

MINUTES OF COUNCIL STUDY MEETING – JULY 21, 2015

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JULY 21, 2015, 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 BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Corey Rushton, Councilmember At-Large
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

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Lee Russo, Police Chief
Jim Welch, Finance Director
Sam Johnson, Strategic Communications Director
Layne Morris, CPD Director
John Evans, Fire Chief
Nancy Day, Acting Parks and Recreation Director
Dan Johnson, Acting Public Works Director
Stan Varney, Fire Department
Steve Lehman, CED Department
Steve Pastorik, CED Department
Mark Nord, CED Department
Lee Logston, CED Department
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 7, 2015**

The Council read and considered Minutes of the Study Meeting held July 7, 2015. There were no changes, corrections or deletions.

After discussion, Councilmember Lang moved to approve the Minutes of the Study Meeting held July 7, 2015 as written. Councilmember Buhler seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

2. **REVIEW AGENDA FOR COUNCIL REGULAR AND SPECIAL REDEVELOPMENT AGENCY MEETINGS SCHEDULED JULY 21, 2015**

Mayor Bigelow advised one new item had been added to the Agenda for the Regular Council Meeting scheduled later this night. The item was reviewed as follows:

Item No. 9.F. – RESOLUTION NO. 15-131 – ENCOURAGING THE SALT LAKE COUNTY COUNCIL TO SUBMIT THE LOCAL OPTION SALES TAX AUTHORIZED BY HOUSE BILL 362 TO THE VOTERS OF SALT LAKE COUNTY IN NOVEMBER 2015 (ADDED TO THE AGENDA AFTER 7/14/15 STUDY MEETING)

City Manager, Wayne Pyle, discussed proposed Resolution No. 15-131 that would encourage the Salt Lake County Council to submit the local option sales tax authorized by House Bill 362 to the voters of Salt Lake County in November 2015.

He advised this matter had been placed on the Regular Meeting Agenda for later this night, as it was a timing issue.

He indicated the transportation issue was on the County Council agenda today; but he did not know if it had been approved.

The City Manager answered questions from members of the City Council and advised if the Council desired a recommendation from staff it would be to proceed and adopt the proposed resolution that would then allow for further discussion with the County regarding actually placing the issue on the November ballot.

Upon discussion, Councilmember Rushton stated this was an on-going strategy conversation that had gone back and forth among cities and counties. He suggested it would be beneficial to allow voters the opportunity to “weigh in.” He also encouraged the City Manager to have continued conversations with Salt Lake County regarding equitable distribution of transportation funding in the County.

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Mr. Pyle advised that word had just been received the County Council rescheduled this issue to their meeting scheduled August 4, 2015.

Mayor Bigelow stated clearly legislation had been passed and after lobbying for the responsibility it was placed on the County. He indicated West Valley City could not vote on the matter unless the County Council took action to place it on the November ballot.

The City Manager advised County Councilmember Jensen was out of town and desired to participate in the vote; therefore, the meeting had been rescheduled.

An item scheduled on the Redevelopment Agency Agenda for the meeting scheduled later this night was discussed as follows:

Item No. 3. A. – RESOLUTION NO. 15-13, AUTHORIZE WEST VALLEY CITY REDEVELOPMENT AGENCY TO ENTER INTO AN AGREEMENT WITH GRANGER REAL ESTATE INVESTORS, LLC, FOR COMMERCIAL DEVELOPMENT IN THE CITY CENTER REDEVELOPMENT AREA

Mark Nord, CED Department, discussed proposed Resolution No. 15-13 that would authorize the West Valley City Redevelopment Agency to enter into an agreement with Granger Real Estate Investors, LLC, for commercial development in the City Center Redevelopment Area.

He used PowerPoint and discussed information summarized as follows:

- Details regarding “Project Hercules”
- Highlights regarding terms of ADL and exhibits
- Timeline
- Photographs and renderings
- If approved, announcement and groundbreaking scheduled August 5, 2015

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

Upon discussion, a suggestion was made to not use parking stalls from Embassy Suites Hotel as it might cause issues if the hotel was ever sold. Also, inquiry was made regarding future expansion of the building if needed. Parking requirements were further discussed and suggestion made for an exception or providing additional stalls in a future parking garage.

Mr. Nord expressed excitement about the project and indicated August 5th would be a great day for West Valley City and Fairbourne Station.

City Manager, Wayne Pyle, complimented Mr. Nord and staff for their efforts on this project and stated this was an awesome accomplishment to have come this far in

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development of the City Center Redevelopment Project Area.

3. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED JULY 28, 2015:**

A. **PROCLAMATION DECLARING AUGUST 2015 AS “NEIGHBORHOOD NIGHTS” MONTH AND AUGUST 4, 2015, AS “NATIONAL NIGHT OUT 2015” IN WEST VALLEY CITY**

Upon inquiry by Mayor Bigelow, a Proclamation declaring August 2015 as “neighborhood Nights” Month and August 4, 2015 as “National Night Out 2015” in West Valley City, would be read by Councilmember Buhler at the Regular Meeting scheduled July 28, 2015.

4. **PUBLIC HEARINGS SCHEDULED JULY 28, 2015:**

A. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING THE WEST VALLEY CITY POLICE DEPARTMENT’S APPLICATION FOR A JUSTICE ASSISTANCE GRANT (JAG) THROUGH THE U.S. DEPARTMENT OF JUSTICE PROGRAMS**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled July 28, 2015, in order for the City Council to hear and consider public comments regarding the West Valley City Police Department’s application for a Justice Assistance Grant (JAG) through the U.S. Department of Justice Programs.

Proposed Resolution No. 15-125 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

RESOLUTION NO. 15-125, AUTHORIZING THE WEST VALLEY CITY POLICE DEPARTMENT TO APPLY FOR A JUSTICE ASSISTANCE GRANT (JAG) THROUGH THE U.S. DEPARTMENT OF JUSTICE PROGRAMS

Lee Russo, Police Chief, discussed proposed Resolution No. 15-125 that would authorize the West Valley City Police Department to apply for a Justice Assistance Grant (JAG) through the U.S. Department of Justice Programs.

Chief Russo advised the grant amount was in the sum of \$90,892.00 and would be utilized to pay for a portion of the annual fees associated with the Department’s 190 body worn cameras. The Police Department would not be required to match funds, as this was a non-marching grant. The 2015 JAG Program was a three-year grant with additional funding possibly being awarded in future years to continue the program.

The U.S. Department of Justice Programs allowed the Police Department to apply for a Justice Assistance Grant in order to purchase equipment, fund training, fund approved programs, and pay salaries for approved programs. The procedure for

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allocating JAG funds was a formula based on population and crime statistics in combination with a minimum allocation to ensure each state and territory received an appropriate share. The Edward Byrne Memorial Justice Assistance Grant Program allowed states and local governments to support a broad range of activities to improve the criminal justice system.

Earlier in the year, the Police Department purchased 190 body worn cameras with one-time assistance from State funds. The costs associated with maintaining the body worn camera program was \$197,748.00 annually. The Police Department was exploring several different avenues through both State and Federal grants in order to fund these costs for the 2015 fiscal year.

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

The Council will hold a public hearing and consider proposed Resolution No. 15-125 at the Regular Council Meeting scheduled July 28, 2015, at 6:30 P.M.

- B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-2-2015, FILED BY ANDERSON WAHLEN AND ASSOCIATES, REQUESTING A ZONE CHANGE FROM ZONE ‘RB’ (RESIDENTIAL BUSINESS) TO ZONE ‘C-1’ (NEIGHBORHOOD COMMERCIAL) FOR PROPERTY LOCATED AT 5576 WEST 4100 SOUTH AND 4049 SOUTH, 4061 SOUTH AND 4095 SOUTH 5600 WEST**
- Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled July 28, 2015, in order for the City Council to hear and consider public comments regarding Application No. Z-2-2015, filed by Anderson Wahlen and Associates, requesting a zone change from zone ‘RB’ (Residential Business) to zone ‘C-1’ (Neighborhood Commercial) for property located at 5576 West 4100 South and 4049 South, 4061 South and 4095 South 5600 West.

Proposed Ordinance No. 15-26 related to the application to be considered by the City Council after the public hearing, was discussed as follows:

ORDINANCE NO. 15-26, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5576 WEST 4100 SOUTH AND 4049 SOUTH, 4061 SOUTH AND 4095 SOUTH 5600 WEST FROM ZONE ‘RB’ (RESIDENTIAL BUSINESS) TO ZONE ‘C-1’ (NEIGHBORHOOD COMMERCIAL)

Steve Pastorik, CED Department, discussed proposed Ordinance No. 15-26 that would amend the Zoning Map to show a change of zone for property located at 5576 West 4100 South and 4049 South, 4061 South and 4195 South 5600 West from zone ‘RB’ (Residential Business) to zone ‘C-1’ (Neighborhood Commercial).

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He stated the applicant, Anderson Wahlen & Associates, had requested the zone change for five parcels totaling 3.1 acres on the northeast corner of 5600 West 4100 South from 'RB' (Residential Business) to 'C-1' (Neighborhood Commercial). Surrounding zones included 'C-2' (General Commercial) to the west, 'RB' to the north and east, and 'C-1' to the south. Surrounding uses included the Smiths and Lowes and Legacy Shopping Center to the west, a church to the north, a largely vacant property to the east, and two homes and a vacant parcel to the south. Property to the south had recently been re-zoned from 'A' (Agriculture) to 'C-1' where a CVS Pharmacy was proposed. The property was designated as non-retail commercial in the General Plan.

The applicant had submitted a concept plan (copy provided to the City Council), showing the proposed use for this corner as an America First Credit Union branch and retail building. The Council had also been given a letter from the applicant supporting the application. The existing 'RB' zone allowed for financial institutions like America First Credit Union but did not allow a retail building.

The concept plan showed the development setback well over the required 20 feet to accommodate future road widening planned along 5600 West and 4100 South. As part of the extension of the Mountain View Corridor from 5400 South to 4100 South, the Utah Department of Transportation (UDOT) would be widening the intersection of 4100 South and 5600 West to accommodate double left turns. The project had been scheduled to begin in 2016 and completed in 2017. The next section of the Mountain View Corridor from 4100 South to SR-201 had recently been funded and would be under construction in the year 2018.

Additional information was reviewed, summarized as follows:

- The other three corners of this intersection were zoned 'C-1' and 'C-2'
- This property was not directly adjacent to 'R-1' zoning
- Traffic volumes at this intersection were anticipated to increase once the Mountain View Corridor extension to 4100 South was completed in 2017

Mr. Pastorik further reviewed and discussed the Application and proposed Ordinance, displayed a map, and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. Z-2-2015 and consider proposed Ordinance No. 15-26 at the Regular Council Meeting scheduled July 28, 2015.

The following Item Nos. C. and D. were discussed together by the City Council as they both related to undeveloped large parcels in the City:

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C. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-3-2015, FILED BY WEST VALLEY CITY, REQUESTING AMENDMENTS TO THE ZONING ORDINANCE TO CREATE THE NEW ‘A-2’ AND ‘RE’ ZONES

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled July 28, 2015, in order for the City Council to hear and consider public comments regarding Application No. ZT-3-2015, filed by West Valley City, requesting amendments to the Zoning Ordinance to create the new ‘A-2’ and ‘RE’ zones.

Proposed Ordinance No. 15-27 related to the application to be considered by the City Council after the public hearing, was discussed as follows:

ORDINANCE NO. 15-27, ENACTING PART 7-6-600P AND SECTION 7-6-216 AND AMENDING SECTIONS 7-5-101, 7-6-101, 7-14-105 AND 7-23-210 OF THE WEST VALLEY CITY MUNICIPAL CODE TO CREATE THE RESIDENTIAL ESTATE AND ‘A-2’ ZONES, DEFINE REGULATIONS CONCERNING THESE ZONES, AND AMEND PROVISIONS GOVERNING THE REZONING OF PROPERTY WITHIN THE CITY

Steve Pastorik, CED Department, discussed proposed Ordinance No. 15-27 that would enact Part 7-6-600P and Section 7-6-216 and Amend Sections 7-5-101, 7-6-101, 7-14-105 and 7-23-210 of the West Valley City Municipal Code to Create the Residential Estate and ‘A-2’ zones, define regulations concerning these zones, and amend provisions governing the re-zoning of property within the City.

He stated the new ‘A-2’ zone would be identical to the ‘A’ and ‘A-1’ zones in all respects and requirements except for the minimum lot size that was proposed at two acres. A property zoned ‘A-2’ could be developed under the two acre format or the property owner could submit an application for a zone change to the ‘RE’ zone if smaller lots were preferred.

The new ‘RE’ (Residential Estate) zone addressed permitted and conditional uses, minimum lot size, frontage and setback requirements, minimum housing standards, height restrictions, landscaping standards, parking restrictions, subdivision standards and PUD standards for the zone. This zone would establish a minimum lot size of 15,000 square feet and housing standards to provide areas in the City for larger lots than were currently found in the City for single-family residential development. The housing standards in the ‘RE’ zone superseded the housing design standards or point system found in Section 7-14-105.

The proposed ordinance amendment also included the following regulation: “Property within City limits may only be amended or re-zoned to the following zones: ‘A-2,’ ‘RE,’ ‘C-1,’ ‘C-2,’ ‘C-3,’ ‘BRP,’ ‘MXD,’ ‘CC’ and ‘M.’ If adopted, this provision would prohibit zone changes to any of the following zones: ‘A,’ ‘A-

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1,' 'R-1-4,' 'R-1-6,' 'R-1-8,' 'R-1-10,' 'R-1-12,' 'R-1-15,' 'R-1-20,' 'R-2.6.5,' 'R-2-8,' 'RM,' 'RMH,' and 'RB.' All new residential only developments within the City that had not already received entitlements would be developed either in one of the 'A' zones or in the 'RE' zone if such re-zone request was approved.

After holding two public hearings, the Planning Commission recommended approval subject to three changes. The first recommended change was to add the following zones to the list of allowed future zone changes: 'RM,' 'RB,' 'R-1-8,' 'R-1-10,' 'R-1-12,' 'R-1-15,' 'R-1-20,' 'A' and 'A-1.' The second recommended change was to make the masonry wall requirement (Item 3 from Section 7-6-605) applicable to all new single-family developments. The third recommended change was to discard all remaining housing standards from Section 7-6-605.

The City Council will hold a public hearing regarding Application No. ZT-3-2015 and consider proposed Ordinance No. 15-27 at the Regular Council Meeting scheduled July 28, 2015, at 6:30 P.M.

D. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. GPZ-1-2015, FILED BY WEST VALLEY CITY, REQUESTING AMENDMENTS TO THE GENERAL PLAN AND RE-ZONING OF CERTAIN PROPERTIES IN WEST VALLEY CITY

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled July 28, 2015, in order for the City Council to hear and consider public comments regarding Application No. GPZ-1-2015, filed by West Valley City, requesting amendments to the General Plan and re-zoning of certain properties in West Valley City.

Proposed Ordinance Nos. 15-28 and 15-29 related to the application to be considered by the City Council after the public hearing, was discussed as follows:

ORDINANCE NO. 15-28, AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM VARIOUS LAND USE DESIGNATIONS TO LARGE LOT RESIDENTIAL OR NON-RETAIL COMMERCIAL FOR PROPERTY LOCATED AT VARIOUS LOCATIONS
Steve Pastorik, CED Department, discussed proposed Ordinance No. 15-28 that would amend the General Plan to show a change of land use from various land use designations to large lot residential or non-retail commercial for property located at various locations.

He stated at the direction of the City Council, a General Plan/Zone change application had been submitted for 741 acres in various locations throughout the City. The proposed General Plan changes were from low density residential (three to four units/acre), residential office, mixed use, heavy manufacturing, light manufacturing and commercial light manufacturing to either large lot residential

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(two to three units/acre) or, in one situation, non-retail commercial. The proposed zone changes were from ‘A,’ ‘A-1,’ ‘M,’ ‘R-1-6,’ ‘R-1-8,’ ‘R-1-10’ and ‘R-4-8.5’ to either ‘A’ or ‘A-2.’ Included with information provided to the Council was a map highlighting the proposed zone changes and a list that identified all of the properties affected by the proposed General Plan changes and zone changes. Also, documentation included letters from residents as well as housing information shared with the Planning Commission in support of the subject application.

When compiling the list of properties to include in the Application, staff had used the following criteria:

- The property was vacant or only partially developed
- The property individually was at least two acres, or the property together with other adjoining property was at least two acres
- Residential development was anticipated on the property

Properties that had already been entitled for residential development were excluded.

After holding two public hearings the Planning Commission recommended denial of the application. The Planning Commission also recommended staff initiate several General Plan/zone change applications to consider the same properties in smaller increments instead of all of them at once.

ORDINANCE NO. 15-29, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT VARIOUS LOCATIONS FROM VARIOUS ZONES TO ZONE ‘A’ OR ‘A-2’

Steve Pastorik, CED Department, discussed proposed Ordinance No. 15-29 that would amend the Zoning Map to show a change of zone for property located at various locations from various zones to zone ‘A’ or ‘A-2.’

He stated at the direction of the City Council, a General Plan/Zone change application had been submitted for 741 acres in various locations throughout the City. The proposed General Plan changes were from low density residential (three to four units/acre), residential office, mixed use, heavy manufacturing, light manufacturing and commercial light manufacturing to either large lot residential (two to three units/acre) or, in one situation, non-retail commercial. The proposed zone changes were from ‘A,’ ‘A-1,’ ‘M,’ ‘R-1-6,’ ‘R-1-8,’ ‘R-1-10’ and ‘R-4-8.5’ to either ‘A’ or ‘A-2.’ Included with information provided to the Council was a map highlighting the proposed zone changes and a list that identified all of the properties affected by the proposed General Plan changes and zone changes. Also, documentation included letters from residents as well as housing information shared with the Planning Commission in support of the subject application.

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When compiling the list of properties to include in the Application, staff had used the following criteria:

- The property was vacant or only partially developed
- The property individually was at least two acres, or the property together with other adjoining property was at least two acres
- Residential development was anticipated on the property

Properties that had already been entitled for residential development were excluded.

After holding two public hearings the Planning Commission recommended denial of the application. The Planning Commission also recommended staff initiate several General Plan/Zone change applications to consider the same properties in smaller increments instead of all of them at once.

Mr. Pastorik further reviewed and discussed the subject Application and proposed Ordinances, displayed a map, and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. GPZ-1-2015 and consider proposed Ordinance Nos. 15-28 and 15-29 at the Regular Council Meeting scheduled July 28, 2015, at 6:30 P.M.

5. **RESOLUTION NO. 15-126, AUTHORIZE CITY TO PURCHASE RADIO COMMUNICATIONS EQUIPMENT FROM MOTOROLA SOLUTIONS, INC. FOR USE BY THE POLICE AND FIRE DEPARTMENT**

Finance Director, Jim Welch, discussed proposed Resolution No. 15-126 that would authorize the City to purchase radio communications equipment from Motorola Solutions, Inc., for use by the Police and Fire Department.

He stated the City had need to replace a significant amount of Police and Fire radio communications equipment. Hand held portable radios and mobile radios were recommended to be purchased from Motorola Solutions, Inc., with the vendor and equipment being on the Utah State Purchasing Contract. Favorable terms had been negotiated with US BANCORP Government Leasing and Finance, in order to initiate a lease purchase transaction. Terms of the lease would expire in advance of the 15-year useful life of the assets acquired. The City had obtained a rate of 2.07% for seven years.

Payments for the equipment purchase would be 28 quarterly payments in advance at \$16,249.19 starting July 30, 2015, totaling \$454,977.32. The principal would be \$425,000.00 and interest costs would be \$29,977.32.

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

The Council will consider proposed Resolution No. 15-126 at the Regular Council Meeting scheduled July 28, 2015, at 6:30 P.M.

6. **RESOLUTION NO. 15-127, AUTHORIZE THE CITY TO ENTER INTO PROPERTY SCHEDULE NO. 2 OF THE MASTER TAX-EXEMPT LEASE/PURCHASE AGREEMENT WITH US BANCORP GOVERNMENT LEASING AND FINANCING, INC., WITH RESPECT TO A LEASE FOR THE PURCHASE AND REPLACEMENT OF POLICE AND FIRE RADIO EQUIPMENT**

Jim Welch, Finance Director, discussed proposed Resolution No. 15-127 that would authorize the City to enter into Property Schedule No. 2 of the Master Tax-Exempt Lease/Purchase Agreement with US BANCORP Government Leasing and Financing, Inc., in the amount of \$454,977.32, regarding a lease for the purchase and replacement of Police and Fire radio equipment.

He stated the City had need to replace a significant amount of police and fire radio communications equipment. Hand held portable radios and mobile radios would be purchased from Motorola Solutions Inc. Vendor and equipment were on the Utah State Purchasing Contract. Favorable terms had been negotiated with US BANCORP Government Leasing and Finance, Inc. to initiate a lease purchase transaction. Terms of the lease would expire in advance of the 15 year useful life of the assets acquired. The City had obtained a rate of 2.05% for seven years.

Payments for the subject equipment would be 28 quarterly payments in advance at \$16,249.19 starting July 29, 2015, totaling \$454,977.32. The principal would be \$425,000.00 and interest costs would be \$29,977.32.

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

The Council will consider proposed Resolution No. 15-127 at the Regular Council Meeting scheduled July 28, 2015, at 6:30 P.M.

7. **RESOLUTION NO. 15-128, APPROVE A FEDERAL AID AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION AND SALT LAKE COUNTY FOR THE 4700 SOUTH IMPROVEMENT PROJECT**

Dan Johnson, Public Works Department, discussed proposed Resolution No. 15-128 that would approve a Federal Aid Agreement with the Utah Department of Transportation and Salt Lake County, in the amount of \$281,000.00, for the 4700 South Improvement Project.

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He stated an environmental study had been approved by the Utah Department of Transportation (UDOT) and the Federal Highway Administration to evaluate the reconstruction of 4700 South from 4000 West to 5600 West. The exact scope of work to be performed would be defined during the design process.

The Federal Aid Agreement would enable the project to access Federal funds to begin the project. The total project cost for the project was anticipated to be \$8,302,135.00; that included a local match of 6.77% to be paid by West Valley City and Salt Lake County in the amount of \$562,055.00. Total Federal participation in the project would be in the amount of \$7,740,080.00. Under the agreement the City would be responsible for 50% of the matching funds, but the proportionate share of matching funds were defined in an Interlocal Cooperation Agreement between the City and Salt Lake County being executed concurrently to the subject Agreement.

Upon execution of the Federal Aid Agreement, the City and County could select a consultant engineering firm to design the project.

The subject Federal Aid Agreement would authorize the expenditure of funds through the entire project process, including design, right-of-way acquisition and construction. The matching funds would be paid during different phases of the project. Funds for design and early action items were included in the 2015-2016 Tentative Budget and funds would be budgeted in future budget years to cover right-of-way and construction costs.

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

The Council will consider proposed Resolution No. 15-128 at the Regular Council Meeting scheduled July 28, 2015, at 6:30 P.M.

8. **RESOLUTION NO. 15-129, APPROVE AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR THE 4700 SOUTH IMPROVEMENT PROJECT**

Dan Johnson, Public Works Department, discussed proposed Resolution No. 15-129 that would approve an Interlocal Cooperation Agreement with Salt Lake County, in the amount of \$350,000.00, for the 4700 South Improvement Project.

He stated West Valley City and Salt Lake County received federal funds under the Surface Transportation Program (STP) to reconstruct a portion of 4700 South, a roadway shared between the two agencies. A Federal Aid Agreement was being executed by the City and County concurrently to the subject agreement. The Interlocal Cooperation Agreement addressed cost sharing between the City and County under the Federal Aid Agreement. West Valley City would be responsible for payment of matching funds and any overrun costs on improvements within its jurisdictional limits. It was anticipated that roughly one quarter of the project costs would be paid by the City. The maximum amount authorized

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by the subject agreement was in the amount of \$350,000.00, that would include payment of the City's share of matching funds and some potential project overruns above the federally programmed funds. The County would take the lead on the project but the City would participate during all phases of design and construction.

The matching funds would be paid during different phases of the project. Funds for design and early action items had been included in the 2015-2016 Tentative Budget and would be budgeted in future budget years to cover right-of-way and construction costs.

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

The Council will consider proposed Resolution No. 15-129 at the Regular Council Meeting scheduled July 28, 2015, at 6:30 P.M.

9. **RESOLUTION NO. 15-130, AWARD A CONTRACT TO RIDGE ROCK, INC. FOR THE 2015 ASPHALT POLYMER TREATMENT PROJECT**

Dan Johnson, Public Works Department, discussed proposed Resolution No. 15-130 that would award a contract to Ridge Rock, Inc., in an amount not to exceed \$249,134.36 with authorization to spend an amount not to exceed \$261,000.00 through change orders, for the 2015 Asphalt Polymer Treatment Project.

He stated bids were solicited for the 2015 Asphalt Polymer Treatment Project, and a total of five bids received, as follows:

Ridge Rock:	\$249,134.36
Top Job:	\$273,765.72
Eccles Paving:	\$285,041.39
Precision Asphalt:	\$293,806.73
Morgan Pavement Maintenance:	\$307,122.53

The lowest responsible bid had been submitted by Ridge Rock.

The project consisted of the application of a polymer mastic seal as a high-density roadway surface preservation treatment on several roads within the City. It was designed to seal the surface on newer pavements to prevent oxidation of the asphalt oil from water infiltration and ultraviolet exposure.

Areas of work included the following:

- 3145 South
- 4760 West
- 4355 West
- 4140 West

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Pioneer Parkway
Lemar Way
Hawkeye Drive
Eagle Glen Way
Hawkeye Street
Eagle Heights Drive
Barton Crest Circle
Various roads in the Highbury area
Various roads in the Vistas neighborhood
Various roads in the Westridge area

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

The Council will consider proposed Resolution No. 15-130 at the Regular Council Meeting scheduled July 28, 2015, at 6:30 P.M.

10. COMMUNICATIONS:

A. POLICE DEPARTMENT OFFICER FIRST CLASS PROGRAM UPDATE
City Manager, Wayne Pyle, advised due to time constraints the update regarding the Police Department Officer First Class Program would be rescheduled to the Study Meeting on August 11, 2015.

B. COUNCIL UPDATE
Mayor Bigelow referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events as follows:

July 16 –
August 26, 2015 Face of Utah Sculpture 11 Exhibit, UCCC Gallery

July 23, 2015 Summer at the Station Free Concert Series – The
Otter Creek Duo, Fairbourne Station, 6:30 P.M. –
8:30 P.M.

July 27, 2015 WorldStage! Free Summer Concert Series –
Crescent Super Band, UCCC, 8:00 P.M. (Doors
Open at 7:00 P.M.)

July 28, 2015 Council Study Meeting, 4:30 P.M. and Regular
Council Meeting, 6:30 P.M.

July 28 –
August 7, 2015 Early Voting Period for Municipal Primary
Election, City Hall Lobby, 10:00 A.M. – 3:00 P.M.

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(weekdays only)

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| July 31, 2015 | Move Live on Tour, Maverik Center, 8:00 P.M. |
| July 31, 2015 | Free Movies in the Park – <i>Princess Bride</i> , Centennial Park (Start at dusk – approx. 9:00 – 9:30 P.M.) |
| August 1, 2015 | WVC Neighborhood Nights – Annual Police Department Safety Fair, Valley Fair Mall, 3601 South 2700 West, 10:00 A.M. – 8:00 P.M. |
| August 3, 2015 | Police Honorary Colonels Golf Tournament, Stonebridge Golf Club, 4415 Links Drive, 7:00 A.M. – 3:00 P.M. |
| August 3, 2015 | WorldStage! Free Summer Concert Series – World Travelers, UCCC, 8:00 P.M. |
| August 4, 2015 | Ribbon Cutting – Popeye’s, 5658 Parkway Blvd. 8:30 A.M. – 9:00 A.M. |
| August 4, 2015 | National Night Out (Neighborhood block parties at various locations with details to follow) |
| August 4, 2015 | No Council Meeting Scheduled (National Night Out) |
| August 5, 2015 | Sam Smith, Maverik Center, 8:00 P.M. |
| August 6, 2015 | Summer at the Station Free Concert Series – Endless Summer, Fairbourne Station, 6:30 P.M. – 8:30 P.M. |
| August 10, 2015 | WVC Neighborhood Nights – Senior Safety & Health Fair, Family Fitness Center, 9:00 A.M. – 11:00 A.M. |
| August 10, 2015 | WorldStage! Free Summer Concert Series – Juana Ghani, UCCC, 8:00 P.M. |
| August 11, 2015 | Municipal Primary Election |

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- August 11, 2015 Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
- August 11, 2015 R5 – Sometime Last Night Tour, Maverik Center, 7:00 P.M.
- August 12, 2015 WVC Neighborhood Nights – WVC Watch Wednesday, 6:00 P.M. – 7:00 P.M. and Chat with Police Chief, 7:00 P.M. – 8:00 P.M. at City Hall
- August 14, 2015 Free Movies in the Park – *Home*, Centennial Park (Start at dusk – approximately 9:00 – 9:30 P.M.)
- August 15, 2015 Arena Lacrosse Showcase Tour, Maverik Center, 7:00 P.M.
- August 17, 2015 WorldStage! Free Summer Concert Series – Legacy Series Ensemble, UCCC, 8:00 P.M.
- August 18, 2015 Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
- August 19, 2015 Harman Home Heritage Series – Utah’s Pioneer Band, 4090 South 3600 West, 1:00 P.M. – 3:00 P.M.
- August 20, 2015 WVC Neighborhood Nights – Neighborhood Block Parties (Various locations in the City with details to follow)
- August 20, 2015 Summer at the Station Free Concert Series – The BD Howes Band, Fairbourne Station, 6:30 P.M. – 8:30 P.M.
- August 22, 2015 WVC Neighborhood Nights – Annual Dog Days of Summer Event and Dog Walker Watch Program, Family Fitness Center, 1:00 P.M. – 2:00 P.M.
- August 24, 2015 WorldStage! Free Summer Concert Series – Lahjit, UCCC, 8:00 P.M. (Doors open at 7:00 P.M.)
- August 25, 2015 Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.

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August 31, 2015	WVC Neighborhood Nights – Wrap-up Celebration, UCCC, 5:30 P.M. – 8:00 P.M.
September 1, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
September 7, 2015	Labor Day Holiday – City Hall closed
September 8, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
September 9, 2015	Lake Park Golf Social, Stonebridge Golf Course, 4415 Links Drive, 8:00 A.M. – 1:00 P.M.
September 15, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
September 16, 2015	Harman Home Heritage Series – Fiddle N Harp Sisters, 4090 South 3600 West, 1:00 P.M. – 3:00 P.M.
September 20, 2015	Five Finger Death Punch & Papa Roach, Maverik Center, 6:30 P.M.
September 22, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
September 29, 2015	No Council Meetings Scheduled (5 th Tuesday)
October 6, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
October 13, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
October 20, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
October 20-30, 2015	Early Voting Period for Municipal General Election (Details to follow)
October 21, 2015	Harman Home Heritage Series – Sam Payne, 4090 South 3600 West, 1:00 P.M. – 3:00 P.M.

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October 27, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 3, 2015	Municipal General Election
November 3, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 10, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 11, 2015	Veterans Day Holiday – City Hall closed
November 17, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 18, 2015	Harman Home Heritage Series – Inspirational Art Association, 4090 South 3600 West, 1:00 P.M. – 3:00 P.M.
November 24, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 26, 2015:	Thanksgiving Holiday – City Hall closed
December 1, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 8, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 15, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 16, 2015	Harman Home Heritage Series – Malcolm Judd (Filmmaker), 4090 South 3600 West, 1:00 P.M. – 3:00 P.M.
December 24, 2015	Christmas Holiday – City Hall closed

C. POTENTIAL FUTURE AGENDA ITEMS

Upon inquiry regarding potential future agenda items, Councilmember Rushton expressed a desire to schedule an update regarding water conservancy at a Study

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Meeting in September 2015.

11. COUNCIL REPORTS

A. COUNCILMEMBER COREY RUSHTON – FEDERAL AGENDA ITEMS

Councilmember Rushton informed that he, City Manager Wayne Pyle, and Nicole Cottle, Assistant City Manager/CED Director, had spoken with Ron Hamm, the City's lobbyist in Washington, D.C., regarding Federal agenda items.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, JULY 21, 2015, WAS ADJOURNED AT 6:25 P.M., BY MAYOR BIGELOW.

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, July 21, 2015.

Sheri McKendrick, MMC
City Recorder