

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 25, 2011**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, OCTOBER 25, 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 AND MAYOR PRO TEM RUSHTON.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder (Excused and left the meeting as noted)  
Corey Rushton  
Steve Buhler  
Carolynn Burt  
Don Christensen  
Steve Vincent

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

ABSENT:

Russ Brooks

STAFF PRESENT:

Paul Isaac, Assistant City Manager  
John Evans, Fire Chief  
Russell Willardson, Public Works Director  
Jim Welch, Finance Director  
Layne Morris, CPD Director  
Mike Richards, Acting Parks and Recreation Director  
Steve Pastorik, Acting CED Director  
Claire Gillmor, Acting City Attorney  
Anita Schwemmer, Acting Police Chief  
Brent Garlick, CED Department  
Lee Logston, CED Department  
Aaron Crim, Administration  
Dan Johnson, Public Works Department  
Jake Arslanian, Public Works Department  
Jeff Nosack, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 11, 2011**  
The Council read and considered Minutes of the Study Meeting held October 11, 2011. There were no changes, corrections or deletions.

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After discussion, Councilmember Burt moved to approve the Minutes of the Study Meeting held October 11, 2011, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

**2. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED OCTOBER 25, 2011**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Council Meeting scheduled October 25, 2011, at 6:30 P.M. Upon inquiry by the City Manager, there were no questions regarding items scheduled on the subject Agenda.

**3. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED NOVEMBER 1, 2011:**

**A. PRESENTATION OF THE WEST VALLEY CITY ENGLISH ACHIEVEMENT AWARDS**

City Manager, Wayne Pyle, advised the West Valley City English Achievement Awards were scheduled to be presented at the Regular Council Meeting to be held November 2, 2011, at 6:30 P.M. He stated, as of this date, there were four students who had contacted the City, but had not confirmed attendance at the meeting.

**B. PROCLAMATION DECLARING NOVEMBER, 2011, AS ALTERNATIVE FUEL VEHICLE AWARENESS MONTH IN WEST VALLEY CITY**

City Manager, Wayne Pyle, stated Councilmember Brooks would read the Proclamation at the Regular Council meeting scheduled November 1, 2011, at 6:30 P.M.; as he had an interest in and was a supporter of this issue.

**C. PROCLAMATION DECLARING NOVEMBER 1, 2011, AS EXTRA MILE DAY IN WEST VALLEY CITY**

City Manager, Wayne Pyle, stated Councilmember Buhler would read a Proclamation declaring November 1, 2011, as Extra Mile Day in West Valley City, at the Regular Council Meeting scheduled November 1, 2011, at 6:30 P.M.

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4. **RESOLUTION NO. 11-177, APPROVE THE PURCHASE OF A VACTOR TRUCK FROM AG TRUCK EQUIPMENT FOR USE BY THE PUBLIC WORKS DEPARTMENT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-177 which would approve purchase of a Vactor truck from AG Truck Equipment, in an amount not to exceed \$310,865.59, for use by the Public Works Department.

Mr. Pyle stated the Vactor Corporation had a Model 2100 cleaning truck currently listed on the State of Utah purchasing contract #PD285 for the above stated amount. He advised AG Truck was the local vendor for that equipment. He indicated the equipment would replace a 2001 Vactor truck. He further explained the City currently utilized three of these trucks to clean storm drains throughout the City and this equipment was normally replaced on an eight-year cycle.

The City Manager distributed written information regarding a quote from the proposed vendor that had not been included in the information packet previously made available to members of the City Council. He further reviewed and discussed the proposal and answered questions.

The City Council will consider proposed Resolution No. 11-177 at the Regular Council Meeting scheduled November 1, 2011, at 6:30 P.M.

5. **RESOLUTION NO. 11-178, AUTHORIZE THE CITY TO PAY THE UTAH DEPARTMENT OF TRANSPORTATION ADDITIONAL FUNDS FOR THE DESIGN AND CONSTRUCTION OF THE 1200 WEST CONNECTOR ROAD**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-178 which would authorize the City to pay the Utah Department of Transportation (UDOT) additional funds for the design and construction of the 1200 West Connector Road, in the amount of \$416,735.71.

Mr. Pyle stated the proposal would authorize additional funds to be paid that exceeded the federally funded portion of the project in order to award a contract for the design and construction of the 1200 West Connector Road.

The City Manager reported the federally funded UDOT Project No. STP-LC(35)(155) was currently out to bid through the UDOT bidding system. He stated that on February 23, 2010, the Council adopted Resolution No. 10-19 authorizing the City to enter into a Cooperative Agreement with UDOT for the design and construction of the road project. He also reported that, at that point in the design, the estimated construction cost had been \$3,195,232.00. He indicated Resolution No. 10-19 authorized the City to pay matching costs not to exceed \$216,323.00 based on that estimate. After completion of the design, the total project had been estimated to cost \$3,612,058.71 which brought the City's estimated matching share to a total of \$633,058.71.

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Mr. Pyle stated the normal UDOT process required the deposit of funds in excess of the programmed amount prior to advertisement, based on the Engineer's estimate, however UDOT was willing to advertise the project without having the additional funds on deposit. He also stated in order to award the project, West Valley City would be required to pay UDOT the additional funds immediately after bids were opened on November 10, 2011. He advised this would allow the City to know the exact amount due based on actual bids and not construction estimates.

Dan Johnson, Public Works Department, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-178 at the Regular Council Meeting scheduled November 1, 2011, at 6:30 P.M.

### 6. **CONSENT AGENDA SCHEDULED NOVEMBER 1, 2011:**

#### A. **RESOLUTION NO. 11-179, ACCEPT A WARRANTY DEED FROM ADCOMP, LLC, FOR PROPERTY LOCATED AT 2555 SOUTH 3200 WEST AND 2555 SOUTH 3270 WEST**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-179 which would accept a Warranty Deed from ADCOMP, LLC, for property located at 2555 South 3200 West and 2555 South 3270 West.

Mr. Pyle stated ADCOMP, LLC, had executed the Warranty Deed.

The City Manager reported ADCOMP, LLC was the owner of property for the Advanced Composites site. He indicated as a condition of approval for site additions and modifications additional right-of-way on 3270 West and 3200 West had been required to be deeded to the City. He explained the current parcel was rectangular in shape with the northwest and northeast corners of the property extending into the public improvements at both corners. He also reported the Warranty Deed conveyed the portions of property covered by existing public improvements at the northwest corner and the existing and required improvements (ADA ramps) at the northeast corner of the property.

#### B. **RESOLUTION NO. 11-180, ACCEPT A STORM DRAIN EASEMENT FROM ADCOMP, LLC, ACROSS PROPERTY LOCATED AT 2575 SOUTH 3270 WEST**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-180 which would accept a Storm Drain Easement from ADCOMP, LLC across property located at 2575 South 3270 West.

Mr. Pyle stated the proposed easement was for the additions and site revisions on the Advanced Composites site located at the above stated address. He explained the property was currently encumbered by a 12 foot wide easement for a drainage

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ditch along the southerly boundary. He reported that in 2008, the City piped the ditch with a 60-inch reinforced concrete pipe in conjunction with the D&G Scale project on the adjoining property to the south. As a requirement for approval to the proposed improvements and additions to the Advanced Composite site, a new storm drain easement had been required.

The City Council will consider proposed Resolution Nos. 11-179 and 11-180 at the Regular Council Meeting scheduled November 1, 2011, at 6:30 P.M.

### 7. **COMMUNICATIONS:**

#### A. **ICO MULTI-FAMILY DEVELOPMENT AT FAIRBOURNE STATION**

City Manager, Wayne Pyle, stated City staff would make a presentation regarding the ICO multi-family development at Fairbourne Station.

Mr. Pyle introduced representatives of ICO, the City's development partner, who were in attendance.

The City Manager informed a draft Agreement for Disposition of Land (ADL) with ICO would be distributed to the City Council the following day in order to give time for members of the Council to review that information and pose any questions. He also informed this matter would be scheduled on the agenda for consideration by the Redevelopment Agency on November 1, 2011.

City Manager, Wayne Pyle, directed City staff to discuss the proposed project and answer questions from the Council.

Using PowerPoint, Steve Pastorik, CED, discussed:

- Concept plan including rendering
- Site plan with phase 1 residential which ties in with Promenade and future phase 2
- Project overview and details
- Unit mix and sizes
- Floor plans
- Elevation
- Variety of materials, colors, windows, trim and design elements
- Renderings of the buildings
- Amenities, design and density with comparison to other similar developments
- Rendering of courtyard plan
- List of interior finishes
- Parking
- Unique project – structured parking; proximity to transit, promenade and mall; density, class A features; design

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Using PowerPoint, Brent Garlick, RDA/CED, discussed:

- Project assessment
  - Right location
  - High density residential is critical for success of Fairbourne Station
  - Area surrounding project lacks Class A apartments
  - Near Promenade, transit & Mall
- Right time
  - Vacancy rates are low
  - Rents are increasing
  - Beginning now puts the project in the front of pipeline of new apartments
  - Keeps momentum going for Fairbourne Station
- Details of terms ADL
  - ICO responsibilities
  - RDA responsibilities
- Financial details

During the above presentation of information, the City Manager and staff, and ICO representatives answered questions from members of the City Council.

Mayor Winder left the meeting at 5:57 P.M. Mayor Pro Tem Rushton conducted the remainder of the Study Meeting.

### B. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: October 26, 2011: Waste Management Press Event, City Hall, 10:00 A.M. – 10:30 A.M.; October 26, 2011: Ribbon Cutting – Yogurt Nut, 5633 West 6200 South, 12:30 P.M.; October 26, 2011: So You Think You Can Dance, Maverik Center, 7:00 P.M.; October 28, 2011: Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; October 28 & 29, 2011: Nightmare Alley Haunted House, Fitness Center, 7:00 P.M. – 10:00 P.M.; October 29, 2011: Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; October 31, 2011: EAC Halloween Party, Multi-Purpose Room, 3:00 P.M. – 4:30 P.M.; November 1, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 1, 2011: Home2 Suites by Hilton Grand Opening and Ribbon Cutting, 5:00 P.M. (Scheduled as a field trip during Study Session); 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; November 8, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 9-12, 2011: National League of Cities Conference, Phoenix, Arizona; November 11, 2011: Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; November 12, 2011: Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; November 15, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 18, 2011:

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Utah Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; November 19, 2011: Utah Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; November 21, 2011: Utah Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; November 22, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 22, 2011: Canvass of Municipal General Election during Regular Council Meeting; November 24, 2011: Thanksgiving Holiday – City Hall closed; November 25, 2011: Santa Christmas Parade & 5K Santa Run, 9:00 A.M. – 11:00 A.M.; November 25, 2011: Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; November 26, 2011: Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; December 6, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 13, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 17, 2011: International Christmas Celebration 2011, UCCC, 3:00 P.M. – 9:30 P.M.; December 20, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; and December 26, 2011: Christmas Holiday – City Hall closed.

### C. **OTHER**

City Manager, Wayne Pyle, advised a field trip regarding the Hilton Home2 Suites grand opening would be scheduled at 5:00 P.M. and included on the Agenda for the Study Meeting of November 1, 2011, beginning at 4:30 P.M.

City Manager, Wayne Pyle, discussed and proposed the tentative dates of January 27 and 28, 2012, for the Council's annual Strategic Plan retreat/workshop.

City Manager, Wayne Pyle, requested Council members advise him of interest in participating in the annual Christmas parade and riding on a fire truck.

City Manager, Wayne Pyle, stated he recently sent Council members a voice mail regarding UTOPIA refinancing. He advised a proposed resolution and agreement would be scheduled for Council consideration.

### 8. **COUNCIL REPORTS**

#### A. **COUNCILMEMBER DON CHRISTENSEN – CHAMBERWEST, BEWITCHING BREAKFAST AND SISTER CITY STUDENT EXCHANGE**

Councilmember Christensen reported regarding a recent ChamberWest breakfast meeting.

Councilmember Christensen reported regarding the Halloween "Bewitching Breakfast" event recently held at the Family Fitness Center.

Councilmember Christensen discussed staff interviews on Channel 2, WVC-TV and Telemundo regarding the Sister City student exchange program.

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**B. COUNCILMEMBER STEVE VINCENT – MOCK EARTHQUAKE DRILL AND TRAINING FOR CERT VOLUNTEERS**

Councilmember Vincent reported regarding a mock earthquake drill and training recently held for CERT (Community Emergency Response Team) volunteers. He requested staff prepare a photo slide show and schedule to be shown to the City Council at a future Study Meeting.

**C. MAYOR PRO TEM RUSHTON – HILTON HOME2 SUITES, MONUMENT SIGNS FOR BUSINESSES LOCATED IN LAKE PARK AND WHITE HOUSE “GREAT OUTDOOR REPORT”**

Mayor Pro Tem Rushton reported regarding a recent tour and visit with the manager of the Hilton Home2 Suites.

Councilmember Vincent noted he had seen a temporary sign for the Hilton Home2 Suites along Bangerter Highway. He inquired if the City was going to allow monument signs for businesses located in Lake Park that could be seen from Bangerter Highway. Councilmember Burt suggested the Council review the Sign Ordinance and she stated the current ordinance seemed very restrictive. City Manager, Wayne Pyle, advised he would look into the issues regarding signs raised by members of the City Council.

Mayor Pro Tem Rushton stated the White House would produce a “great outdoor report” and the Jordan River Parkway and Bear River Bird Refuge would be included.

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, OCTOBER 25, 2011, WAS ADJOURNED AT 6:08 P.M., BY MAYOR PRO TEM RUSHTON.**

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, October 25, 2011.

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Sheri McKendrick, MMC  
City Recorder