

**MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 1, 2015**

**-1-**

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, SEPTEMBER 1, 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 (Arrived at 5:00 P.M.)  
Steve Vincent, Councilmember District 4

STAFF PRESENT:

Wayne Pyle, City Manager  
DeAnn Varney, Acting City Recorder

Paul Isaac, Assistant City Manager/HR Director  
Nicole Cottle, Assistant City Manager/CED Director  
Kevin Astill, Parks and Recreation Director  
Eric Bunderson, City Attorney  
John Evans, Fire Chief  
Jim Welch, Finance Director  
Russell Willardson, Public Works Director  
San Johnson, Strategic Communications Director  
Lee Russo, Police Chief  
Andrew Wallentine, Administration  
Jake Arslanian, Public Works Department  
Chris Curtis, CPD Department  
Paul Love, Public Works Department  
Kevin Conde', Administration  
Mark Nord, CED Department  
Steve Pastorik, CED Department  
Susan Klinker, Parks and Recreation Department  
Michael Christensen, Parks and Recreation Department  
Julie Delong, Parks and Recreation Department

**1. APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 18, 2015**

**MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 1, 2015**

**-2-**

The Council read and considered Minutes of the Study Meeting held August 18, 2015. There were no changes, corrections or deletions.

After discussion, Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held August 18, 2015, as written. Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

2. **REVIEW REDEVELOPMENT AGENCY AGENDA FOR MEETING SCHEDULED SEPTEMBER 1, 2015**

City Manager, Wayne Pyle, reviewed two proposed resolutions and property purchase agreements listed on the Agenda for the Redevelopment Agency Meeting scheduled later this night. He also answered questions from members of the City Council.

3. **RESOLUTION NO. 15-149, APPROVE ADDENDUM BETWEEN WEST VALLEY CITY AND HARRIS SYSTEMS USA INC. DBA HARRIS ERP FOR SOFTWARE CONVERSION AND SUPPORT SERVICES**

Finance Director, Jim Welch, discussed proposed Resolution No. 15-149 that would approve an Addendum between West Valley City and Harris Systems USA dba Harris ERP in the amount of \$242,861.00, for software conversion and support services.

He stated the proposal would upgrade the City's financial management, human resource and utility billing software by replacing the current GEMS Financials (a Harris Systems USA, Inc. owned company) with the Innoprise Web-based Enterprise Planning Suite for local governments and utilities.

The City's current financial management software was outdated and unable to support the requirements of newer technology and efficiency. The Innoprise Enterprise Resource Planning (ERP) suite provided a long-term solution to reporting and efficient integration of software processes.

The City had purchased the GEMS product in 2006 and anticipated upgrading to the Innoprise ERP software as the City expanded to include Storm Water and Sanitation utility billing. Harris Systems USA Inc. owned the Innoprise Suite and provided a "Software for

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 1, 2015

-3-

Life” program whereby the City needed only purchase software licenses once for a particular function. If West Valley City decided to purchase a newer or different product from Harris, there would be no additional licensing fee except for new modules requested. The costs incurred by the City for implementation of a new Harris solution included any new licensing, data conversation, system design, and training.

Staff had explored various software solutions and found the costs to move to another provider would be substantially prohibitive. The Software for Life program facilitated a cost effective and efficient way for the City to improve its financial and operations software at substantial cost savings. Review had been done regarding multiple entities that had implemented the product or were current users, and a very high degree of satisfaction with the product had been found.

Funding for the project would be \$150,000.00 from the CIP reserves and \$92,861.00 from the Storm Water and Sanitation funds.

The Finance Director discussed additional background information regarding the current finance software and the new Harris Systems proposal, and answered questions from the City Council.

Upon inquiry by Councilmember Rushton, the Finance Director advised regarding other packages offered and indicated those were being reviewed however there were no plans to purchase in the near future.

The City Council will consider proposed Resolution No. 15-149 at the Regular Council Meeting scheduled September 8, 2015, at 6:30 P.M.

4. **RESOLUTION NO. 15-150, AUTHORIZE THE CITY TO ENTER INTO A RIGHT OF WAY CONTRACT WITH GENEVA ROCK PRODUCTS, INC. AND TO ACCEPT A PERPETUAL UTILITY EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT FOR PROPERTY LOCATED AT 6652 WEST 6200 SOUTH**

Public Works Director, Russell Willardson, discussed proposed Resolution No. 15-150 that would authorize the City to enter into a Right of Way Contract with Geneva Rock Products, Inc., and to accept a Perpetual Utility Easement and a Temporary Construction Easement for property located at 6652 West 6200 South.

He stated Geneva Rock Products, Inc. had signed the Right of Way Contract, a Perpetual Utility Easement, and a Temporary Construction Easement.

The Geneva Rock Products, Inc. parcel was one of the properties affected by the 6200 South Extension Project. The project would extend 6200 South from the Mountain View Corridor to SR-111. Right-of-way for the project had been acquired from Geneva Rock

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 1, 2015

-4-

Products, Inc. in 2014 using corridor preservation funds before the complete easement impact would have been known. As the design of the project had been completed, the acquisition of a perpetual utility easement and a temporary easement had become necessary. Compensation for the purchase of these easements would be in the amount of \$39,600.00 based on an appraisal report prepared by Integra Realty Resources.

The project was being funded under the Surface Transportation Program (STP) with federal funds. Under a previously executed federal aid agreement, West Valley City was responsible for 6.77% of all project costs including right-of-way. With the total value of the easements for this acquisition being \$39,600.00, the City's share of these easements would be \$2,680.92.

Mr. Willardson further reviewed and discussed the proposed Resolution and upon inquiry there were no additional questions.

The City Council will consider proposed Resolution No. 15-150 at the Regular Council Meeting scheduled September 8, 2015, at 6:30 P.M.

### 5. COMMUNICATIONS

#### A. INFILL DEVELOPMENT AND REQUESTS FOR REZONING TO THE RM (MULTI-FAMILY RESIDENTIAL) ZONE DISCUSSION

Upon recognition, Steve Pastorik, CED Department, discussed information regarding suggested revisions for the RM zone and infill development, summarized as follows:

##### RM Zone

1. For projects with less than 12 units per acre:
  - a. The property must have frontage on a street shown on the Major Street Plan with a current or future right-of-way width of at least 80 feet or be adjacent on at least two sides to existing multi-family development
  - b. The property must be at least 2 acres in size
  - c. The zone change application must be accompanied by a development agreement that addressed unit size, exterior materials, architecture, landscaping, and project amenities
2. For projects with more than 12 units per acre:
  - a. The same 3 standards from above would apply
  - b. The project must be a redevelopment project

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 1, 2015

-5-

### Infill

1. For properties less than 2 acres in size, allow 10,000 square foot lots
2. For properties more than 2 acres in size, allow 12,000 square foot lots

Mr. Pastorik advised there was also the potential for development agreements.

Upon inquiry by Councilmember Vincent, staff advised that development agreements would try to meet standards of the ordinance as far as materials were concerned.

Upon discussion, Councilmember Vincent suggested two-four bedroom units in a RM zone would allow families to expand and grow while maintaining the same lifestyle.

Mr. Pastorik advised that unit mixes and minimum square footages could all be addressed in a development agreement, and added that the RM standards could also be reviewed and upgraded in the ordinance if the Council desired a specific type of higher quality multi-housing units.

Councilmember Rushton indicated multi-family offered a lot of possibility therefore at times it could be better to leave more options open instead of only the development agreement possibility. He stated there were old and run-down single-family homes in the City that would likely remain the same without redevelopment efforts. He also advised he would be happy if someone purchased several of those old deteriorated homes and redeveloped them into townhomes or multi-family projects.

Also discussed was the possibility of an infill ordinance and ways in which that could be managed, as follows:

Councilmember Buhler stated a good option to encourage people to redevelop would be to offer an incentive. He indicated there were certain properties where commercial had expanded and made areas less desirable for residential.

Councilmember Huynh indicated access was often an issue for residential development that was surrounded by commercial.

Upon inquiry, Mr. Pastorik explained there would not be a way to retroactively rezone property and advised the only way a zone could be changed would be through Council approval.

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 1, 2015

-6-

Upon further discussion, Councilmember Lang advised she did not desire smaller 4,000 square foot lots even on infill or redevelopment projects.

Councilmember Rushton concurred and stated he would be comfortable allowing two 9,000 square foot lots that met the housing standards if it meant seeing a vacant piece of land become developed.

Councilmember Lang suggested providing a new zone “I” to allow “infill”.

Councilmember Vincent stated someone could have an 8-acre piece of land, sell portions of it off, and suddenly have several “I” properties, which would not be desirable.

Mr. Pastorik advised there were certain regulations, such as a cutoff date, that could be included to preclude such a problem.

In response to Councilmember Rushton regarding that specific properties that could be looked at and rezoned “I” right now, Mr. Pastorik advised the City typically waited for an applicant to petition for a change as opposed to forcing a zone on them.

City Manager, Wayne Pyle, discussed the goal of providing flexibility in smaller lots.

Mr. Pastorik stated an ordinance could be prepared, reviewed by the Planning Commission, and brought to the City Council for consideration.

Councilmember Buhler expressed his desire for review of a draft ordinance prior to Planning Commission review.

Councilmember Rushton expressed favor with the RM standards but stated he would like to eliminate the size requirements on redevelopment lots.

### **B. UCCC BASEMENT DESIGN UPDATE**

Jake Arslanian, Public Works Department, updated the City Council regarding the UCCC basement design project. He used PowerPoint and discussed information regarding details of the plans and potential improvements summarized as follows:

- Nice entry, more parking stalls, a delivery entrance, better flow within the building, and a nicer and more usable patio area
- Displayed plans with explanation of cost estimates; could be done incrementally as funding became available

## MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 1, 2015

-7-

Paul Isaac, Assistant City Manager/HR Director, advised restructuring the facility would allow for greater revenue and he provided numbers and budget openings that would be required for the full project.

Upon discussion, Councilmember Rushton pointed out the UCCC facility was only ten years old and questioned if it would be a good or beneficial time for remodel. He expressed opinion that arranging the building differently would not increase its appeal.

Councilmember Buhler stated appearance of the building could increase its desirability. He also indicated he did not like the stairs and suggested making those more inviting.

Upon inquiry by Mayor Bigelow regarding specifically where available funds would be used, Mr. Isaac advised monies would be used for remodel of the basement and putting infrastructure in place.

Additional discussion included internal flow of the proposed changes to the building and funds required to accomplish an entire remodel.

### 6. **COUNCIL REPORTS**

#### A. **COUNCILMEMBER COREY RUSHTON – UNFINISHED SPACE IN SLCC WEST VALLEY CAMPUS**

Councilmember Rushton advised that Scott Brown of SLCC (Salt Lake Community College) West Valley Campus had stated there was unfinished space in their building and desired guidance on how it could be utilized.

City Manager, Wayne Pyle, indicated he would follow up with Mr. Brown regarding the inquiry.

#### B. **COUNCILMEMBER STEVE BUHLER – NNO (NATIONAL NIGHT OUT)**

Councilmember Buhler advised regarding his recent attendance at the National Night Out events. He stated it had been well attended and there had been more exhibitors. He suggested political debates might be considered as a part of that event.

The City Manager informed that political debates were not required by the City, however the City would offer some support if candidates desired to participate.

### 7. **MOTION TO ADJOURN**

Councilmember Vincent moved to adjourn. Councilmember Huynh seconded the motion.

A roll call vote was taken:

**MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 1, 2015**

**-8-**

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

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY, SEPTEMBER 1, 2015, WAS ADJOURNED AT 6:26 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, September 1, 2015.

---

DeAnn Varney  
Acting City Recorder