

**MINUTES OF COUNCIL REGULAR MEETING – JANUARY 13, 2015**

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, JANUARY 13, 2015, AT 6:37 P.M., IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR PRO TEM RUSHTON.

THE FOLLOWING MEMBERS WERE PRESENT:

Corey Rushton, Mayor Pro Tem  
Lars Nordfelt, Councilmember At-Large  
Tom Huynh, Councilmember District 1  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3  
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

ABSENT: Ron Bigelow, Mayor

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
Russell Willardson, Public Works Director  
Jim Welch, Finance Director  
Layne Morris, CPD Director  
John Evans, Fire Chief  
Lee Russo, Police Chief  
Kevin Astill, Parks and Recreation Director  
Sam Johnson, Strategic Communications Director  
Eric Madsen, Public Works Department  
Jake Arslanian, Public Works Department

16858 **OPENING CEREMONY**

The Opening Ceremony was conducted by Steve Buhler who led the Pledge of Allegiance to the Flag.

16859 **SPECIAL RECOGNITIONS**

Mayor Pro Tem Rushton recognized and welcomed Representative-elect Fred Cox to the meeting.

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16860

### **COMMENT PERIOD**

Upon inquiry by Mayor Pro Tem Rushton, the following individuals addressed the City Council during the comment period.

#### **A. PUBLIC COMMENT**

Bekah Demordaunt, with Representative Mia Love's office, addressed the City Council. Ms. Demordaunt stated she was at the meeting to get a feel for what was going on in West Valley City. She informed that the Congresswoman was using former Representative Jim Matheson's old office in West Jordan and would have an open house on Thursday, January 15<sup>th</sup>. She invited the City Council and City staff to attend the open house.

Josh Scheuerman addressed the City Council and reminded regarding his proposal that completion of the skatepark be funded in the budget for this fiscal year. He discussed progress to date that had been funded from county funds. He expressed the desire to see the skatepark completed by summer to tie in with other activities such as WestFest.

Mike Markham addressed the City Council and expressed support of beautifying the City. He discussed the efforts of the Community Preservation Department in that regard. He also stated pointed out some dead landscaping needing to be replaced in Fairbourne Station near the Embassy Suites Hotel. He stated landscaping had never been installed at Starbucks on 2700 West 3500 South. He indicated if landscaping was required, then it should be installed and maintained. He stated all property owners needed to maintain their properties, including the City.

Representative-elect Fred Cox addressed the City Council and commented regarding proposed Resolution No. 15-08. He indicated he had been in mediation meetings regarding this parcel and he was in favor of the proposal as a taxpayer. He also indicated he was opposed to the text change for the City Center overlay zone that the Council would consider the following week.

#### **B. CITY COUNCIL COMMENTS**

Councilmember Vincent noted that Josh Scheuerman had been coming to the Council meetings for about ten years. He indicated he would be in favor of getting the skatepark built this year.

Mayor Pro Tem Rushton expressed agreement with Councilmember Vincent's comments, He thanked Bekah Demordaunt for coming to the

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meeting and requested additional details regarding the open house at Representative Mia Love's office.

Upon recognition by the Mayor Pro Tem, the City Attorney, Eric Bunderson, was asked to read into the record the Council's decision regarding the recent GRAMA appeal of Nate Carlisle of the Salt Lake Tribune. The City Attorney read aloud the decision that had been signed by the Mayor and overturned the City Manager's decision denying the record request.

16861

**RESOLUTION NO. 15-07, APPROVE AN AGREEMENT WITH J-U-B ENGINEERS, INC. TO PROVIDE PROFESSIONAL SERVICES FOR DEVELOPMENT OF A STORM WATER COMMUNITY OUTREACH AND EDUCATION PLAN**

City Manager, Wayne Pyle, presented proposed Resolution No. 15-07 that would approve an Agreement with J-U-B Engineers, Inc., in the amount of \$71,500.00, to provide professional services for development of a Storm Water Community Outreach and Education Plan.

He stated West Valley City was required by the Utah Department of Environmental Quality to have a Public Education and Outreach element in its Storm Water Management Program, one that was targeted to specific residential and business audiences. The objective was to increase community engagement and change public behavior to reduce storm water pollution.

J-U-B Engineers had been the only firm to respond to the Request for Proposals to develop a Storm Water Public Education and Business Training Incentive Program. Nevertheless, J-U-B Engineers and their sister company, The Langdon Group, had a unique combination of storm water expertise and public information ability that made them well suited for the work.

Under the subject contract, J-U-B would develop a custom community education and outreach plan specifically for West Valley City's residential and business demographics. To understand what stakeholders knew about the causes of storm water pollution, what they needed to know to make behavioral changes, and what communication and outreach channels would be most effective, J-U-B would conduct individual interviews with representative stakeholders, and telephone surveys of both 400 residents and 100 businesses.

After approval of the community education and outreach plan by the City, a second agreement with J-U-B was anticipated for plan implementation.

After discussion, Councilmember Vincent moved to approve Resolution No. 15-07, a Resolution Authorizing the City to enter into an Agreement with J-U-B

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Engineers, Inc., to Provide Professional Services for Development of a Storm Water Community Outreach and Education Plan. Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mayor Pro Tem Rushton	Yes

Unanimous.

16862

**RESOLUTION NO. 15-08, AUTHORIZE THE CITY TO ENTER INTO A RIGHT-OF-WAY AGREEMENT WITH NNA ENTERPRISES, LLC, A UTAH LIMITED LIABILITY COMPANY, FOR PROPERTY LOCATED AT 5558 WEST 2455 SOUTH AND TO ACCEPT A SPECIAL WARRANTY DEED**

City Manager, Wayne Pyle, presented proposed Resolution No. 15-08 that would authorize the City to enter into a Right-of-Way Agreement with NNA Enterprises, LLC, a Utah Limited Liability Company, for property located at 5558 West 2455 South and to accept a Special Warranty Deed.

He stated NNA had signed a Right-of-Way Agreement and agreed to sign a Special Warranty Deed for a portion of property located at 5558 West 2455 South (Parcel #14-24-301-001).

The subject parcel was one of the properties affected and benefitted by construction of the 2400 South 4800 West Roadway Extension Project that would extend from 2400 South eastward to 4800 West and north to the SR-201 South Frontage Road. Compensation for purchase of the 32,239 square feet of property would be in the amount of \$233,733.00. The amount had been agreed to through negotiation and mediation based on an appraisal report prepared by the DH Group, LLC, indicating a value of \$206,900.00.

After discussion, Councilmember Lang moved to approve Resolution No. 15-08, a Resolution Authorizing the City to enter into a Right-of-Way Agreement with NNA Enterprises, LLC, a Utah Limited Liability Company, for Property Located at 5558 West 2455 South and to Accept a Special Warranty Deed. Councilmember Buhler seconded the motion.

A roll call vote was taken:

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Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mayor Pro Tem Rushton	Yes

Unanimous.

16863

**RESOLUTION NO. 15-09, APPROVE A RIGHT-OF-WAY AGREEMENT WITH SUBURBAN LAND RESERVE, INC. A UTAH CORPORATION, FOR PROPERTY LOCATED AT 5139 WEST 2400 SOUTH AND ACCEPT A SPECIAL WARRANTY DEED, STORM DRAINAGE EASEMENT AND TWO GRANTS OF TEMPORARY EASEMENTS**

City Manager, Wayne Pyle, presented proposed Resolution No. 15-09 that would approve a Right-of-Way Agreement with Suburban Land Reserve, Inc., a Utah Corporation, for property located at 5139 West 2400 South and accept a Special Warranty Deed, Storm Drainage Easement and two Grants of Temporary Easements.

He stated Suburban Land Reserve, Inc. had signed a Right-of-Way Agreement, Special Warranty Deed, Storm Drainage Easement, and two Grant of Temporary Easements for property located at 5139 West 2400 South (Parcel #14-24-400-008).

The subject parcel was one of the properties affected and benefitted by construction of the 2400 South 4800 West Roadway Extension Project that would extend from 2400 South eastward to 4800 West and north to the SR-201 South Frontage road. Compensation for the 13,129 square feet (0.301 acres) of property would be in the amount of \$65,700.00 based on an appraisal report prepared by the DH Group, LLC.

After discussion, Councilmember Lang moved to approve Resolution No. 15-09, a Resolution Authorizing the City to enter into a Right-of-Way Agreement with Suburban Land Reserve, Inc., a Utah Corporation, for Property Located at 5139 West 2400 South and to Accept a Special Warranty Deed, Storm Drainage Easement and Two Grants of Temporary Easements. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes

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Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mayor Pro Tem Rushton	Yes

Unanimous.

16864

**CONSENT AGENDA:**

**A. RESOLUTION NO. 15-10, ACCEPT A QUIT CLAIM DEED FROM DAVID W. AMOLDUS AND TRINIDAD B. AMOLDUS FOR A PORTION OF PROPERTY LOCATED AT 3605 SOUTH 7200 WEST**

City Manager, Wayne Pyle, presented proposed Resolution No. 15-10 that would accept a Quit Claim Deed from David W. Amoldus and Trinidad B. Amoldus for a portion of property located at 3605 South 7200 West.

David W. Amoldus and Trinidad B. Amoldus had signed a Quit Claim Deed for right-of-way on 7200 West, and were owners of the property for a proposed single-family residence. The current right-of-way on the east side of 7200 West was dedicated as a 33-foot half width and needed to be widened to a 40-foot half width in accordance with the City's Major Street Plan. Conveyance of an additional seven feet of right-of-way was a condition of approval for a building permit on the subject property.

**B. RESOLUTION NO. 15-11, APPROVE A DELAY AGREEMENT WITH DAVID W. AMOLDUS AND TRINIDAD B. AMOLDUS FOR PROPERTY LOCATED AT 3605 SOUTH 7200 WEST**

City Manager, Wayne Pyle, presented proposed Resolution No. 15-11 that would approve a Delay Agreement with David W. Amoldus and Trinidad B. Amoldus for property located at 3605 South 7200 West.

David and Trinidad Amoldus had requested delay of construction of off-site improvements for a single-family residence. The improvements would include installation of curb, gutter, sidewalk and asphalt tie-in to the existing roadway.

At the present time there were no existing improvements along the subject property and postponing construction of the improvements would allow time for additional development to provide similar improvements. The combination of the delay improvements from this agreement and others collected as development progressed would provide a more complete and contiguous design of curb and gutter.

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**C. RESOLUTION NO. 15-12, ACCEPT A QUIT CLAIM DEED FROM GBL INVESTMENTS, LLC, FOR A PORTION OF PROPERTY LOCATED AT 6379 WEST SR-201 SOUTH FRONTAGE ROAD (PARCELS 14-23-100-003 AND 14-23-100-004)**

City Manager, Wayne Pyle, presented proposed Resolution No. 15-12 that would accept a Quit Claim Deed from GBL Investments, LLC, for a portion of property located at 6379 West SR-201 South Frontage Road (Parcels 14-23-100-003 and 14-23-100-004).

GBL Investments had signed a Quit Claim Deed for right-of-way on the SR-201 South Frontage Road. GBL was the owner of the property for the proposed Varney Trucking site. Description for the subject property currently included a portion of the SR-201 South Frontage Road. As the right-of-way had not been previously dedicated or conveyed to the City, conveyance of right-of-way for the frontage road had been required as a condition of approval.

After discussion, Councilmember Buhler moved to approve Resolution Nos. 15-10, 15-11, and 15-12 as presented on the Consent Agenda. Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mayor Pro Tem Rushton	Yes

Unanimous.

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE REGULAR MEETING OF TUESDAY, JANUARY 13, 2015, WAS ADJOURNED AT 6:58 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 Regular Meeting of the West Valley City Council held Tuesday, January 13, 2015.

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Sheri McKendrick, MMC  
City Recorder