

MINUTES OF COUNCIL STUDY MEETING – JULY 19, 2011

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JULY 19, 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
Russ Brooks
Steve Buhler
Carolynn Burt
Don Christensen
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Layne Morris, CPD Director
Jim Welch, Finance Director
Eric Bunderson, City Attorney
John Evans, Fire Chief
Buzz Nielsen, Police Chief
Kevin Astill, Parks and Recreation Director
Russell Willardson, Public Works Director
Nicole Cottle, CED Director
Steve Lehman, CED Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 5, 2011**
The Council read and considered Minutes of the Study Meeting held July 5, 2011. There were no changes, corrections or deletions.

After discussion, Councilmember Burt moved to approve the Minutes of the Study Meeting held July 5, 2011, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes

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

Unanimous.

2. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED JULY 19, 2011

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Meeting scheduled July 19, 2011, at 6:30 P.M. He discussed items on that Agenda and other meetings, as follows:

Item No. 7.B. - RESOLUTION NO. 11-112, ESTABLISH AND APPROVE VOTING PRECINCTS AND POLLING PLACES FOR THE WEST VALLEY CITY 2011 MUNICIPAL PRIMARY AND GENERAL ELECTIONS

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-112 which would establish and approve voting precincts and polling places for the West Valley City 2011 Municipal Primary and General Elections.

Upon direction by the City Manager, the City Recorder, Sheri McKendrick, discussed proposed solutions regarding some concerns raised by members of the City Council about two polling places, Hunter High School and Granger High School.

Redevelopment Agency Special Regular Meeting

City Manager, Wayne Pyle, discussed an item on the Agenda for the Special Regular Redevelopment Agency Meeting scheduled later this night, and he answered questions from members of the City Council.

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

3. COMMUNICATIONS SCHEDULED JULY 26, 2011:

A. INTRODUCTION OF NEW EMPLOYEES

City Manager, Wayne Pyle, stated the following new employees would be introduced to the City Council at the Regular Council Meeting scheduled July 26, 2011:

Finance Department

Bill Berger, Financial Analyst

Public Works Department

Wendy Mottenshard, Utility Billing Clerk

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Police Department

Ryan Carver, Police Officer
Mario Aguilera, Police Officer
Jeremy Davis, Police Officer
Brady Fausett, Police Officer
Blake Richardson, Police Officer
Tammy Wallin, Support Services Clerk

4. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED JULY 26, 2011:

A. EMPLOYEES OF THE MONTH, JULY 2011 – ANGEL PEZELY AND DEANN VARNEY, ADMINISTRATION

City Manager, Wayne Pyle, stated Mayor Winder would read the nomination of Angel Pezely and DeAnn Varney, Administration, to receive the Employees of the Month award for July 2011, at the Regular Council Meeting scheduled July 26, 2011, at 6:30 P.M.

B. PROCLAMATION DECLARING AUGUST AS “NEIGHBORHOOD NIGHTS” MONTH AND AUGUST 2, 2011, AS “NATIONAL NIGHT OUT 2011” IN WEST VALLEY CITY

City Manager, Wayne Pyle, stated Councilmember Burt would read a Proclamation declaring August as “Neighborhood Nights Month” and August 2, 2011, as “National Night Out 2011” in West Valley City, at the Regular Council Meeting scheduled July 26, 2011, at 6:30 P.M.

5. PUBLIC HEARINGS SCHEDULED JULY 26, 2011:

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-6-2011, FILED BY JEFF CONDIE, REQUESTING FINAL PLAT APPROVAL FOR AN AMENDMENT TO LOT 406 OF THE CONDIE PARK ESTATES SUBDIVISION LOCATED AT 4691 WEST CONDIE VIEW DRIVE (4225 SOUTH)

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled July 26, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. S-6-2011, filed by Jeff Condie, requesting final plat approval for an Amendment to Lot 406 of the Condie Park Estates Subdivision located at 4691 West Condie View Drive (4225 South). He discussed proposed Ordinance No. 11-16 to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 11-16, APPROVING AN AMENDMENT TO LOT 406 OF THE CONDIE PARK ESTATES NO. 4 SUBDIVISION

City Manager, Wayne Pyle, discussed proposed Ordinance No. 11-16 which would approve an Amendment to Lot 406 of the Condie Park Estates No. 4 Subdivision.

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Mr. Pyle stated the subject property was bordered on the north and east by existing lots in the same subdivision. He also stated property to the west was zoned residential and would be subdivided in the future as an extension to the Condie Park Estates Subdivision.

The City Manager reported the applicant had requested approval to amend the original subdivision in order to increase the size of the original recorded lot. He advised the applicant had an interested buyer who desired to construct a new dwelling but was in need of a wider lot. He indicated the proposal would extend the subdivision approximately 20 feet to the west and provide sufficient width to accommodate the larger dwelling.

Mr. Pyle advised the increased lot width would necessitate dedication and improvements along Condie View Drive. He stated the applicant would also need to extend water and sewer improvements to the western most boundary of the new plat.

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

The City Council will hold a public hearing regarding Application No. S-6-2011 and consider proposed Ordinance No. 11-16 at the Regular Council Meeting scheduled July 26, 2011, at 6:30 P.M.

6. **RESOLUTION NO. 11-113, APPROVE AN AMENDMENT TO THE COOPERATIVE AGREEMENT BETWEEN WEST VALLEY CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION DATED MARCH 16, 2011**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-113 which would approve an Amendment to the Cooperative Agreement between West Valley City and the Utah Department of Transportation (UDOT) dated March 16, 2011.

Mr. Pyle stated the proposed amendment would modify the method of compensation and determine a cost for re-establishing City owned landscaping on the south side of 6200 South at the Mountain View Corridor.

The City Manager reported the Council previously approved a cooperative agreement with UDOT on February 15, 2011, by adopting Resolution No. 11-15 regarding various responsibilities related to construction of the Mountain View Corridor project. He stated that in the original cooperative agreement the City was to re-establish the landscaping on the south side of 6200 South, which would be disturbed during the Mountain View Corridor construction. He indicated the proposed amendment set forth the amount to be

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paid by UDOT to the City for the work, rather than a betterment credit as stated in the original agreement.

Mr. Pyle advised that the Parks and Recreation Department maintained landscaping on 6200 South and would have the work completed. He also advised Parks and Recreation Department had prepared the estimate for the work.

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

The City Council will consider proposed Resolution No. 11-113 at the Regular Council Meeting scheduled July 26, 2011, at 6:30 P.M.

7. **RESOLUTION NO. 11-114, APPROVE AN AGREEMENT WITH PACIFICORP, AN OREGON CORPORATION, DBA ROCKY MOUNTAIN POWER, FOR A PUBLIC RECREATION EASEMENT NEAR THE UTAH CULTURAL CELEBRATION CENTER LOCATED AT APPROXIMATELY 1300 WEST 3240 SOUTH**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-114 which would approve an Agreement with PacifiCorp, an Oregon Corporation, dba Rocky Mountain Power, for a Public Recreation Easement near the Utah Cultural Celebration Center located at approximately 1300 West 3240 South.

Mr. Pyle stated Rocky Mountain Power had agreed to grant a public recreation easement for the Utah Cultural Celebration Center (UCCC) and a quit claim deed to allow for construction of the 1200 West Connector Road project (future Rosa Parks Drive) over its property. He also stated in exchange the City would release an existing public recreation easement over the Rocky Mountain Power property south of the proposed Rosa Parks Drive and 3300 South.

The City Manager reported that on June 11, 2003, West Valley City and PacifiCorp (dba Rocky Mountain Power) executed a Public Recreation Easement Agreement over the Rocky Mountain Power Corridor from 3300 South and the northerly boundary of the UCCC. He indicated while both Rocky Mountain Power and the City had copies of that document the original had apparently been lost and not recorded, which raised questions as to the current status of the easement. He indicated as part of the 1200 West Connector Road project the acquisition of 0.372 acres from Rocky Mountain Power was required. Additionally, it had been determined it would be necessary for the City to secure a Public Recreation Easement over that portion of the Rocky Mountain Power property north of the new road. He further reported Rocky Mountain Power would provide the new public recreation easement and quit claim deed. He stated in exchange the City would release its public recreation easement claim to that portion of the property south of the new road.

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Mr. Pyle explained the first agreement entitled, “Agreement for Payment and Delivery of Public Recreation Easement Agreement and Quit Claim Deed and Reservation of Easement” outlined this transaction and the subsequent documents and agreements necessary to complete the transaction. He explained these documents were a “Release of Easement” to be executed by the Mayor on behalf of the City; a “Public Recreation Easement Agreement;” and a “Quit Claim Deed and Reservation of Right-of-Way Easement” to be executed by the Mayor, on behalf of the City, and by Rocky Mountain Power.

City Manager, Wayne Pyle, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council. Public Works Director, Russell Willardson displayed an aerial map and also answered questions from members of the Council.

The City Council will consider proposed Resolution No. 11-114 at the Regular Council Meeting scheduled July 26, 2011, at 6:30 P.M.

8. **RESOLUTION NO. 11-115, AWARD A CONTRACT TO KILGORE CONTRACTING FOR THE 2011 ASPHALT OVERLAY PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-115 which would award a contract to Kilgore Contracting, in the total amount of \$690,595.38, for the 2011 Asphalt Overlay Project.

Mr. Pyle stated bids had been solicited regarding the 2011 Asphalt Overlay Project and four bids were received. He noted a spreadsheet with details of each bid had been included in the Council’s packet of information.

The City Manager reported the project included roto-milling and overlay of various streets and repair of part of the West Valley City Family Fitness Center parking lot. He indicated work included utility adjustment, pedestrian access ramp reconstruction, pavement removal and patching, milling and asphalt paving.

Mr. Pyle further advised the location of the subject work included: Wakefield Way (6200 South to 6600 South), 4800 West (3500 South to 3100 South), 4000 West (3500 South to 3100 South), and the Family Fitness Center parking lot rehabilitation. He stated the Parks and Recreation Department would pay for the rehabilitation of the Fitness Center parking and that portion would be in the amount of \$120,331.64.

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

The City Council will consider proposed Resolution No. 11-115 at the Regular Council Meeting scheduled July 26, 2011, at 6:30 P.M.

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9. **RESOLUTION NO. 11-116, APPROVE A RIGHT-OF-WAY AGREEMENT WITH THE BOARD OF EDUCATION OF GRANITE SCHOOL DISTRICT FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF LAKE PARK BOULEVARD AND 5370 WEST TO DEDICATE THE ROUNDABOUT PLAT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-116 which would approve a Right-of-Way Agreement with the Board of Education of Granite School District for property located at the northeast corner of Lake Park Boulevard and 5370 West to dedicate the roundabout plat.

Mr. Pyle stated the Board of Education of Granite School District had signed the Right-of-Way Agreement for a portion of property to be dedicated by the 5370 West Street and Lake Park Boulevard Roundabout Dedication Plat.

The City Manager reported the 4,283 square foot parcel located at the northeast corner of Lake Park Boulevard and 5370 West was one of the properties required for the roundabout dedication. He explained it was part of a 29.05 acre parcel purchased by Granite School District from Suburban Land Reserve, Inc. for a future junior high school. He stated the other property dedicated by the roundabout dedication plat was owned by Suburban Land Reserve, Inc. He advised that Granite School District had signed the road dedication plat which should be recorded in the next couple of weeks. Compensation for purchase of right-of-way would be in the amount of \$24,627.25 which was \$5.75 per square foot. He indicated this was the same per square foot price paid by Granite School District for the property. He advised the 5370 West Street and Lake Park Boulevard Roundabout Dedication Plat had been approved by the City Council on June 28, 2011.

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

The City Council will consider proposed Resolution No. 11-116 at the Regular Council Meeting scheduled July 26, 2011, at 6:30 P.M.

10. **COMMUNICATIONS:**

A. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: June 30 – August 16, 2011: Face of Utah Sculpture VII Exhibit, UCCC; July 18-23 & 25, 2011: Days of '47 Rodeo, Maverik Center, 7:00 P.M.; July 21, 2011: ChamberWest Night at the Rodeo, Maverik Center; July 25, 2011: Pioneer Day Holiday – City Hall closed; July 26, 2011: Groundbreaking Celebration for Chinese Heritage Friendship Gate, UCCC, 10:00 A.M. – Noon; July 26, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 28, 2011: Embassy Suites Hotel Groundbreaking, 10:00 A.M.; August 1, 2011: National Night Out Kickoff Event, UCCC, 5:30 P.M. – 8:00 P.M.; August 1, 2011: WorldStage! Concert Series – National Night Out with Hired Guns, UCCC,

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8:00 P.M.; August 2, 2011: Grand Opening of UTA Mid-Jordan & West Valley TRAX Lines, 9:00 A.M. – 11:30 A.M.; August 2, 2011: National Night Out Block Parties; August 3, 2011: Budget Open House, Multi-Purpose Room, 5:00 P.M. – 7:00 P.M.; August 5, 2011: WWE Raw World Tour, Maverik Center, 7:30 P.M.; August 7, 2011: UTA West Valley Light Rail Line Opens; August 8, 2011: WorldStage! Concert Series – World Travelers, UCCC, 8:00 P.M.; August 9, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 15, 2011: WorldStage! Concert Series – Red Rock Rondo, UCCC, 8:00 P.M.; August 16, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 19-20: American Cancer Society Relay for Life, Centennial Park; August 20, 2011: Los Tigres Del Norte, Maverik Center, 7:00 P.M.; August 22, 2011: Death Cab for Cutie, Maverik Center, 7:30 P.M.; August 22, 2011: WorldStage! Concert Series – Islands in the Desert, UCCC, 8:00 P.M.; August 23, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 27, 2011: ChamberWest Night Out at Rocky Mountain Raceways; August 29, 2011: WorldStage! Concert Series – Partners Program Showcase, UCCC, 8:00 P.M.; September 5, 2011: Labor Day Holiday – City Hall closed; September 7, 2011: Selena Gomez, Maverik Center, 7:00 P.M.; September 13, 2011: Municipal Primary Election (Polls open from 7:00 A.M. to 8:00 P.M.); September 14-16, 2011: ULCT Annual Conference; September 19, 2011: Lake Park Golf Social, Stonebridge Golf Course, 8:00 A.M.; September 20, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 27, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 28, 2011: Furthur, Maverik Center, 7:00 P.M.; October 4, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 11, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 11, 2011: Foo Fighters, Maverik Center, 7:00 P.M.; October 18, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 25, 2011: Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M.; November 2, 2011: Celtic Thunder, Maverik Center, 7:30 P.M.; November 4, 2011: Judas Priest, Maverik Center, 6:30 P.M.; November 8, 2011: Municipal General Election (Polls open from 7:00 A.M. to 8:00 P.M.); and November 9-12, 2011: National League of Cities Conference, Phoenix, Arizona.

B. CITY MANAGER, WAYNE PYLE – MISCELLANEOUS COMMUNICATION ITEMS

City Manager, Wayne Pyle, discussed details and a formal invitation for a hotel groundbreaking scheduled July 28, 2011.

City Manager, Wayne Pyle, discussed the light rail ribbon cutting event scheduled August 2, 2011.

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City Manager, Wayne Pyle, discussed budget update information, open houses, and a meeting with the Lions Club, and stated he would follow up with an e-mail to members of the Council.

City Manager, Wayne Pyle, discussed a possible reconsideration of the ordinances regarding carports, additional structures, home sizes, etc. He requested direction from the City Council. Councilmember Vincent suggested possible review of the current ordinances and discussed some violations seen in photographs. Mr. Pyle advised he would meet with staff and prepare a presentation of information to the City Council.

11. COUNCIL REPORTS

A. COUNCILMEMBER DON CHRISTENSEN – LATINO CRIME PREVENTION SEMINAR

Councilmember Christensen reported regarding a Latino crime prevention seminar he recently attended.

B. COUNCILMEMBER RUSS BROOKS – DUMPSTERS FOR SERVICE PROJECT

Councilmember Brooks inquired if the City would provide dumpsters to some local church members who desired to perform a service project by cleaning up the east side of a street near Hunter High School. City Manager, Wayne Pyle, stated he would direct arrangements be made for dumpsters with advance notice of date, time and location.

12. MOTION FOR EXECUTIVE SESSION

After discussion, Councilmember Rushton moved to adjourn and reconvene in an Executive Session for discussion of pending litigation matters. Councilmember Brooks seconded the motion.

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.

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13. **NEW BUSINESS SCHEDULED IN THE LOBBY OF CITY HALL AT 5:45 P.M.**
 - A. **RECOGNITION OF CLEAN & BEAUTIFUL COMMITTEE YARD AWARD RECIPIENTS**

Upon adjournment of the Study Meeting and Executive Session, members of the City Council were invited to attend a reception in recognition of the Clean & Beautiful Committee Yard Award recipients in the lobby area of City Hall.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, JULY 19, 2011, WAS ADJOURNED AT 5:09 P.M., BY MAYOR WINDER.

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THE WEST VALLEY CITY COUNCIL MET IN AN EXECUTIVE SESSION ON TUESDAY, JULY 19, 2011, AT 5:11 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
Don Christensen
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Eric Bunderson, City Attorney
Buzz Nielsen, Police Chief
Aaron Crim, Administration

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF JULY 19, 2011, WAS ADJOURNED AT 5:38 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 and Executive Session of the West Valley City Council held Tuesday, July 19, 2011.

Sheri McKendrick, MMC
City Recorder