEN THE CITY, THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, AND JORDAN RIVER MARKETPLACE, LLC, TO PROVIDE FOR THE REDEVELOPMENT OF THE JORDAN RIVER REDEVELOPMENT AREA

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-166 which would approve an Amendment to the Agreement for the Disposition of Land (ADL) between the City, the Redevelopment Agency of West Valley City, and Jordan River Marketplace, LLC, to provide for the redevelopment of the Jordan River Redevelopment Area.

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Mr. Pyle informed there were additional issues the developer had requested the City Council consider. The City Manager stated he would request this item, and a corresponding item on the Redevelopment Agency agenda, be continued to the meetings scheduled for September 14, 2010.

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

4. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED SEPTEMBER 14, 2010:**

A. **EMPLOYEE OF THE MONTH, JUNE 2010 – MACHEL RICHARDS, FINANCE DEPARTMENT**

City Manager, Wayne Pyle, stated Councilmember Christensen would read the nomination of Machel Richards, Finance Department, to receive the Employee of the Month award for June 2010, at the Regular Council Meeting scheduled September 14, 2010, at 6:30 P.M.

B. **EAC QUARTERLY DIVISION AWARD – TREASURY DIVISION, FINANCE DEPARTMENT**

City Manager, Wayne Pyle, stated Councilmember Rushton would read the nomination of the Treasury Division of the Finance Department to receive the EAC Quarterly Division Award, at the Regular Council Meeting scheduled September 14, 2010, at 6:30 P.M.

C. **PROCLAMATION DECLARING THE FOURTH MONDAY OF SEPTEMBER AS FAMILY DAY – A DAY TO EAT DINNER WITH YOUR CHILDREN IN WEST VALLEY CITY**

City Manager, Wayne Pyle, stated a Proclamation declaring the fourth Monday of September as Family Day – a Day to Eat Dinner with Your Children in West Valley City, would be read at the Regular Council Meeting scheduled September 14, 2010, at 6:30 P.M.

5. **PUBLIC HEARINGS SCHEDULED SEPTEMBER 14, 2010:**

A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. SV-4-2008, FILED BY WEST VALLEY CITY, REQUESTING TO VACATE A PORTION OF CASSELL STREET FROM SOUTHGATE AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF THE LIGHT RAIL ALIGNMENT**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled September 14, 2010, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. SV-4-2008, filed by West Valley City, requesting to vacate a portion of Cassell Street from Southgate Avenue to the north right-of-way line of the light

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rail alignment. He discussed proposed Ordinance No. 10-27 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 10-27, VACATING A PORTION OF CASSELL STREET LOCATED IN WEST VALLEY CITY

Mr. Pyle discussed proposed Ordinance No. 10-27 which would vacate a portion of Cassell Street located in West Valley City.

The City Manager stated the proposal would vacate the right-of-way due to impacts of the light rail on the adjacent property owner's property. He further stated due to the alignment of the rail line, a large triangular piece of property had been acquired from the Wilkins so that a smooth transition of the track could be accomplished.

City Manager, Wayne Pyle, indicated that in the past there had been some discussions of paving Cassell Street because it would allow for a north/south connection at the ends of several east/west roads in this area of Chesterfield. He stated the light rail alignment eliminated that option since there would not be a vehicular/pedestrian crossing permitted at Cassell Street. He explained although a future connection could be made south of the LRT alignment, the area to the north was cut off by the newly installed tracks. He further stated that when the Wilkins had seen the plans for the LRT, they were disappointed to lose so much of their back yard. He indicated although they were being compensated for that loss, the square footage of their property was considerably reduced and they inquired about the possibility of utilizing a portion of Cassell Street adjacent to their home. He stated this process would allow them to add 33 feet to the east of their current property line. He also advised according to City ordinance, streets and/or alley vacations were required to be reviewed by the Planning Commission with a recommendation to the City Council who then made the final decision.

Steve Lehman, CED Department, further reviewed and discussed the Application and proposed Ordinance, displayed a map, and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. SV-4-2008 and consider proposed Ordinance No. 10-27 at the Regular Council Meeting scheduled September 14, 2010, at 6:30 P.M.

- B. ACCEPT PUBLIC INPUT REGARDING (i) ISSUANCE OF UP TO \$25,000,000 GENERAL OBLIGATION BONDS TO FINANCE THE COSTS OF ACQUIRING AND CONSTRUCTING PARKS AND TRAILS, A CITY CENTER PARK AND GREENWAY, AND RELATED IMPROVEMENTS AND (ii) THE POTENTIAL ECONOMIC IMPACT**

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THAT THE IMPROVEMENTS, FACILITIES, OR PROPERTIES TO BE FINANCED WITH BOND PROCEEDS WILL HAVE ON THE PRIVATE SECTOR

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled September 14, 2010, at 6:30 P.M. in order for the City Council to accept public input regarding (i) issuance of up to \$25,000,000 General Obligation Bonds to finance the costs of acquiring and constructing parks and trails, a City Center park and greenway, and related improvements and (ii) the potential economic impact that the improvements, facilities, or properties to be financed with bond proceeds would have on the private sector.

Mr. Pyle advised as part of the General Obligation Bond election process, the City Council was required to hold a public hearing to accept public input; however, no action would be required.

The City Council will hold a public hearing to accept public input regarding issuance of up to \$25,000,000 General Obligation Bonds and the potential economic impact improvements, facilities or properties to be financed would have on the private sector, at the Regular Council Meeting scheduled September 14, 2010, at 6:30 P.M.

6. RESOLUTION NO. 10-167, APPOINT TWO REPRESENTATIVES TO SERVE ON THE TAXING ENTITY COMMITTEE FOR ALL URBAN RENEWAL AND ECONOMIC DEVELOPMENT PROJECT AREAS IN WEST VALLEY CITY

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-167 which would appoint two representatives to serve on the Taxing Entity Committee for all urban renewal and economic development project areas in West Valley City.

Mr. Pyle stated the Taxing Entity Committee was comprised of representatives from various taxing districts who levied taxes within the boundaries of West Valley City. He indicated the committee would review the creation of urban renewal project areas within the City at various stages. He also advised the Redevelopment Agency (RDA) recommended appointment of Russ Brooks and Steve Vincent to the Taxing Entity Committee.

The City Manager reported the RDA Board of Directors recently made findings of blight regarding the Granger Crossings Urban Renewal Development Area. He stated in accordance with State law, the Taxing Entity Committee must review the Board's findings and give approval before the RDA could move forward with the project area plan. He further explained the Taxing Entity Committee must review and approve a proposed budget for the project area. He stated after the Taxing Entity Committee had reviewed and approved the required components of the project area, the project area plan could then be approved and implemented.

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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. 10-167 at the Regular Council Meeting scheduled September 14, 2010, at 6:30 P.M.

7. CONSENT AGENDA SCHEDULED SEPTEMBER 14, 2010:

A. RESOLUTION NO. 10-168, ACCEPT A TRAFFIC SIGNAL EASEMENT FROM THE BOARD OF EDUCATION OF GRANITE SCHOOL DISTRICT FOR PROPERTY LOCATED AT APPROXIMATELY 4495 SOUTH 4800 WEST FOR THE 4800 WEST AND ROYAL ANN DRIVE SIGNAL PROJECT

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-168 which would accept a Traffic Signal Easement from the Board of Education of Granite School District for property located at approximately 4495 South 4800 West for the 4800 West and Royal Ann Drive Signal Project.

Mr. Pyle stated the Board of Education of Granite School District had signed the Traffic Signal Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of a traffic signal at that intersection. He indicated the subject property was at the location of Kennedy Junior High School and the Board of Education of Granite School District had granted the easement for the project.

Upon discussion, members of the City Council informed they had received a letter from a resident expressing concern regarding removal of the crosswalk near Kennedy Jr. High School when a traffic light had been installed. Public Works Director, Russell Willardson, informed the Council regarding recent meetings held with school staff and PTA members, and he answered questions and provided responses to concerns expressed by the resident. Mr. Willardson also showed a map and pointed out the existing crosswalks and location of the new traffic light.

Upon further discussion, and direction of the City Council, the City Manager stated he would respond to the letter received from the resident regarding the above matter.

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B. RESOLUTION NO. 10-169, APPROVE A RIGHT-OF-WAY AGREEMENT WITH ADRIA M. ORANTES FOR PROPERTY LOCATED AT 4502 SOUTH 4800 WEST, AND ACCEPT A WARRANTY DEED FOR THE 4800 WEST AND ROYAL ANN DRIVE SIGNAL PROJECT

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-169 which would approve a Right-of-Way Agreement with Adria M. Orantes for property located at 4502 South 4800 West, and accept a Warranty Deed for the 4800 West and Royal Ann Drive Signal Project.

Mr. Pyle stated Adria M. Orantes had signed the Right-of-Way Agreement and Warranty Deed.

The City Manager reported the subject parcel was one of the properties affected by construction of a traffic signal at the subject intersection. He explained the property was located across the street from Kennedy Junior High School. He further stated the owner had executed the documents for purchase of 16 square feet of right-of-way at the northeast corner of her lot to accommodate construction of a traffic signal pole and associated facilities. He further reported compensation for the right-of-way would be in the amount of \$400.00. He stated, as the cost of an appraisal would likely exceed the actual value of the property, compensation had been based on a range of rates used by other entities for similar small property acquisitions.

C. RESOLUTION NO. 10-170, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM MICHAEL G. PETERSON AND JACKIE L. PETERSON FOR PROPERTY LOCATED AT 2733 SOUTH 7200 WEST, FOR THE 7200 WEST IMPROVEMENT PROJECT

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-170 which would accept a Grant of Temporary Construction Easement from Michael G. Peterson and Jackie L. Peterson for property located at 2733 South 7200 West for the 7200 West Improvement Project.

Mr. Pyle stated Michael G. Peterson and Jackie L. Peterson 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 7200 West Improvement Project extending from SR-201 to 3500 South on both sides of 7200 West. He stated the project was being constructed in conjunction with Salt Lake County who would be responsible for improvements on the west side of 7200 West. He also reported the easement would allow the contractor to make necessary tie-ins to the owner's property. He stated compensation for the easement would be in the amount of \$200.00, which easement would automatically expire December 31, 2011.

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D. RESOLUTION NO. 10-171, ACCEPT TWO SPECIAL WARRANTY DEEDS FROM CARLA HEWITSON FOR PROPERTIES LOCATED AT 1747 WEST AND 1751 WEST 3100 SOUTH

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-171 which would accept two Special Warranty Deeds from Carla Hewitson for properties located at 1747 West and 1751 West 3100 South.

Mr. Pyle stated Carla Hewitson had signed the two Special Warranty Deeds.

The City Manager reported Carla Hewitson was constructing the Beehive Homes Assisted Living Center development at 1747 West and 1751 West on 3100 South. He also reported as a condition of obtaining a building permit, dedication of portions of 3100 South had been required. He indicated the existing 3100 South right-of-way adjacent to the subject properties was a 36-foot half width. He stated an additional four feet was being dedicated for a 40-foot half width in accordance with the West Valley City Major Street Plan.

The City Council will consider proposed Resolution Nos. 10-168 through 10-171 at the Regular Council Meeting scheduled September 14, 2010, at 6:30 P.M.

8. COMMUNICATIONS:

A. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the City Council had previously received a Memorandum outlining upcoming meetings and events as follows: September 13, 2010: Tour of Hexel Facility, 5400 South 6700 West, 2:00 P.M. – 4:00 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 22, 2010 (Tentative); ChamberWest Breakfast, Pioneer Valley Hospital, 8:30 A.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 6, 2010: Pete Harman Day, Harman Home, 11:00 A.M.; October 12, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 17, 2010: WWE presents World Tour!, Maverik Center; October 19, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 19, 2010: Jagermeister Music Tour, Maverik Center; October 19-29, 2010: Early Voting for General Election; 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 1, 2010: Day of the Dead, Community Celebration, UCCC, 6:00 P.M. – 9:00 P.M.; November 2, 2010: Election Day;

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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 19 – December 30, 2010: Trees of Diversity Exhibit, UCCC; November 25, 2010: Thanksgiving – City Hall closed; November 26-29, 2010: Radio City Christmas Spectacular, Maverik Center; December 4, 2010: Winter Market, UCCC, 10:00 A.M. – 8:00 P.M.; and December 13, 2010: Winter Concert Series – Bonnie Harris Christmas Concert, UCCC, 7:00 P.M.

9. COUNCIL REPORTS:

A. COUNCILMEMBER RUSS BROOKS – TERM ON CHAMBER OF COMMERCE BOARD

Councilmember Brooks advised his term on the ChamberWest board expired at the end of this year. He suggested Councilmember Buhler might desire to serve as the City's representative and he was already a business member. Councilmember Brooks noted this was a City appointment, and Councilmember Buhler advised he would be happy to serve in that capacity as long as there was no conflict. Councilmember Brooks stated he would bring the matter up at the next Chamber meeting and advise the City Council further later.

B. MAYOR MIKE WINDER – E-MAILS REGARDING NOT ALLOWING CHICKENS

Mayor Winder discussed e-mails received regarding the City Council's decision not to allow chickens in certain zones in the City.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, SEPTEMBER 7, 2010, WAS ADJOURNED AT 6:19 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, September 7, 2010.

Sheri McKendrick, MMC
City Recorder