

MINUTES OF COUNCIL STUDY MEETING – MAY 1, 2012

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MAY 1, 2012, 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
Tom Huynh
Karen Lang
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Eric Bunderson, City Attorney
Kevin Astill, Parks and Recreation Director
Russell Willardson, Public Works Director
Layne Morris, CPD Director
Jim Welch, Finance director
Nicole Cottle, CED Director
Anita Schwemmer, Acting Police Chief
Stan Varney, Acting Fire Chief
Aaron Crim, Administration
Jake Arslanian, Public Works Department
Ed Domian, CED Department
Lee Logston, CED Department
Owen Jackson, Administration
Jeff Nosack, Public Works Department
Paul Love, Public Works Department
Jason Nau, Administration Intern

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 17, 2012**
The Council read and considered Minutes of the Study Meeting held April 17, 2012. There were no changes, corrections or deletions.

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After discussion, Councilmember Huynh moved to approve the Minutes of the Study Meeting held April 17, 2012, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED MAY 1, 2012**

City Manager, Wayne Pyle, stated no new items were added to the Agenda for the Regular Meeting scheduled May 1, 2012, at 6:30 P.M. He discussed other matters and items scheduled on meeting Agendas, as follows:

Application No. GPZ-2-2012

Mr. Pyle reminded that at the Regular Meeting of April 24, 2012, the Council held a public hearing regarding Application No. GPZ-2-2012 and approved a General Plan ordinance; but denied the zoning ordinance and development agreement. He further advised that subsequently the applicant and development partners had met and engaged in additional discussion with City staff resulting in some minor changes to their proposal. He indicated, if desired, a Council member who voted on the prevailing side of the denied actions could request this matter be brought back to the City Council for further review and consideration. He stated the motion to reconsider would have to be made at the Regular Meeting scheduled later this night; otherwise, the process would need to start over. He suggested if the City Council voted to bring the matter back for reconsideration it would then be placed on a future agenda for study and actions.

Redevelopment Agency, Housing Authority, Building Authority Meetings Scheduled May 1, 2012

City Manager, Wayne Pyle, discussed items on the Redevelopment Agency, Housing Authority and Building Authority Agendas for meetings scheduled May 1, 2012.

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

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3. ORDINANCE NO. 12-16, AMEND SECTION 16-5-101 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ADOPT THE 2011 EDITION OF THE NATIONAL ELECTRICAL CODE, AS AMENDED AND ADOPTED BY THE STATE OF UTAH, AS THE STANDARD FOR BUILDINGS WITHIN WEST VALLEY CITY

City Manager, Wayne Pyle, discussed proposed Ordinance No. 12-16 which would amend Section 16-5-101 of the West Valley City Municipal Code to adopt the 2011 Edition of the National Electrical Code, as amended and adopted by the State of Utah, as the standard for buildings within West Valley City.

Mr. Pyle stated all Utah municipalities must adopt the standards to comply with the Utah Uniform Building Standards Act. He advised the National Fire Protection Agency (NFPA) published a new edition of the National Electrical Code every three years to stay current with new construction technology and code interpretations.

Ed Domian, Chief Building Official, further reviewed and discussed the proposed Ordinance and answered questions from members of the City Council.

The City Council will consider proposed Ordinance No. 12-16 at the Regular Council Meeting scheduled May 8, 2012, at 6:30 P.M.

4. ORDINANCE NO. 12-17, AMEND TITLE 20, SECTION 20-7-107, STORM WATER UTILITY, OF THE WEST VALLEY CITY MUNICIPAL CODE TO SET THE STANDARD STORM WATER BILLING RATE FOR PLANNED UNIT DEVELOPMENTS (PUD) AS RATE “B”

City Manager, Wayne Pyle, discussed proposed Ordinance No. 12-17 which would amend Title 20, Section 10-7-107, Storm Water Utility, of the West Valley City Municipal Code to set the standard storm water billing rate for planned unit developments (PUDs) as Rate “B.”

Mr. Pyle stated individual PUD parcels were smaller than residential parcels. He also stated PUDs received less benefit from the Storm Water Utility in that their streets were not swept by the City nor were their private storm drainage systems cleaned by the City. He indicated changing the rate at which PUDs were charged as entire development sites yielded a more reasonable billing assessment that would be more balanced with services received by PUD residents.

The City Manager explained in order for the PUDs to be equitably billed as Rate “B” they would need to receive a bill for the entire PUD development site. He indicated in situations where PUDs decided not to accept billing as a single developed site, individual property owners would be billed at Rate “A” (\$4.00 per month).

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Mr. Pyle stated through implementation of this new standard, there would be less revenue received from PUD customers. He further stated the reduced revenue would be offset through fewer accounts to manage and collect. He stated the change as of March 19, 2012, would be a reduction from 2,700 individual accounts to 41 PUD site accounts. He reported there would be a net loss of revenue of \$3,512 per month, or \$42,153 per year.

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

The City Council will consider proposed Ordinance No. 12-17 at the Regular Council Meeting scheduled May 8, 2012, at 6:30 P.M.

5. RESOLUTION NO. 12-54, AUTHORIZE CITY TO ENTER INTO AGREEMENTS WITH ZION’S BANK TO PROVIDE LOCK BOX BILLING SERVICES FOR WEST VALLEY CITY UTILITY BILLINGS

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-54 which would authorize the City to enter into agreements with Zion’s Bank, in the amount of \$78,000.00 per year, to provide lock box billing services for West Valley City utility billings.

Mr. Pyle stated, under the proposal, Zion’s Bank would process payments billed by West Valley City utility billing for storm water and sanitation charges. He indicated Zion’s Bank could process large quantities of payments more efficiently and provide services not cost effective for the City to do in-house. He advised the proposal consisted of an agreement with Zion’s Bank to provide a payment process called Lock Box Service.

The City Manager reported Zion’s Bank was the lowest price out of three Lock Box service providers who submitted bids, summarized as follows:

Xpress Bill Pay	\$125,000.00 per year
Wells Fargo	\$ 79,800.00 per year
Zion’s Bank	\$ 78,000.00 per year

City Manager, Wayne Pyle, stated Zion’s Bank had submitted the lowest responsible bid in addition to being a West Valley City business.

Public Works Director, Russell Willardson, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council. He also distributed and discussed copies of a document entitled, “Storm Water and Sanitation Billing Public Outreach Outline.”

The City Council will consider proposed Resolution No. 12-54 at the Regular Council Meeting scheduled May 8, 2012, at 6:30 P.M.

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6. **RESOLUTION NO. 12-55, ACCEPT A STORM DRAIN EASEMENT FROM OMAN PROPERTIES, LLC, ACROSS PROPERTY LOCATED AT 2215 SOUTH 7200 WEST**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-55 which would accept a Storm Drain Easement from Oman Properties, LLC, across property located at 2215 South 7200 West.

Mr. Pyle stated Oman Properties, LLC was the property owner and developer of the proposed Teancum Properties project site and had provided an easement for the relocation of a City storm drainage ditch through its property.

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. 12-55 at the Regular Council Meeting scheduled May 8, 2012, at 6:30 P.M.

7. **RESOLUTION NO. 12-56, AUTHORIZE PURCHASE OF A TEN-WHEEL DUMP TRUCK FROM FREIGHTLINER OF UTAH FOR THE STORM WATER UTILITY**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-56 which would authorize purchase of a ten-wheel dump truck from Freightliner of Utah, in an amount not to exceed \$114,513.00, for the Storm Water Utility.

Mr. Pyle stated the Storm Water Utility had an existing 2002 ten-wheel dump truck that had 6,500 hours of operation and due for replacement. He reported Freightliner of Utah currently held the State Contract for the ten-wheel dump truck and they were a West Valley City business. He advised the State Contract was for the cab and chassis only and the dump bed would be purchased separately at an additional approximate cost of \$32,000.00.

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. 12-56 at the Regular Council Meeting scheduled May 8, 2012, at 6:30 P.M.

8. **RESOLUTION NO. 12-57, APPROVE AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR PUBLIC WORKS SERVICES CONSISTING OF CHIP SEALING CERTAIN STREETS IN WEST VALLEY CITY**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-57 which would approve an Interlocal Cooperation Agreement with Salt Lake County for public works services consisting of chip sealing certain streets in West Valley City.

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Mr. Pyle stated in recent years Salt Lake County had applied chip seal on a number of City streets and quality of work had been good. He explained chip sealing was a preventative maintenance strategy similar to slurry seal. He indicated with both chip seal and slurry seal, the road received a new, waterproof, wearing surface. He advised chip seal used larger, pea-sized gravel for aggregate which wore better than slurry seal on the major roads. He stated traffic control on busy streets was easier with chip seal because traffic could drive on the chips immediately after being spread. He further explained a final asphalt fog seal held the chips in place and gave the road a fresh black surface. He also advised the County agreement also included restriping the roads.

The City Manager reported Salt Lake County had agreed to do the chip seal for \$.35 per square foot which was the same as last year's cost. He advised the following streets would be chip sealed under the proposed agreement:

3100 South, 4800 West to 5600 West
4800 West, 3500 South to 4100 South
3600 West, 4100 South to 4700 South

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. 12-57 at the Regular Council Meeting scheduled May 8, 2012, at 6:30 P.M.

9. **RESOLUTION NO. 12-58, APPROVE AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR PURCHASE OF DIGITAL ORTHORECTIFIED AERIAL PHOTOGRAPHY**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-58 which would approve an Interlocal Cooperation Agreement with Salt Lake County, in the amount of \$2,700.00, for the purchase of digital orthorectified aerial photography.

Mr. Pyle stated the proposal would authorize purchase and use of digital orthorectified aerial photography of West Valley City at a discounted rate. He also stated under the proposed agreement the City would jointly own the aerial photography with Salt Lake County and would be authorized to use the same without restriction.

The City Manager reported current and accurate digital orthorectified photography had many uses within the City. He indicated photographs were used within the majority of City departments to visualize and identify growth, compare urban changes with aerial photography from previous years, reference for new spatial information, background for online map viewers and printed maps, measurements of impervious surfaces, and others. He indicated additionally the format was compatible with existing GIS applications used and developed by the City. He further reported aerial photography was more accurate,

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both horizontally and vertically, than other “free” image sources and was available at a discounted rate.

Rick Westphal, Administration, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 12-58 at the Regular Council Meeting scheduled May 8, 2012, at 6:30 P.M.

10. **RESOLUTION NO. 12-59, AUTHORIZE THE PURCHASE OF WEIGHT ROOM EQUIPMENT FOR THE WEST VALLEY CITY FAMILY FITNESS CENTER FROM FITLOGISTIX**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-59 which would authorize purchase of weight room equipment from Fitlogistix, in an amount not to exceed \$41,910.00, for the West Valley City Family Fitness Center.

Mr. Pyle stated weight machine equipment at the Fitness Center was old and very worn and maintenance costs were high. He indicated models of equipment were well behind what was being offered at some other fitness centers. He indicated the Fitness Center solicited proposals from equipment suppliers to replace various pieces of equipment including trade-in allowance, and 13 companies responded. He discussed some vendors and bids summarized as follows:

1. Six vendors did not have all pieces of equipment as outlined in the request for proposal
2. Three of the remaining seven vendors were higher priced bids
3. Of the remaining four vendors, two were for the same manufacturer which, after consultation with various equipment technicians and other fitness professionals, staff found it was not a good commercial line in a high use facility. Two pieces of the equipment did not meet specifications and were not available locally for staff to see and evaluate
4. Of the final two vendors, Matrix has a significant edge due to the following factors: a) Met specifications on all pieces (one piece from the other vendor did not); b) Three year labor warranty vs. no labor warranty; c) 10 year structural parts warranty vs. five year warranty; and d) Equipment pieces available locally for review and testing vs. many model pieces not found locally to evaluate

Nancy Day, Parks and Recreation 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. 12-59 at the Regular Council Meeting scheduled May 8, 2012, at 6:30 P.M.

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11. COMMUNICATIONS:

A. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: May 2, 2012: The Black Keys, Maverik Center, 7:30 P.M.; May 3, 2012: UDOT's Annual Meeting with Salt Lake County and Municipalities, Calvin Rampton Complex, 4501 South 2700 West, 9:00 A.M. – 11:00 A.M.; May 3, 2012: Grand Opening of Model Train Room, Harman Senior Recreation Center, 10:00 A.M.; May 3, 2012: Ribbon Cutting – Rumbi Island Grill, 3603 South 2700 West, 10:30 A.M.; May 3 – June 27, 2012: Noticers: The Intersections of Art and Science Exhibit, UCCC; May 4 & 5, 2012: Beehive Statesmen Chorus Annual Spring Show, UCCC, 7:00 P.M.; May 5, 2012: Cinco de Mayo Celebration, Centennial Park; May 8, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 10, 2012: ChamberWest Golf Classic, Stonebridge Golf Course, 8:00 A.M.; May 15, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 22, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 28, 2012: Memorial Day – City Hall closed; May 30, 2012: LMFAQ, Maverik Center, 7:00 P.M.; May 30 – June 13, 2012: Viva Frida, UCCC; June 2, 2012: Fiesta! UCCC; June 2, 2012: Fire Ops 101 for Elected Officials at Station #73, 2780 South 2700 West, 7:00 A.M. – 3:00 P.M.; June 5, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 9, 2012: Cardboard Boat Race for Family Fitness Center Members, Fitness Center, 2:00 P.M.; June 12, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 19, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 21-24, 2012: WestFest, Centennial Park; June 25-30, 2012: Arts Council Production, UCCC; June 26, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 3, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meetings, 6:30 P.M.; July 4, 2012: Independence Day Holiday – City Hall closed; July 10, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 17, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; and July 24, 2012: Pioneer Day Holiday – City Hall closed.

B. ADDITIONAL UPDATE ITEMS

City Manager, Wayne Pyle, updated the Council regarding two former Councilmembers.

City Manager, Wayne Pyle, introduced Jason Nau who would intern with the City Manager during the summer.

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12. COUNCIL REPORTS:

A. COUNCILMEMBER STEVE VINCENT – HALE CENTRE THEATRE BOARD MEMBERSHIP

Councilmember Vincent advised he had been approved as a member of the Hale Centre Theatre board.

B. COUNCILMEMBER DON CHRISTENSEN – COPS FOR KIDS EVENT, UTAH TRANSIT ACADEMY AND FIRE OPS 101

Councilmember Christensen reported regarding a Cops for Kids event recently held at the Sizzler restaurant. Upon inquiry, Anita Schwemmer, Acting Police Chief, stated it had been a very successful event and she did not have an exact number of the amount raised for charity.

Councilmember Christensen stated Council members should have received an e-mail invitation and agenda from the Utah Transit Authority for a transit academy to be held the following week.

Councilmember Christensen advised that Council members were invited to Fire Ops 101.

C. COUNCILMEMBER COREY RUSHTON – JORDAN RIVER COMMISSION

Councilmember Rushton reported regarding a recent Jordan River Commission meeting. He informed regarding issues discussed including a County parks bond to appear on the ballot in June 2012, and a request from the Salt Lake County Mayor for a letter of support. He indicated he would provide more information for further discussion and direction.

D. MAYOR MIKE WINDER – SALT LAKE BOARD OF REALTORS, KSL MORNING NEWS BROADCAST, CEP ANNUAL CHESS TOURNAMENT, SALT LAKE VALLEY CONFERENCE OF MAYORS, RIBBON CUTTINGS, THE ROAD HOME BREAKFAST, BUSINESS LICENSES AND CITIZEN REQUEST

Mayor Winder reported regarding a recent meeting of the Salt Lake Board of Realtors and appreciation expressed to West Valley City for being “friendly” regarding temporary signs such as for open houses events.

Mayor Winder stated the City had received good public relations the previous week when KSL morning news broadcast from West Valley City. He also discussed an article about the City in the Salt Lake Magazine.

Mayor Winder reported regarding the Community Education Partnership (CEP) annual chess tournament.

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Mayor Winder reported regarding a lunch event held earlier this date and the economic development issues discussed, including compliments to the West Valley City staff.

Mayor Winder reported regarding a recent meeting of the Salt Lake Valley Conference of Mayors.

Mayor Winder reported on recent ribbon cutting events.

Mayor Winder reported regarding a breakfast held by The Road Home and the needs of that organization which had been funded in the past by West Valley City with CDBG monies.

Mayor Winder inquired regarding the e-verify box on business licenses and if it was being checked on forms for new licenses or renewals.

Mayor Winder discussed requests from citizens for a left turn light at the intersection of 3200 West and 4100 South. City Manager, Wayne Pyle, stated he would direct staff to review the request and provide further information to the City Council.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, MAY 1, 2012, WAS ADJOURNED AT 5:34 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, May 1, 2012.

Sheri McKendrick, MMC
City Recorder