

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2011

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MAY 24, 2011, AT 4:30 P.M. IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Steve Buhler
Don Christensen
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Russ Brooks
Carolynn Burt

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Nicole Cottle, CED Director
John Evans, Fire Chief
Russell Willardson, Public Works Director
Layne Morris, CPD Director
Kevin Astill, Parks and Recreation Director
Mike Wells, Acting Police Chief
Eric Bunderson, Acting City Attorney
Don Groo, Acting Finance Director
Steve Lehman, CED Department
Lee Logston, CED Department
Frank Lilly, CED Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD MAY 10, 2011**
The Council read and considered Minutes of the Study Meeting held May 10, 2011. There were no changes, corrections or deletions.

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2011

-2-

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held May 10, 2011, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

2. GSBS ARCHITECTS – CITY CENTER PROMENADE DESIGN UPDATE

City Manager, Wayne Pyle, expressed pleasure that Steve Smith and Lars Erickson from GSBS Architects were in attendance to give the City Council an update regarding the City Center (now known as Fairbourne Station) Promenade design.

Steve Smith, GSBS Architects, discussed information and provided an update of the City Center Fairbourne Station Promenade design, summarized as follows:

- Renderings of the project
- Progress to date
- Timeline

Lars Erickson, GSBS Architects, discussed additional information, summarized as follows:

- Site plan and details regarding design
- Design and interactive features to accommodate a wide variety of users and to be an amenity for West Valley City

During the above update, GSBS representatives and the City Manager answered questions from members of the City Council.

City Manager, Wayne Pyle, stated staff was pleased with work by GSBS and their staff regarding this project and, on behalf of the City Council, stated it was exciting to see this project move forward.

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2011

-3-

3. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED MAY 24, 2011

City Manager, Wayne Pyle, stated two new items were added to the Agenda for the Regular Council Meeting scheduled May 24, 2011, at 6:30 P.M. He discussed the new items, as follows:

Item No. 8.B. – RESOLUTION NO. 11-66, AWARD CONTRACT TO NOLAND & SON CONSTRUCTION COMPANY FOR THE 3500 SOUTH 5200 WEST STORM DRAIN PROJECT

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-66 which would award a contract to Noland & Son Construction Company, in an amount not to exceed \$143,935.00, for the 3500 South 5200 West Storm Drain Project.

Mr. Pyle stated bids had been solicited and one bid received, as follows: Noland & Son Construction Company: \$143,935.00.

The City Manager reported the existing storm drain crossing 3500 South was a deteriorated corrugated metal pipe which had collapsed and been crushed over the years. He stated this condition had developed to a point that the capacity had greatly been reduced causing street flooding which rendered it in need of immediate replacement. He indicated the Utah Department of Transportation (UDOT) had bid an asphalt overlay project on 3500 South from Bangerter Highway to 5600 West which would cause an excavation moratorium to be put into place for two years. For that reason, the bidding of the subject project had been accelerated. He reported bids had been solicited from three separate contractors, Noland & Son Construction Company, Whitaker Construction Company and B. Jackson Construction.

Mr. Pyle further reported the project consisted of removal of an existing storm drain and placement of new storm drain pipes across 3500 South in the UDOT right-of-way. He explained the work must be completed before July 5, 2011, in order to accommodate UDOT's overlay project.

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

The City Council will consider proposed Resolution No. 11-66 at the Regular Council Meeting scheduled May 24, at 6:30 P.M.

Item No. 8.C. – RESOLUTION NO. 11-67, RATIFY THE CITY MANAGER'S APPOINTMENT OF J. ERIC BUNDERSON TO THE OFFICE OF WEST VALLEY CITY ATTORNEY

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-67 which would ratify his appointment of J. Eric Bunderson to the office of West Valley City Attorney.

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2011

-4-

Mr. Pyle stated Eric Bunderson served in the Law Department since 2004, and had been the Acting City Attorney since January of 2011. He informed that Mr. Bunderson was well known in the City and a respected attorney with knowledge of both criminal and civil law. He advised that Mr. Bunderson was currently working on several projects for the City, including the City Center, Rosa Parks Boulevard, and the Mountain View Corridor, along with managing the City's Law Office of 32 employees.

The City Manager informed that Mr. Bunderson had worked for several years in the Prosecutor's Office, appearing in court and prosecuting thousands of cases during that time. He stated Mr. Bunderson had spearheaded the implementation of a paperless Prosecutor's Office, which had resulted in savings of both time and resources. He further informed that Mr. Bunderson had extensive experience with the City's Administrative Code Enforcement Program. He advised that Mr. Bunderson brought a wealth of knowledge and experience to the City and was an asset to both the City and the Law Department.

Mr. Pyle advised if the proposed Resolution were approved by the Council thus ratifying his appointment, the City Recorder, Sheri McKendrick, would administer the oath of office to Mr. Bunderson.

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. 11-67 at the Regular Council Meeting scheduled May 24, 2011, at 6:30 P.M.

Upon inquiry by the City Manager, there were no further questions regarding the two new items added to the subject Agenda.

4. **PUBLIC HEARINGS SCHEDULED JUNE 7, 2011:**
 - A. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2010-2011 BUDGET FOR THE PURPOSE OF MAKING AMENDMENTS TO REFLECT CHANGES IN ACTUAL REVENUES AND EXPENDITURES**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled June 7, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding re-opening the FY 2010-2011 Budget for the purpose of making amendments to reflect changes in actual revenues and expenditures. He discussed proposed Ordinance No. 11-13 to be considered by the City Council subsequent to the public hearing, as follows:

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2011

-5-

ORDINANCE NO. 11-13, AMENDING THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2010, AND ENDING JUNE 30, 2011, TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE DISBURSEMENT OF FUNDS

City Manager, Wayne Pyle, discussed proposed Ordinance No. 11-13 which would amend the Budget of West Valley City for the fiscal year beginning July 1, 2010, and ending June 30, 2011, to reflect changes in the Budget from increased revenues and authorize disbursement of funds.

Mr. Pyle stated State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allowed the City of West Valley to amend its budget during the year. He further stated the City held two such public hearings on budget amendments annually, one mid-fiscal year and the second just prior to the end of the fiscal year.

The City Manager reported a notice of the public hearing had been given as required by law.

City Manager, Wayne Pyle, reviewed budget opening line items in detail and further discussed the proposed Ordinance and answered questions from members of the City Council.

The City Council will hold a public hearing and consider proposed Ordinance No. 11-13 at the Regular Council Meeting scheduled June 7, 2011, at 6:30 P.M.

5. RESOLUTION NO. 11-68, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY FOR APPROXIMATE 3.215 ACRES OF REAL PROPERTY LOCATED AT 3524 SOUTH MARKET STREET

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-68 which would authorize the City to enter into a Development Agreement with the Redevelopment Agency of West Valley City for approximately 3.215 acres of real property located at 3524 South Market Street.

Mr. Pyle stated proposed agreement would establish standards for a hotel at the subject location. He also stated the proposed hotel fell within the City Center ('CC') zone, which included a provision that allowed requirements within the zone to be superseded by a development agreement. He indicated the purpose of the provision was to allow design flexibility for uses that met the purpose of the zone. At the time the 'CC' zone had been drafted, staff fully anticipated utilizing the development agreement provision for select,

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2011

-6-

specialty projects. He explained the proposed hotel met the purposes outlined in the ‘CC’ zone; therefore, staff and the Planning Commission recommended certain exceptions (outlined in Exhibit B of the Agreement) be granted. He also indicated that, in addition to the ‘CC’ zone exceptions, the Development Agreement included other standards addressing the building exterior as well as installation and maintenance of off-site improvements.

Nicole Cottle, CED Director, further reviewed details and terms of the Development Agreement, discussed exhibits to that agreement, displayed renderings of the Embassy Suites Hotel, and other matters. She also answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-68 at the Regular Council Meeting scheduled June 7, 2011, at 6:30 P.M.

6. **RESOLUTION NO. 11-69, APPROVE AN INTERLOCAL COOPERATION AGREEMENT BETWEEN WEST VALLEY CITY AND SALT LAKE CITY FOR CLINICAL TRAINING OF PARAMEDICS AND EMT’S**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-69 which would approve an Interlocal Cooperation Agreement between West Valley City and Salt Lake City for clinical training of paramedics and EMT’s.

Mr. Pyle stated West Valley City’s Fire Department and Salt Lake City’s Fire Department trained together in fire ground operations, hazmat and technical rescue and would now like to assist in training their paramedic students. He also stated the Salt Lake City Fire Department had trained and evaluated many of West Valley City’s paramedic students in the past. He indicated West Valley City would provide facilities, apparatus and equipment. He advised that the evaluators were West Valley City paramedics and supervision would be from the station captain.

The City Manager reported West Valley City and other fire departments in the Greater Salt Lake area helped proctor paramedic students from various paramedic programs through hands-on training and evaluations. He indicated in order to assist the Salt Lake City Fire – University of Utah Paramedic Program, a Memorandum of Understanding (MOU) between West Valley City and the Salt Lake City Fire – University of Utah Paramedic Program needed to be established for the coming year. He explained the MOU specified the roles, responsibilities and obligations of each party in providing this educational and training opportunity for paramedic students.

John Evans, Fire Chief, further discussed and reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-69 at the Regular Council Meeting scheduled June 7, 2011, at 6:30 P.M.

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2011

-7-

7. **COMMUNICATIONS:**

A. **COUNCIL POLICY DISCUSSION**

City Manager, Wayne Pyle, distributed a Memorandum to aid with a discussion regarding Council policy. He stated with more proactive and individual agendas amongst the Mayor and Council there was need to more effectively and properly assess the Council's preference for consideration of City policy.

Mr. Pyle stated Council members had previously inquired about the best way to bring forth agenda items such as proclamations, initiatives, communications or other items for consideration. He discussed issues and information as outlined in the Memorandum including the Mayor as media representative. He indicated this discussion was intended to be proactive rather than reactive.

Mayor Winder expressed appreciation to the Mr. Pyle for introducing the discussion and stated the City Manager had touched on issues the City Council desired to discuss.

A discussion ensued with City Council members expressing comments, opinions and inquiries, and including suggestions regarding policies and procedures.

City Manager, Wayne Pyle, inquired regarding the Council's preferences for communications and/or messages from him to the City Council, i.e., voice mail, text messages and/or e-mail. Upon discussion, members of the Council expressed individual preferences in that regard.

After further discussion, the City Council expressed a consensus, to change wording in future proclamations to say "on behalf of the Mayor and City Council" and continue the same process to schedule on the agenda.

Mayor Winder expressed appreciation for the opportunity to discuss the above issues and stated he hoped there would be more conversation in the future.

B. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council had previously received a Memorandum outlining upcoming meetings and events as follows: May 5 – June 21, 2011: Utah Women Artists Exhibition – Celebrating the Diversity of Women, UCCC; May 25, 2011: Utah Housing Corp./Granite School District – ECHO Ribbon Cutting and Open House, 2505 South 3460 West, 3:00 P.M.; May 30, 2011: Memorial Day Holiday – City Hall closed; June 4, 2011: Guns and Hoses Charity Soccer Game, Rio Tinto Stadium; June 6, 2011: Healthy Dialogues, Olympus Ballroom/Marriott Hotel, 220 S. State Street, Noon – 1:30 P.M.; June 7,

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2011

-8-

2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 9, 2011: Intermountain Bobcat Groundbreaking, 3451 West 2100 South, 10:30 A.M.; June 14, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 16, 2011: Mountain View Corridor Project Tour, 5680 Dannon Way (9280 S.), West Jordan, 3:00 P.M.; June 21, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 23-26, 2011: WestFest, Centennial Park; June 25, 2011: WestFest Parade, 10:00 A.M.; June 28, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 4, 2011: Independence Day Holiday – City Hall closed; July 5, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 11, 2011: Utah Symphony Concert and Fireworks Display, UCCC, 8:30 P.M.; July 11-15, 2011: Challenger Sports British Soccer Camp, Fitness Center; July 12, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 15, 2011: Embassy Suites Hotel Groundbreaking; July 19, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 25, 2011: Pioneer Day Holiday – City Hall closed; July 26, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 1, 2011: National Night Out Kickoff Event, UCCC, 5:30 P.M. – 8:00 P.M.; August 2, 2011: National Night Out Block Parties; August 7, 2011: UTA West Valley Light Rail Line Opens; August 9, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 16, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 22, 2011: Death Cab for Cutie, Maverik Center, 7:30 P.M.; August 23, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 5, 2011: Labor Day Holiday – City Hall closed; September 7, 2011: Selena Gomez, Maverik Center, 7:00 P.M.; September 14-16, 2011: ULCT Annual Conference; September 19, 2011: Lake Park Golf Social, Stonebridge Golf Course, 8:00 A.M.; and November 2, 2011: Celtic Thunder, Maverik Center, 7:30 P.M.

C. **OPEN ENROLLMENT FOR EMPLOYEE BENEFITS**

Assistant City Manager, Paul Isaac, informed it was currently open enrollment for employee benefits. He distributed benefit packets to members of the Council, including forms. He invited members of the City Council to review the information in the packet and contact Human Resources staff if there were questions. He also informed regarding a deadline for submitting the required forms.

8. **COUNCIL REPORTS:**

A. **COUNCILMEMBER DON CHRISTENSEN – NEW FIRE DEPARTMENT SEARCH AND RESCUE DOG; EVENTS AT HUNTER HIGH SCHOOL, UNIVERSITY OF UTAH, AND CENTENNIAL PARK; CLEAN & BEAUTIFUL COMMITTEE TREE PLANTING; POTTENTIAL FLOODING; AND RELAY FOR LIFE EVENT**

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2011

-9-

Councilmember Christensen discussed a new search and rescue dog assigned to the Fire Department.

Councilmember Christensen reported regarding recent events he attended at Hunter High School, the University of Utah, and Centennial Park.

Councilmember Christensen advised he had participated in a tree planting with the Clean & Beautiful Committee and Parks and Recreation staff on the Sugarplum Trail.

Councilmember Christensen expressed appreciation to City staff who responded to residents of Riverside Mobile Home Park regarding potential flooding near the Jordan River.

Councilmember Christensen discussed a Relay for Life event scheduled for later this year and informed the committee was looking for volunteers and teams to assist with that event.

B. COUNCILMEMBER STEVE VINCENT – POLICY DISCUSSION REQUEST REGARDING THE POLICE DEPARTMENT

Councilmember Vincent stated he recently had lunch with the City Manager and some staff members and requested a policy discussion regarding the Police Department, including inter-municipal relations, service requests from Unified Police Department (UPD) and other issues. He also mentioned issues other cities were experiencing with their police departments.

C. COREY RUSHTON – JORDAN RIVER COMMISSION

Councilmember Rushton reported regarding the Jordan River Commission and stated additional cities were considering becoming members.

D. MAYOR MIKE WINDER – SISTER CITY

Mayor Winder stated he had received official correspondence from a city in Mexico expressing interest in forming a sister city relationship with West Valley City. He advised he had forwarded the request to Councilmember Christensen to take to the Sister City Committee for consideration.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, MAY 24, 2011, WAS ADJOURNED AT 6:28 P.M., BY MAYOR WINDER.

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2011

-10-

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, May 24, 2011.

Sheri McKendrick, MMC
City Recorder