

MINUTES OF COUNCIL STUDY MEETING – APRIL 23, 2013

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, APRIL 23, 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 (Arrived as noted)
Don Christensen
Tom Huynh
Karen Lang
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Corey Rushton

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
John Evans, Fire Chief
Layne Morris, CPD Director
Russell Willardson, Public Works Director
Jim Welch, Finance Director
Anita Schwemmer, Acting Police Chief
Aaron Crim, Administration
Jake Arslanian, Public Works Department
Steve Pastorik, CED Department
Larry Marx, Police Department
Eric Madsen, Public Works Department
Jeff Nosack, Public Works Department
Brandon Hill, Law Department

1. APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 9, 2013

The Council read and considered Minutes of the Study Meeting held April 9, 2013. There were no changes, corrections or deletions.

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After discussion, Councilmember Christensen moved to approve the Minutes of the Study Meeting held April 9, 2013, as written. Councilmember Vincent seconded the motion.

A roll call vote was taken:

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

Unanimous.

2. INTRODUCTION OF NEW EMPLOYEES

City Manager, Wayne Pyle, stated the City Council previously received a list of new employees and, upon invitation; those in attendance introduced themselves to members of the Council:

Administration: John Flores, Human Resources Advisor - Public Safety

Public Works Department: Bill Barkely, Custodian

Fire Department: James Lampas, Firefighter
Ben Lloyd, Firefighter
Ryan Royall, Firefighter
Nathan Ungricht, Firefighter
Zach Watrous, Firefighter
Alex Wingeier, Firefighter

Justice Court: Annette Gregg, Justice Court Clerk
Adraya Perrine, Justice Court Clerk

Police Department: Courtney Johnson, Intelligence Analyst
Skyler Denning, Police Officer
Medin Kurudziida, Police Officer
Adam Neff, Police Officer
Jeff Smith, Police Officer
Garrett Tan, Police Officer
Wade Wright, Police Officer
Amanda Zeller, Police Officer

Finance Department: Tallen Meek, Financial Analyst

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Members of the City Council welcomed the new employees to service with West Valley City.

3. **MOTION TO TAKE UP AGENDA ITEM**

Upon discussion, Councilmember Vincent moved to take up item no. 8.C. Councilmember Christensen seconded the motion and all Council members voted in favor.

4. **PROFESSIONAL STANDARDS REVIEW BOARD (PSRB) ALTERNATIVES**

City Manager, Wayne Pyle, stated time had been scheduled for a discussion regarding alternatives relating to the Professional Standards Review Board (PSRB). He discussed background information, requested discussion and recommendations from the Council, and reviewed his report of recommendations pertaining to the Professional Standards Review Board as outlined in Memorandum dated April 4, 2013, previously distributed to the Council and by reference made a part of this record. He discussed in detail the five topics of the Memorandum as follows: 1) the current procedures of the West Valley City Professional Standards Review Board (PSRB), 2) the applicability of the Open and Public Meetings Act to PSRB meetings, 3) comparisons to other citizen review boards around the country, 4) recommendations for improving the PSRB process, and 5) answers to frequently asked questions concerning the PSRB and citizen oversight of police processes.

Mayor Winder suggested recommendations as submitted by the City Manager and as outlined in the referenced Memorandum be discussed along with any other suggestions by City Council members.

The City Manager advised that Dean Trump, Chair of the PSRB, was in attendance at the meeting and available to answer questions. Upon inquiry from members of the City Council, Mr. Trump discussed establishment of the PSRB and advised he had been the first, and only at one time, citizen member of the Board. He stated it was helpful to have a police officer sit on the Board to answer questions. He advised all officers that served on the Board had integrity and displayed objectivity.

Mayor Winder read aloud each recommendation as submitted by the City Manager and requested comments and recommendations. The City Manager answered questions from members of the City Council. Upon discussion the City Council expressed consensus regarding each recommendation, summarized as follows:

1. Recommendation: Codify PSRB policies and procedures.
City Council consensus of recommendation: Yes
2. Recommendation: Remove Police Department from appointment process.
City Council consensus of recommendation: Seven citizens with one non-voting police officer advisor.

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Councilmember Buhler arrived at the meeting at 4:49 P.M.

3. Recommendation: More training of PSRB members.
City Council consensus of recommendation: Training to be required and scheduled with encouragement to participate in "ride along."
4. Recommendation: Quarterly PSRB reports to City Council.
City Council consensus of recommendation: Yes
5. Recommendation: Publicize activities of PSRB.
City Council consensus of recommendation: Yes
6. Recommendation: Public meeting for input on West Valley City policing.
City Council consensus of recommendation: PSRB accept public comments at their monthly meeting using the same guidelines as for City Council meetings, with a summarized report to be distributed to the City Council along with statistics and recommendations.
7. Recommendation: Not impose term limits for PSRB members.
City Council consensus of recommendation: Terms of PSRB members should be consistent with other City boards.

Upon discussion, Councilmember Christensen commended members of the PSRB for their many years of service to West Valley City. PSRB Chairman Trump advised that reports had been prepared on a regular basis for almost 20 years; however, he had been unaware of to whom they should be submitted.

3. REVIEW AGENDAS FOR COUNCIL REGULAR MEETING AND SPECIAL MEETINGS OF REDEVELOPMENT AGENCY, HOUSING AUTHORITY AND MUNICIPAL BUILDING AUTHORITY SCHEDULED APRIL 23, 2013

City Manager, Wayne Pyle, stated one new item had been added to the Agenda for the Regular Council Meeting scheduled April 23, 2013, at 6:30 P.M. He advised Special Meetings had also been scheduled for the Redevelopment Agency, Housing Authority and Municipal Building Authority. He discussed the Agenda items as follows:

Item No. 8.B. – RESOLUTION NO. 13-64, SUPPORTING THE DESIGNATION OF WEST VALLEY CITY AS THE PREFERRED CITY FOR ZIP CODES 84118, 84119, 84120 AND 84128, AND DESIGNATION OF THE U.S. POST OFFICE LOCATED AT 3490 SOUTH 4400 WEST AS A WEST VALLEY CITY POST OFFICE

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-64 which would support designation of West Valley City as the preferred City for zip codes 84118, 84119,

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84120 and 84128 and designation of the U.S. Post Office located at 3490 South 4400 West as a West Valley City post office.

Mr. Pyle stated that for each zip code the United States Postal Service designated a "preferred city" that was both the first choice for addressing and the primary city tied to the zip code, all for information purposes. He also indicated West Valley City was the second largest city in Utah, but was not designated as the preferred city for any zip code. In addition, the Post Office located at 3490 South 4400 West was listed as a branch of the Salt Lake City Post Office, although it was the primary Post Office for West Valley City and its residents. He advised most addresses in zip codes 84118, 84119, 84120 and 84128 were located in West Valley City, but were designated as Salt Lake City being the preferred city. He advised many other smaller cities in the Salt Lake Valley enjoyed this designation for at least one zip code.

The City Manager explained the designation was important for several reasons. He stated it was often difficult or impossible to indicate an address different from the preferred city when ordering products on-line or shipping or receiving materials. This created confusion for residents and businesses located in West Valley City who were often required to indicate their address as in Salt Lake City for shipping purposes. Further, the database of preferred cities was used frequently by businesses in researching potential locations for expansion or relocation. He reported, as a result, West Valley City did not obtain the name recognition that would ordinarily come to such a large community.

Assistant City Manager/CED Director, Nicole Cottle, further reviewed and discussed the proposed Resolution, explained the formal process, and rules and timelines regarding the proposal. She also answered questions from members of the City Council.

Upon discussion, the City Manager advised of likely opposition from some citizens and asked for direction from the City Council. After discussion, the City Council expressed a consensus and directed the City Manager to move forward with the proposal.

Special Redevelopment Agency, Housing Authority, and Municipal Building Authority Meetings Scheduled April 23, 2013

City Manager, Wayne Pyle, advised he would formally submit the Proposed FY 2013-2014 Budgets as listed on the Agendas for the Special Redevelopment Agency, Housing Authority, and Municipal Building Authority meetings scheduled April 23, 2013.

Mr. Pyle answered questions from members of the City Council. Upon inquiry, there were no further questions regarding the items scheduled on the subject Agendas.

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4. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED MAY 7, 2013:

A. PROCLAMATION DECLARING MAY 18, 2013, AS "NATIONAL KIDS TO PARKS DAY" IN WEST VALLEY CITY

City Manager, Wayne Pyle, stated Councilmember Christensen would read a Proclamation declaring May 18, 2013, as "National Kids to Parks Day" in West Valley City, at the Regular Council Meeting scheduled May 7, 2013, at 6:30 P.M.

5. RESOLUTION NO. 13-63, ADOPT TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2013, AND ENDING JUNE 30, 2014; AND SET AUGUST 13, 2013, AS THE DATE FOR PUBLIC HEARING

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-63 which would adopt a Tentative Budget for the fiscal year commencing July 1, 2013, and ending June 30, 2014; and set August 13, 2013, as the date for public hearing.

Mr. Pyle stated the Tentative Budget, when adopted, would be made available for public inspection during regular office hours in the City Recorder's Office. He advised notice would be given for holding a hearing to receive public comment prior to consideration of adoption of the FY 2013-2014 Tentative Budget.

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

The City Council will consider proposed Resolution No. 13-63 at the Regular Council Meeting scheduled May 7, 2013, at 6:30 P.M.

6. RESOLUTION NO. 13-65, AUTHORIZE THE CITY TO PURCHASE SERVICES FROM LEGACY EQUIPMENT TO REFURBISH TWO INTERNATIONAL DUMP TRUCKS FOR USE BY THE PUBLIC WORKS DEPARTMENT

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-65 which would authorize the City to purchase services from Legacy Equipment, in an amount not to exceed \$153,748.00, to refurbish two International dump trucks for use by the Public Works Department.

Mr. Pyle stated a 2003 International 10-wheel dump truck and a 2006 International bobtail dump truck could be refurbished instead of purchasing new ones thus saving the City an estimated \$190,000.00. He explained the newer models of these vehicles had been shown to require repairs to the emissions control devices and by refurbishing the older vehicles the City would also avoid that expense.

He reported the proposed purchase would be made under Section 5-3-109 of the West Valley City Code, Sole Source Procurement. He stated Legacy Equipment was the sole source vendor that could provide all necessary work, including dump truck beds,

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hydraulic systems and snowplows, in one location. He explained using a single vendor would eliminate potential issues with the vehicle warranties that could arise if multiple vendors were used to install portions of the equipment.

Mr. Pyle further explained the Fleet Manager had determined the two trucks were in good working order, but due to years of snow plowing and asphalt work, the beds, hydraulic systems, and plows were worn from salt corrosion and normal wear and tear, and must be refurbished or replaced.

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. 13-65 at the Regular Council Meeting scheduled May 7, 2013, at 6:30 P.M.

7. **RESOLUTION NO. 13-66, APPROVE THE PURCHASE OF A 2013 JOHN DEERE 624K LOADER FROM HONNEN EQUIPMENT FOR USE BY THE PUBLIC WORKS DEPARTMENT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-66 which would approve purchase of a 2013 John Deere 624K Loader from Honnen Equipment, in an amount not to exceed \$106,000.00, for use by the Public Works Department.

Mr. Pyle stated the proposal would approve purchase of a 2013 John Deer 624K front end loader with a four-and-one coupler bucket which would replace a 2003 Caterpillar 928G with 4000 hours. He explained due to its working environment in salt and every day wear and tear the Fleet Manager recommended replacement at this time. He advised Honnen Equipment had offered a trade in of \$55,500.00 making the total purchase price in the amount of \$105,360.00.

He reported Honnen Equipment offered a 12 month buy back at 103.5% and this arrangement allowed for exchange of old equipment every 12 months at no additional cost to the City.

The City Manager indicated the Fleet Manager had met with the Operations Division and determined this equipment best suited the needs of the Public Works Department and would be the most efficient equipment for intended purposes. He also advised Honnen Equipment held the State contract to supply the equipment.

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. 13-66 at the Regular Council Meeting scheduled May 7, 2013, at 6:30 P.M.

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8. COMMUNICATIONS

A. HOUSING DEVELOPMENT TRENDS DISCUSSION

City Manager, Wayne Pyle, stated the City Council had previously requested updated information regarding housing development and standards. He advised there had been little residential development during the period of the weak economy, but he had directed staff to prepare an update to a previous presentation made to the City Council.

Upon direction, and using PowerPoint, Steve Pastorik, CED Department, discussed information summarized as follows:

- Market trends
- Chart showing West Valley City residential building permit history including actual data and projections for 2013
- Progression of housing standards
- Development agreements
- Lag effect of new standards
- Graph showing average house size
- Comparison of standards in other cities
- 45% increase in median home values:
 - Year 2000 - \$128,000
 - Year 2011 - \$186,200
- Difficult to "move the needle"
- Map showing vacant land
- Color coded map showing assessed values
- Lessons learned and examples
- Graph showing lot size and total value
- Map of growth areas and photographs of various subdivisions

During the above presentation of information, Mr. Pastorik answered questions from members of the City Council.

Members of the City Council discussed the above information; and Mayor Winder requested the City Manager prepare a similar presentation regarding multi-family housing.

B. STRATEGIC PLAN GOAL UPDATE – CITIZEN INVOLVEMENT

City Manager, Wayne Pyle, stated time had been scheduled regarding a Strategic Plan goal update relating to citizen involvement. He reminded one of the Council's goals had been to double the number of residents on boards and commissions and he reported the City Recorder, Sheri McKendrick, had been assigned to prepare an assessment and analysis of all boards and commissions. He advised the assessment included how the boards/commissions had been set up,

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the number of residents serving on each board/commission, open seats on boards and commissions, and other pertinent information. He also reported Ms. McKendrick had also included recommendations and proposed action items.

Mr. Pyle requested members of the City Council review the analysis and recommendations and forward comments to the City Recorder, for summary.

D. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows April 27, 2013: "Big Fix" Mobile Spay and Neuter Clinic, Animal Shelter; April 30, 2013: No Council Meeting Scheduled (5th 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.; May 7, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 11, 2013: Council District 1 Neighborhood "Meet-up" at Hillsdale Park, 3205 South 3200 West, 9:00 A.M. – 11:00 A.M.; May 14, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 16 – June 26, 2013: Seeing and Hearing Vietnam Art Exhibit, UCCC (Opening Reception, May 16th, 6:00 P.M. – 8:00 P.M.); May 16, 2013: ChamberWest Annual Golf Classic, Stonebridge Golf Course, 4414 Links Drive, 8:00 A.M.; May 16, 2013: Brit Floyd, Maverik Center, 8:00 P.M.; May 21, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 24, 2013: WWE Presents RAW World Tour, Maverik Center, 7:30 P.M.; May 27, 2013: Memorial Day Holiday – City Hall closed; May 28, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 1, 2013: Fiesta Olmeca, UCCC, 6:00 P.M. – 10:00 P.M.; June 1-7, 2013: Filing Period for Municipal Election (During regular business hours, Mon. – Thurs., 7:00 A.M. to 6:00 P.M.); June 4, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 8, 2013: Council District 2 Neighborhood "Meet-up" at the Fairbourne Station Promenade, 9:00 A.M. – 11:00 A.M.; June 11, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 13, 2013: Employee Barbecue sponsored by EAC, UCCC, 11:30 A.M. – 2:00 P.M.; June 18, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 19-21, 2013: Open House and Tours of The Ridge Golf Club; June 20-23, 2013: WestFest, Centennial Park; June 22, 2013: WestFest Parade, 9:00 A.M.; June 25, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 25-27, 2013: Open House & Barbecue at The Ridge Golf Club; June 28, 2013: Grand Opening of The Ridge Golf Club; July 2, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 4, 2013: Independence Day Holiday – City Hall closed; July 9, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 13, 2013: Council District 3 Neighborhood "Meet-up" at Centennial Park, 5415 West 3100 South, 9:00 A.M. – 11:00 A.M.; July 16, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 23, 2013: Council Study Meeting, 4:30

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P.M., Regular Council Meeting, 6:30 P.M.; July 24, 2013: Pioneer Day Holiday – City Hall closed; July 25, 2013: One Direction, Maverik Center, 7:30 P.M.; August 2, 2013: Bruno Mars, Maverik Center, 7:30 P.M.; August 5, 2013: Honorary Colonels Golf Tournament, Stonebridge Golf Course, Registration at 7:00 A.M. & Shotgun Start at 8:00 A.M.; August 10, 2013: Council District 4 Neighborhood "Meet-up" at West View Park, 4100 South 6000 West, 9:00 A.M. – 11:00 A.M.; August 13, 2013: Municipal Primary Election; September 2, 2013: Labor Day Holiday – City Hall closed; September 11, 2013: Lake Park Golf Social, Stonebridge Golf Course, Breakfast at 8:00 A.M. and Golf at 9:00 A.M.; November 5, 2013: Municipal General Election; November 11, 2013: Veteran's Day Holiday – City Hall closed; November 28, 2013: Thanksgiving Holiday – City Hall closed; and December 25 & 26, 2013: Christmas Holiday – City Hall closed.

E. **CITY MANAGER UPDATE**

City Manager, Wayne Pyle, informed regarding a "COPs for Kids" event scheduled this night at the Sizzler restaurant.

He indicated there were no scheduled presentations or communication items scheduled for the Study Meeting on May 7, 2013, and inquired if the Council desired any other matters to be scheduled at that time. He stated Mayor Winder's previous request for a presentation regarding multi-family housing would be prepared and discussed in the future, as more time would be needed for thorough research.

Councilmember Buhler requested an update regarding possible or pending litigation matters and, in response, the City Manager stated an Executive Session could be undertaken for further discussion related to those issues.

The City Manager reported the West Valley Symphony would lose their long-time venue when Granger High School opened their new building this fall. Councilmember Vincent advised the rent had been raised so high the Symphony would be unable to stay at the school. Upon discussion, Mayor Winder discussed the possibility of talking to the Granite School District superintendent regarding this matter. Mr. Pyle advised the Symphony had asked for a closer relationship with West Valley City and requested use of the Utah Cultural Celebration Center (UCCC) as their new home. After discussion, the City Council expressed a consensus to accommodate the West Valley Symphony's request and directed the City Manager to proceed accordingly.

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9. COUNCIL REPORTS:

A. COUNCILMEMBER DON CHRISTENSEN – PRESENTATION IN HONOR OF SCOUT MASTER AND 4100 SOUTH ZONING ISSUES

Councilmember Christensen stated scouts had requested to honor an individual who served as a scout master for over 30 years and who had recently been diagnosed with cancer. Councilmember Christensen requested the City's Essential Piece Award be presented to the scoutmaster at the Regular Council Meeting scheduled June 4, 2013. After discussion, Councilmember Christensen indicated he would forward the information to the City Recorder for scheduling and preparation of the award.

Councilmember Christensen referenced a recent discussion by the Council regarding zoning on 4100 South and he described problems a resident was having selling his home. Upon discussion, Councilmember Vincent suggested the resident make application for a re-zone.

B. MAYOR MIKE WINDER – SISTER CITY COALITION ANNUAL MEETING, HEXCEL EVENT AND CEP CHESS TOURNAMENT

Mayor Winder discussed the annual meeting of the Sister City Coalition held at the Utah Cultural Celebration Center (UCCC).

He reported regarding a recent event at Hexcel wherein the Acting Secretary of Commerce participated in a round table discussion.

Mayor Winder also discussed the recent Community Education Partnership (CEP) annual chess tournament held at West Lake Jr. High School.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, APRIL 23, 2013, WAS ADJOURNED AT 6:26 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, April 23, 2013.

Sheri McKendrick, MMC
City Recorder