

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 9, 2010

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, NOVEMBER 9, 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
Carolynn Burt
Corey Rushton
Don Christensen
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Layne Morris, Community Preservation Director
Richard Catten, City Attorney
Buzz Nielsen, Police Chief
John Evans, Fire Chief
Russell Willardson, Public Works Director
Nicole Cottle, CED Director
Mike Richards, Acting Parks and Recreation Director
John Brubaker, Parks and Recreation Department
Mark Nord, CED Department
Steve Pastorik, CED Department
Brent Garlick, CED Department
Eric Bunderson, Law Department
Owen Jackson, Administration
Craig Thomas, Administration
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 26, 2010**
The Council read and considered Minutes of the Study Meeting held October 26, 2010. There were no changes, corrections or deletions.

After discussion, Councilmember Burt moved to approve the Minutes of the Study Meeting held October 26, 2010, as written. Councilmember Christensen seconded the motion.

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 9, 2010

-2-

A roll call vote was taken:

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

Unanimous.

2. **PRESENTATION BY LORIN SIMPSON, UTAH TRANSIT AUTHORITY – WEST VALLEY TRAX AND PUBLIC OUTREACH FOR BUS AND LIGHT RAIL INTEGRATION**

City Manager, Wayne Pyle, welcomed and introduced representatives of the Utah Transit Authority (UTA) in attendance at the meeting.

Upon invitation, Lorin Simpson, UTA, distributed written information and discussed upcoming changes to the transit system, summarized as follows:

- UTA to open Mid-Jordan and West Valley Lines on August 7, 2011
- Public outreach process for new rail and bus service
- Project update
- Changes to services
- Public outreach process
- Scoping process
- Social media “hub” site
- Scenario development and public hearing phases
- Next steps

During the above presentation of information, Mr. Simpson answered questions and accepted input from members of the City Council.

On behalf of the City Council, Mayor Winder expressed appreciation for the partnership enjoyed with UTA and for the information and update provided. Mayor Winder also acknowledged UTA board member, Necia Christensen, in attendance at the meeting.

3. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED NOVEMBER 9, 2010**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Council Meeting scheduled November 9, 2010, at 6:30 P.M.

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 9, 2010

-3-

Mr. Pyle discussed items on the Agenda for the Special Regular Meeting of the Redevelopment Agency scheduled November 9, 2010, as follows:

Item No. 3.A. – RESOLUTION NO. 10-31, AUTHORIZE EXECUTION OF AN INCENTIVE AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY AND INTERMOUNTAIN BOBCAT

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-31 which would authorize execution of Incentive Agreement between the Redevelopment Agency of West Valley City (RDA) and Intermountain Bobcat, in the amount of \$65,000.00, to provide an incentive to locate their business at 3451 West 2100 South in West Valley City.

Mr. Pyle stated monies to be paid to Bobcat would come from interest reserves in the RDA interest funds. He advised money from interest was considered “non-increment generated” and was not restricted in its use to RDA project areas. He indicated Intermountain Bobcat was not in a redevelopment project area or economic development area, but would provide for the general welfare of the general public. He further explained the RDA would pay Bobcat two annual payments of \$32,500.00, provided Bobcat committed to spend the \$65,000.00 on improvements to the site. He advised Intermountain Bobcat would generate a sizeable amount of tax revenue for West Valley City and be a great addition to the community.

Mark Nord, CED Department, further reviewed and discussed the proposed incentive proposal, and answered questions from members of the City Council.

The Redevelopment Agency Board will consider proposed Resolution No. 10-31 at the Special Regular Meeting scheduled November 9, 2010.

Item No. 3.B. – RESOLUTION NO. 10-32, AUTHORIZE EXECUTION OF AN INCENTIVE AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY AND GATES CORPORATION

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-32 which would authorize Execution of an Incentive Agreement between the Redevelopment Agency of West Valley City (RDA) and Gates Corporation, in the amount of \$66,000.00, to provide an incentive for Advanced H20 to locate their business at 5253 West 2100 South in West Valley City.

Mr. Pyle stated Gates owned certain warehouse space at the above location and desired to lease that space to Advanced H20. He further stated, however, Advanced H20 would not lease the space and bring its business to West Valley City unless Gates improved the space. He indicated that under terms of the Incentive Agreement the incentive paid to Gates would be for improvements necessary for Advanced H20 to locate their business in that space.

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 9, 2010

-4-

The City Manager reported the monies to be paid to Gates would come from interest reserves in the RDA interest funds. He stated monies from interest was considered “non-increment generated” and not restricted in its use to RDA project areas. He further stated Gates’ warehouse space was not in a redevelopment project area or an economic development area, but would provide for general welfare of the general public. He also indicated that pursuant to the agreement the RDA would pay Gates two annual payments of \$33,000.00, provided Gates committed to spend the \$66,000.00 on improvements to the site. He further explained Advanced H2O would generate a sizeable amount of tax revenue for West Valley City and be a great addition to the community. He also informed this would be the only facility in Utah.

Mark Nord, CED Department, further reviewed details of the incentive proposal and answered questions from members of the City Council.

The Redevelopment Agency Board will consider proposed Resolution No. 10-32 at the Special Regular Meeting scheduled November 9, 2010.

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

4. **RESOLUTION NO. 10-189, APPROVE INTERLOCAL COOPERATION AGREEMENT BETWEEN WEST VALLEY CITY AND SALT LAKE CITY (JOINT FIRE AGENCY)**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-189 which would approve an Interlocal Cooperation Agreement between West Valley City and Salt Lake City (Joint Fire Agency).

Mr. Pyle stated the proposed agreement would authorize a Joint Fire Agency Interlocal Agreement with Salt Lake City. He explained this agency would be formed to assist in furthering the protection of citizens of their respective cities in order to provide adequate emergency services for some of its 911 responses.

The City Manager reported functional consolidation allowed for both municipal fire departments to share personnel and equipment at emergency scenes because both departments from different cities would agree to standard procedures for incident command, training, apparatus and equipment, and communications. Such procedures would lend themselves to safe and competent emergency responses. Functional consolidation also would improve the ability of formal organized fire departments to provide a higher level of fire prevention, fire investigation, and public safety services in their respective communities.

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

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 9, 2010

-5-

The City Council will consider proposed Resolution No. 10-189 at the Regular Council Meeting scheduled November 16, 2010, at 6:30 P.M.

5. NEW BUSINESS SCHEDULED NOVEMBER 16, 2010:

A. CONVENE AS BOARD OF CANVASSERS FOR THE 2010 GENERAL OBLIGATION BOND ELECTION HELD NOVEMBER 2, 2010

City Manager, Wayne Pyle, stated the City Council would convene as the Board of Canvassers for the 2010 General Obligation Bond Election held November 2, 2010, at the Regular Council Meeting scheduled November 16, 2010, at 6:30 P.M.

RESOLUTION NO. 10-190, ACCEPTING AND APPROVING THE RESULTS OF PROPOSITION 3, THE WEST VALLEY CITY GENERAL OBLIGATION BOND ELECTION HELD NOVEMBER 2, 2010, AS SHOWN ON THE CANVASS REPORT

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-190 which would accept and approve results of Proposition 3, the West Valley City General Obligation Bond Election held November 2, 2010, as shown on the Canvass Report.

Mr. Pyle stated the City Council was the governing body of West Valley City and comprised the Board of Canvassers pursuant to Utah Code Section 11-4-207. He indicated the Code required the Board of Canvassers to meet to canvass the returns of Proposition 3, West Valley City General Obligation Bond Election, no sooner than seven days and not later than 14 days after the said election.

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

City Recorder, Sheri McKendrick, stated the final report regarding election results had not yet been received from the Salt Lake County Elections Department, but that information would be received and ready for next week's Regular Council Meeting.

The City Council will convene as the Board of Canvassers and consider proposed Resolution No. 10-190 at the Regular Council Meeting scheduled November 16, 2010, at 6:30 P.M.

6. COMMUNICATIONS:

A. WEST RIDGE GOLF COURSE RE-DESIGN DISCUSSION

City Manager, Wayne Pyle, welcomed Mike Richards and John Brubaker, Parks and Recreation Department, and instructed them to update the City Council regarding proposed re-design of West Ridge Golf Course necessitated by construction of the Mountain View Corridor.

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 9, 2010

-6-

Mike Richards discussed background information regarding the golf course re-design project. Information discussed included updates regarding discussions and negotiations with the Utah Department of Transportation (UDOT), the architect's vision for re-design, the need to regain customers lost during construction, making the course more exciting so golfers would want to play over and over, the timeline, costs, and affect of the new freeway on the course including noise and other issues.

John Brubaker used PowerPoint and discussed information summarized as follows:

- Map showing proposed new layout of the course
- Staff worked with architect to solve some current problems with new design
- New and different features of new design of golf course
- Artist rendering and details regarding each hole
- New location for driving and practice ranges

During the above discussion and presentation of information, Mr. Richards and Mr. Brubaker answered questions from members of the City Council.

B. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council had previously received a Memorandum outlining upcoming meetings and events as follows: November 11, 2010: Verteran's Day – City Hall closed; November 16, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 18, 2010: SongFest!, UCCC, 6:00 P.M. – 8:00 P.M.; November 19 – December 30, 2010: Trees of Diversity, UCCC; November 23, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 25, 2010: Thanksgiving – City Hall closed; November 26, 2010: ChamberWest's Santa Christmas Parade, 9:00 A.M.; November 26-29, 2010: Radio City Christmas Spectacular, Maverik Center; November 30 – December 4, 2010: NLC Congress of Cities & Exposition, Denver, Colorado; December 2, 2010: EAC Holiday Luncheon, UCCC; December 2, 2010: Tour of Remodeled Harmon's Grocery Store, 4:00 P.M.; December 4, 2010: Winter Market, UCCC, 10:00 A.M. – 8:00 P.M.; December 7, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 8, 2010: Public Safety Senior Citizens Dinner, Granger High School, 5:00 P.M. – 7:00 P.M.; December 10-12, 2010: Elmo's Green Thumb, Maverik Center; December 13, 2010: Winter Concert Series – Bonnie Harris Christmas Concert, UCCC, 7:00 P.M.; December 14, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 16, 2010: Holiday Reception and Employee Awards, City Hall Lobby, 2:00 P.M. – 4:00 P.M.; December 21, 2010: Council Study Meeting, 4:30 P.M., Regular Council

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 9, 2010

-7-

Meeting, 6:30 P.M.; January 4, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 11, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 17, 2011: Martin Luther King Jr. Holiday – City Hall closed; January 18, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 21 & 22, 2011: Strategic Planning Meeting, UCCC (tentative); and January 25, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M..

7. **COUNCIL REPORTS:**

A. **COUNCILMEMBER COREY RUSHTON – COG MEETING AND RIBBON CUTTING FOR 5400 WEST SIDEWALK PROJECT**

Councilmember Rushton reported regarding a recent Council of Governments (COG) meeting and a ribbon cutting relating to the recently completed 5400 West Sidewalk Project.

B. **COUNCILMEMBER DON CHRISTENSEN – ADA ACCESS ISSUES**

Councilmember Christensen stated his wife had recently been using a walker and/or wheelchair and they had noticed some ADA (American's with Disabilities Act) access issues throughout the City. He indicated that information had been passed along to the Public Works Director.

C. **COUNCILMEMBER CAROLYNN BURT – CEP MEETING AND GRANITE SCHOOL DISTRICT**

Councilmember Burt reported regarding a recent meeting of the Community Education Partnership (CEP).

Councilmember Burt advised that Granite School District was taking three to four months to reimburse payments to teachers involved with CEP programs. In response, Mayor Winder stated he would contact the Granite School District to discuss that issue.

D. **MAYOR MIKE WINDER – MAYOR'S VIDEO REPORT, ELECTION RESULTS, HABITAT FOR HUMANITY BREAKFAST, VETERAN'S DAY CONCERT, COG MEETING, CHAMBERWEST AWARDS GALA, AND UDOT MEETING**

Mayor Winder stated he and Kevin Conde' had filmed the mayor's video report for WVC-TV. He stated the "top 10" list for 2010 would be done for next month. He requested suggestions from members of the City Council additional story ideas for WVC-TV.

Mayor Winder discussed results from the election held the previous week.

Mayor Winder stated he had been a speaker at the Habitat for Humanity breakfast held the previous week.

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 9, 2010

-8-

Mayor Winder advised he had recently attended the Veteran's Day concert at the American Preparatory Academy.

Mayor Winder reported regarding a recent COG (Salt Lake County Council of Governments) meeting. He informed regarding final approval of Rosa Parks Drive in West Valley City located near the Utah Cultural Celebration Center.

Mayor Winder reported regarding the recent ChamberWest awards gala that he, Councilmembers Christensen and Rushton, and spouses, had attended.

Mayor Winder inquired regarding results of a recent meeting of the Utah Department of Transportation (UDOT) held with residents near 3100 South and Bangerter relating to the new continuous flow intersection (CFI) to be constructed at that location.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, NOVEMBER 9, 2010, WAS ADJOURNED AT 6:23 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, November 9, 2010.

Sheri McKendrick, MMC
City Recorder