

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 5, 2013**

**-1-**

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, FEBRUARY 5, 2013, 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

Paul Isaac, Acting City Manager  
Sheri McKendrick, City Recorder

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
Jim Welch, Finance Director  
Kevin Astill, Parks and Recreation Director  
Russell Willardson, Public Works Director  
John Evans, Fire Chief  
Layne Morris, CPD Director  
Anita Schwemmer, Acting Police Chief  
Steve Pastorik, CED Department  
Ken Cushing, Administration  
Eric Madsen, Public Works Department  
Aaron Crim, Administration  
Jake Arslanian, Public Works Department

**1. APPROVAL OF MINUTES OF STUDY MEETING HELD JANUARY 15, 2013**

The Council read and considered Minutes of the Study Meeting held January 15, 2013. There were no changes, corrections or deletions.

After discussion, Councilmember Christensen moved to approve the Minutes of the Study Meeting held January 15, 2013, as written. Councilmember Vincent seconded the motion.

A roll call vote was taken:

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 5, 2013**

**-2-**

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

Unanimous.

2. **APPROVAL OF MINUTES OF STUDY MEETING HELD JANUARY 22, 2013**

The Council read and considered Minutes of the Study Meeting held January 22, 2013. There were no changes, corrections or deletions.

After discussion, Councilmember Christensen moved to approve the Minutes of the Study Meeting held January 22, 2013, as written. Councilmember Vincent 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.

3. **REVIEW AGENDAS FOR COUNCIL REGULAR MEETING; AND ANNUAL MEETINGS OF THE REDEVELOPMENT AGENCY, HOUSING AUTHORITY AND MUNICIPAL BUILDING AUTHORITY SCHEDULED FEBRUARY 5, 2013**

Acting City Manager, Paul Isaac, stated no new items had been added to the Agenda for the Regular Council Meeting scheduled February 5, 2013. He advised minutes and elections of chair and vice chair for 2013 had been scheduled for consideration on the Redevelopment Agency, Housing Authority and Building Authority agendas for annual meetings scheduled later this night.

Mr. Isaac answered questions from members of the City Council.

MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 5, 2013

-3-

4. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED FEBRUARY 12, 2013:**

A. **EMPLOYEE OF THE MONTH, JANUARY 2013 – BRIAN MASARONE, PUBLIC WORKS DEPARTMENT**

Acting City Manager, Paul Isaac, stated Councilmember Christensen would read the nomination of Brian Masarone, Public Works Department, to receive the Employee of the Month Award for January of 2013, at the Regular Council Meeting scheduled February 12, 2013, at 6:30 P.M.

B. **EAC DIVISION QUARTER AWARD – FACILITIES DIVISION, PUBLIC WORKS DEPARTMENT**

Acting City Manager, Paul Isaac, stated Councilmember Huynh would read the nomination of the Facilities Division of the Public Works Department, to receive the EAC Division Quarter Award, at the Regular Council Meeting scheduled February 12, 103, at 6:30 P.M.

5. **PUBLIC HEARINGS SCHEDULED FEBRUARY 12, 2013:**

A. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-7-2012, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT AMENDMENT TO UPDATE THE CITY CENTER ZONE (CHAPTER 7-6-16-P PART 16) OF THE WEST VALLEY CITY MUNICIPAL CODE TO INCORPORATE CHANGES BASED ON ADOPTION OF THE FAIRBOURNE STATION VISION SMALL AREA PLAN**

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled February 12, 2013, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. ZT-7-2012, filed by West Valley City, requesting a Zone Text Amendment to update the City Center Zone (Chapter 7-6-16-P Part 16) of the West Valley City Municipal Code to incorporate changes based on adoption of the Fairbourne Station Vision Small Area Plan. He discussed proposed Ordinance No. 13-06 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

**ORDINANCE NO. 13-06, AMENDING SECTIONS 7-6-1601, 7-6-1602, 7-6-1604, 7-6-1605, 7-6-1606, 7-6-1607, 7-6-1608 AND 7-6-1610 OF TITLE 7, REPEAL SECTION 7-6-1609 OF TITLE 7, AND ENACT SECTION 7-6-1610.1 OF TITLE 7, OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE THE CITY CENTER ZONE IN ACCORDANCE WITH THE FAIRBOURNE STATION VISION**

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 13-06 which would amend Sections 7-6-1601, 7-6-1602, 7-6-1604, 7-6-1605, 7-6-1606, 7-6-1607, 7-6-1608 and 7-6-1610 of Title 7, repeal Section 7-6-1609 of Title 7, and

## MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 5, 2013

-4-

enact Section 7-6-1610.1 of Title 7, of the West Valley City Municipal Code to update the City Center Zone in accordance with the Fairbourne Station Vision.

Mr. Isaac stated that on September 11, 2012, the City Council adopted the Fairbourne Station Vision as the new small area plan for the City Center Redevelopment Area, replacing the City Center Vision. He also stated the proposal would approve necessary text changes to the City Center Zone in order to incorporate changes to the vision document. He indicated the proposed update would incorporate the new street network into the City Center zone, eliminate references to streets which did not exist or were no longer planned, address standards for new streets which were unnamed or unanticipated previously, and amend streetscape standards to reflect already built streetscapes (3500 South and Constitution Boulevard). He indicated items such as street light spacing, building setbacks, street dimensions, and tree specifications had been updated throughout the zone text and intent language had been added to some design standards in order to clarify the reason for the standards.

The Acting City Manager reported some of the specific changes to the ordinance included the following:

1. Elimination of references to Brock Street and Holmberg Street
2. Inclusion of references to Weigh Station Road and Three Mill Lane
3. 3500 South grouped with Constitution Boulevard
4. Revision of street cross section drawings and descriptions based on new street plan
5. Revision of streetscape standards based on built projects, planned projects, and Promenade

Steve Pastorik, CED Department, further reviewed and discussed the Application and proposed Ordinance and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. ZT-7-2012 and consider proposed Ordinance No. 13-06 at the Regular Council Meeting scheduled February 12, 21013, at 6:30 P.M.

### 6. **ORDINANCE NO. 13-07, AMEND SECTION 1-2-108 OF THE WEST VALLEY CITY MUNICIPAL CODE TO REFLECT CHANGES IN THE CONSOLIDATED FEE SCHEDULE FOR THE POLICE DEPARTMENT**

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 13-07 which would amend Section 1-2-108 of the West Valley City Municipal Code to reflect changes in the Consolidated Fee Schedule for the Police Department.

## MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 5, 2013

-5-

Mr. Isaac stated the proposed amendment would allow the Police Department to increase fees charged for services such as fingerprinting, police reports and criminal history reports, and allow collection of fees for sex offender registrations and renewals, copies of audio and video recordings, and expungements.

The Acting City Manager explained the current ordinance allowed the Police Department to collect fees for providing copies of accident and police reports, fingerprinting, criminal checks on visas, work cards and BCI/Criminal History Reports. He recommended an increase in fees to cover the rising costs of the services presently being provided and amending the ordinance to recoup costs of other requested and provided services. He indicated the Police Department charged nominal fees which had not increased since 2006 in spite of increased cost in employee time and supply costs. In addition, the Department now provided additional services such as registering sex offenders, providing copies of audio and video recordings, and processing of expungement requests. He stated the revenue of the proposed increases and new fees would be approximately \$30,000 calculated on the amount of services provided over the past several years.

Paul Isaac, Acting City Manager, further reviewed and discussed the proposed Ordinance and answered questions from members of the City Council. Acting Police Chief Anita Schwemmer answered additional questions from members of the City Council.

The City Council will consider proposed Ordinance No. 13-07 at the Regular Council Meeting scheduled February 12, 2013, at 6:30 P.M.

### 7. **RESOLUTION NO. 13-20, AUTHORIZE PURCHASE OF STORM DRAIN INSPECTION CAMERA EQUIPMENT FROM R.S. TECHNICAL SERVICES**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-20 which would authorize purchase of storm drain inspection camera equipment from R.S. Technical Services, in the amount of \$33,021.19.

Mr. Isaac stated the Public Works Department currently used a trailer mounted camera purchased in 2001 to inspect the storm drain system. He indicated the camera, tractor and other miscellaneous equipment were in need of replacement. He explained the original camera system had been manufactured and sold by R.S. Technical Services and the new camera would be purchased from that same supplier as the sole source vendor.

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. 13-20 at the Regular Council Meeting scheduled February 12, 2013, at 6:30 P.M.

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 5, 2013**

**-6-**

**8. RESOLUTION NO. 13-21, AUTHORIZE PURCHASE OF A 2013 F150 TRUCK FROM KEN GARFF FORD FOR USE BY THE FIRE DEPARTMENT**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-21 which would authorize the purchase of a 2013 F150 truck from Ken Garff Ford, in an amount not to exceed \$39,000.00, for use by the Fire Department.

Mr. Isaac stated the Fire Department had requested replacement of the subject vehicle which was on the vehicle replacement list. He indicated the vehicle being replaced was a 2008 Ford F250, 4-door truck with 80,000 miles with mechanical issues that could not be resolved by the City Shops or the authorized Ford dealerships. He stated the vehicle was a first line response vehicle. He also reported the Fleet Manager met with the Fire Department and determined the vehicle recommended for purchase best suited the needs of the Department and would be most efficient for its intended purposes.

The Acting City Manager advised that Ken Garff Ford held the State contract for the subject vehicle.

Mr. Isaac further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 13-21 at the Regular Council Meeting scheduled February 12, 2013, at 6:30 P.M.

**9. RESOLUTION NO. 13-22, AUTHORIZE PURCHASE OF A SHORETEL PHONE SYSTEM FROM VALCOM COMPUTER CENTER**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-22 which would authorize purchase of a Shoretel Phone System from Valcom Computer Center, in the amount of \$305,673.00.

Mr. Isaac stated purchase of the new phone system would provide improved features and replace the current Avaya Phone System which was antiquated and at the end of its life. He reported the new system would deliver a complete VoIP business phone system that integrated voice, unified communications and contact center capabilities for an all-in-one communications solution. He indicated the new system utilized state of the art hardware and network equipment to provide increased stability. He also advised the purchase would be financed at 1.59% interest rate by SunTrust Equipment Finance & Leasing Corporation.

The Acting City Manager further reviewed and discussed the proposed Resolution and answered questions from members of the City Council. Upon direction, Ken Cushing, Administration, displayed models of the new phones and demonstrated specific features.

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 5, 2013**

**-7-**

The City Council will consider proposed Resolution No. 13-22 at the Regular Council Meeting scheduled February 12, 2013, at 6:30 P.M.

10. **RESOLUTION NO. 13-23, AUTHORIZE EXECUTION AND DELIVERY OF A MASTER LEASE AGREEMENT, EQUIPMENT SCHEDULE NO. 5, AN ESCROW AGREEMENT, AND RELATED INSTRUMENTS, WITH SUNTRUST EQUIPMENT FINANCE & LEASING CORPORATION, AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-23 which would authorize execution and delivery of a Master Lease Agreement, Equipment Schedule No. 5, an Escrow Agreement, and related instruments, with SunTrust Equipment Finance & Leasing Corporation, and determine other matters in connection therewith.

Mr. Isaac stated approval of the proposed resolution would authorize execution and delivery of a Lease Agreement with SunTrust Equipment to finance the new Shoretel phone system for West Valley City, with a lease term of five years, semi-annual payments and interest rate at 1.59%.

He further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 13-23 at the Regular Council Meeting scheduled February 12, 2013, at 6:30 P.M.

11. **CONSENT AGENDA SCHEDULED FEBRUARY 12, 2013:**

A. **RESOLUTION NO. 13-24, ACCEPT A PUBLIC LIGHTING AND UTILITY EASEMENT FROM TRUONG PROPERTIES, LLC, FOR PROPERTY LOCATED AT 1681 WEST 3860 SOUTH**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-24 which would accept a Public Lighting and Utility Easement from Truong Properties, LLC, for property located at 1681 West 3860 South.

Mr. Isaac stated the proposed Truong Commercial Development required installation of street lighting along its frontage on 3860 South. He explained the existing sidewalk along the south side of 3860 South was adjacent to the curb and gutter with no parkstrip. He further explained typically the street lights would be placed in the parkstrip area within the public right-of-way. He indicated as the required street lighting would need to be placed outside the public right-of-way and behind the existing sidewalk an easement would be required as a condition of approval for the project.

## MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 5, 2013

-8-

### B. **RESOLUTION NO. 13-25, ACCEPT A PUBLIC SIDEWALK, LIGHTING AND UTILITY EASEMENT FROM TRUONG PROPERTIES, LLC, FOR PROPERTY LOCATED AT 1681 WEST 3860 SOUTH**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-25 which would accept a Public Sidewalk, Lighting and Utility Easement from Truong Properties, LLC, for property located at 1681 West 3860 South.

Mr. Isaac stated the proposed Truong Commercial Development was subject to requirements of the Redwood Road Streetscape which required wider sidewalks and landscape frontage along with decorative sidewalk lighting on Redwood Road. He explained as portions of the proposed sidewalk and lighting fell outside of the public right-of-way an easement would be required as a condition of approval of the project.

The City Council will consider proposed Resolution Nos. 13-24 and 13-25 at the Regular Council Meeting scheduled February 12, 2013, at 6:30 P.M.

## 12. **COMMUNICATIONS:**

### A. **LEGISLATIVE UPDATE**

Acting City Manager, Paul Isaac, stated time had been scheduled to provide the City Council with a legislative update. Upon direction, Assistant City Manager/CED Director, Nicole Cottle, discussed updated information regarding issues of interest to West Valley City at the State Legislature. She reminded an e-mail had previously been sent with a weekly bill-tracking sheet which would be updated on a regular basis.

Ms. Cottle discussed the local option gas tax and billboard issues and answered questions from members of the City Council. Discussion of Council members included issues of transparency and eminent domain.

### B. **COUNCIL UPDATE**

Acting City Manager, Paul Isaac, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: January 10 – February 26, 2013: Wild About Fiber Arts: A Celebration of Utah Fiber Arts, UCCC; February 9, 2013: Vietnamese Community of Utah TET Celebration, UCCC, 11:00 A.M. – 12:30 P.M.; February 9, 2013: Utah Grizzlies vs. Idaho Steelheads, 7:05 P.M.; February 10, 2013: Utah Grizzlies vs. Idaho Steelheads, 7:05 P.M.; February 12, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; February 13, 2013: Utah Grizzlies vs. Las Vegas Wranglers, 7:05 P.M.; February 15, 2013: Utah Grizzlies vs. Alaska Aces, 7:05 P.M.; February 16, 2013: Utah Grizzlies vs. Alaska Aces, 7:05 P.M.; February 18, 2013: President's Day Holiday – City Hall closed; February 18, 2013: Utah Grizzlies vs. Alaska Aces, 7:05 P.M.; February 19, 2013: Council Study Meeting,



## MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 5, 2013

-9-

4:30 P.M., Regular Council Meeting, 6:30 P.M.; February 20, 2013: Utah Grizzlies vs. Alaska Aces, 7:05 P.M.; February 21, 2013: Bellator MMA, Maverik Center; February 26, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; February 26, 2013: Utah Grizzlies vs. San Francisco Bulls, 7:05 P.M.; March 5, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; March 9-13, 2013: National League of Cities Conference, Washington, D.C.; March 12, 2013 – Council Meetings canceled; March 14, 2013: Utah Legislature Session Ends; March 19, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; March 26, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 2, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 9, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 16, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 23, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 30, 2013: No Council Meeting Scheduled (5<sup>th</sup> Tuesday); May 2, 2013: UDOT's Annual Meeting with Municipalities in Salt Lake County, Calvin Rampton Complex, 4501 South 2700 West, 9:00 A.M. – 11:00 A.M.; June 3-17, 2013: Filing Period for Municipal Election (During regular business hours); August 13, 2013: Municipal Primary Election; and November 5, 2013: Municipal General Election.

### 13. **COUNCIL REPORTS:**

#### A. **COUNCILMEMBER DON CHRISTENSEN – ULCT LEGISLATIVE POLICY COMMITTEE MEETING**

Councilmember Christensen reported regarding a recent meeting of the Utah League of Cities and Towns Legislative Policy Committee.

#### B. **COUNCILMEMBER COREY RUSHTON – DEER AT WEST RIDGE GOLF COURSE**

Councilmember Rushton reported recently seeing a herd of deer that were eating and damaging trees at the West Ridge Golf Course.

#### C. **MAYOR MIKE WINDER – STATE OF THE COUNTY ADDRESS**

Mayor Winder stated earlier today he represented the City at the State of the County address given by Mayor Ben McAdams.

### 14. **NEW BUSINESS SCHEDULED AT 6:00 P.M. IN CITY COUNCIL CHAMBERS:**

#### A. **MAYOR WINDER'S STATE OF THE CITY ADDRESS**

Upon adjournment of the Study Meeting, the City Council and City staff were invited to move to the Council Chambers for Mayor Winder's State of the City address.

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 5, 2013**

**-10-**

**15. MOTION FOR EXECUTIVE SESSION**

After discussion, Councilmember Rushton moved to adjourn and reconvene in an Executive Session for discussion of potential or imminent litigation. Councilmember Vincent 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.

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, FEBRUARY 5, 2013, WAS ADJOURNED AT 5:05 P.M., BY MAYOR WINDER.**

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 5, 2013**

**-11-**

THE WEST VALLEY CITY COUNCIL MET IN AN EXECUTIVE SESSION ON TUESDAY, FEBRUARY 5, 2013, AT 5:07 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder  
Steve Buhler  
Don Christensen  
Tom Huynh  
Karen Lang  
Corey Rushton  
Steve Vincent

Paul Isaac, Acting City Manager  
Sheri McKendrick, City Recorder

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF FEBRUARY 5, 2013, WAS ADJOURNED AT 5:22 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, February 5, 2013.

---

Sheri McKendrick, MMC  
City Recorder