

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 16, 2016**

**-1-**

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, FEBRUARY 16, 2016, 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  
Don Christensen, Councilmember At-Large  
Lars Nordfelt, Councilmember At-Large  
Tom Huynh, Councilmember District 1  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3 (Arrived as noted)

ABSENT: Steve Vincent, Councilmember District 4 (Excused)

STAFF PRESENT:

Wayne Pyle, City Manager  
Nichole Camac, City Recorder  
  
Paul Isaac, Assistant City Manager/HR Director  
Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
Jim Welch, Finance Director  
Lee Russo, Police Chief  
John Evans, Fire Chief  
Layne Morris, CPD Director  
Russell Willardson, Public Works Director  
Kevin Astill, Parks and Recreation Director  
Sam Johnson, Strategic Communications Director  
Jake Arslanian, Public Works Department  
Andrew Wallentine, Administration  
DeAnn Varney, Administration  
Steve Pastorik, CED Department  
Mark Nord, CED Department  
Brandon Hill, Law Department  
Freya Johnson, CED Department  
Employees from various City Departments

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD FEBRUARY 2, 2016**

## MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 16, 2016

-2-

The Council read and considered Minutes of the Study Meeting held February 2, 2016. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Study Meeting held February 2, 2016. Councilmember Huynh seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

Councilmember Lang arrived at the meeting at 4:36 P.M.

### 2. **INTRODUCTION OF NEW EMPLOYEES**

Upon recognition by Mayor Bigelow, new employees in attendance introduced themselves to members of the City Council. A list of new hires had been provided to the City Council, as follows:

#### Cultural Center

Nicole Hernandez, Sales & Event Coordinator

#### Justice Court

Stephanie Garcia, Court Clerk

#### Community and Economic Development Department

Freyja Johnson, RDA Attorney

Casey White, Building Inspector I

#### Community Preservation Department

Danna Wagoner, Executive Secretary

Mirza Clark, Shelter Technician

Melissa McKenney, Animal Services Officer

Dorthy Shawnie Cloward, Elig & Spec Housing Program Coordinator

#### Fire Department

Shaun Butts, Firefighter

John Dougall, Firefighter

Jared Roberts, Firefighter

Michael Rutledge, Firefighter

Ryan Stubbs, Firefighter

#### Law Department

Adrienne Bossi, Attorney I

#### Parks and Recreation Department

Michael Brosovich, Park Worker II

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 16, 2016**

**-3-**

Police Department

Mary Jo Nelson, Support Services Clerk  
Zachary Taft, Support Services Clerk  
Holley Ezzell, Support Services Clerk  
Charease Bichard, Support Services Clerk  
Chantal Solomona, Support Services Clerk  
Nathan Schipper, Police Officer  
Shane Hagemann, Police Officer  
Geoffrey, Kirk, Police Officer  
Daniel Johnson, Police Officer  
Ryan Labounty, Police Officer  
Christopher Leinonen, Police Officer  
Andrew Steinbrecher, Police Officer

3. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED FEBRUARY 16, 2016**

Upon inquiry by Mayor Bigelow there were no further questions or concerns regarding items scheduled on the Agenda for the Regular Meeting to be held later this night.

4. **ORDINANCE NO. 16-10, ADOPTING THE URBAN RENEWAL PROJECT AREA PLAN ENTITLED “SOUTH REDWOOD ROAD URBAN RENEWAL AREA PROJECT AREA PLAN” AS THE OFFICIAL URBAN RENEWAL PLAN OF THE SOUTH REDWOOD ROAD PROJECT AREA**

Brandon Hill, Law Department, discussed proposed Ordinance No. 16-10 that would adopt the Urban Renewal Project Area Plan entitled “South Redwood Road Urban Renewal Area Project Area Plan” as the official Urban Renewal Plan of the South Redwood Road Project Area.

Written information previously provided to the City Council included the following:

A blight study had revealed existence of blight in a survey area designated by the Board of Directors of the Redevelopment Agency of West Valley City, Utah. After holding a blight hearing and receiving testimony, the Agency had made a finding of blight and adopted a resolution directing the preparation of a Project Area Plan and Budget. The Taxing Entity Committee of the Agency held a public meeting and adopted a Resolution approving the finding of blight and approving the Project Area Plan and Budget. The Agency provided notice of a combined Plan and Budget hearing, held the hearing, and approved the Plan and Budget.

The Project Area Plan would effectuate the reduction and elimination of blight; promotion of high quality development; and the removal or rehabilitation of blighted

## MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 16, 2016

-4-

structures, landscaping, and infrastructure. It would also facilitate partnerships between the Agency, real property owners, and other public and private stakeholders.

Mr. Hill explained the process of establishing the South Redwood Road Urban Area Project Area Plan, including the steps needed to move forward.

Councilmember Buhler inquired if there was any specific interest in the area from developers or business owners.

Mark Nord, CED Department, informed that there was a good ongoing relationship with the developer who owned Kmart, and indicated this would be a catalyst for the area. He further informed of his hope for more change and growth within the 15-year period.

City Manager, Wayne Pyle, inquired regarding possible public interest at the Special Regular Redevelopment Agency Meeting and Council Meeting scheduled for the following week. Mr. Hill informed less interest was likely than at previous meetings since City staff had worked with property owners in the area to inform regarding the entire process. He advised that property owners became concerned when the word “blight” was used and added there could be a misunderstanding that property taxes would be increased.

Mayor Bigelow inquired regarding if the proposal would affect ownership of property.

Mr. Hill informed ownership would not be affected and stated no one had to develop their property if they did not desire to do so.

The City Council will consider proposed Ordinance No. 16-10 at the Regular Council Meeting scheduled February 23, 2016, at 6:30 P.M.

5. **RESOLUTION NO. 16-41, AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN WEST VALLEY CITY AND UTILITY COST MANAGEMENT CONSULTANTS TO PROVIDE CERTAIN CONSULTING SERVICES**

Finance Director, Jim Welch, discussed proposed Resolution No. 16-41 that would authorize the execution of a Utility Cost Consulting Agreement between West Valley City and Utility Cost Management Consultants (UCMC) to provide certain consulting services.

Written information previously provided to the City Council included the following:

The proposed contract would retain UCMC for a two-year period to review certain utility billings as requested by the City. UCMC would review billings and make recommendations concerning rate changes that could result in utility cost savings for the

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 16, 2016**

**-5-**

City. UCMC would be compensated only if their recommendations were accepted and implemented by the City, in the City's sole discretion, with compensation being 35% of actual savings for three years following implementation.

Mr. Welch discussed benefits this type of agreement offered and explained UCMC could recommend things like energy efficiency that would decrease utility bills. He also stated UCMC had monitoring systems and expertise not possessed by the City. He indicated the City had worked with the company on and off for 15-20 years.

Upon discussion, Councilmember Buhler inquired regarding when the last time a study of this nature had been conducted.

The Finance Director advised that a study of this nature was ongoing and informed that the Maverik Center had been evaluated in 2013, and the Fitness Center would be looked at moving forward. He added the City would have to agree with the analysis and see a proven change or a refund would be given.

The City Council will consider proposed Resolution No. 16-41 at the Regular Council Meeting scheduled February 23, 2016, at 6:30 P.M.

**6. RESOLUTION NO.. 16-42, AUTHORIZING THE CITY TO ENTER INTO PROPERTY SCHEDULE NO. 5 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 DESKTOP AND LAPTOP COMPUTERS FOR USE BY THE POLICE DEPARTMENT**

Finance Director, Jim Welch, discussed proposed Resolution No. 16-42 that would authorize the City to enter into Property Schedule No. 5 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 desktop and laptop computers, for use by the Police Department.

Written information previously provided to the City Council included the following:

The Police Department had need for desktop and laptop computers in order to function efficiently and effectively. Since 2006, the financing for the lease of this equipment had been handled through the HP Master Lease Program. Lower interest rates had been found through US Bancorp; therefore, the Police Department would like to use US Bancorp to finance the subject lease.

The Police Department replaced approximately one-quarter of its desktop and laptop computers each year through a leasing program. This allowed the Department to ensure

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 16, 2016**

**-6-**

this vital equipment did not become so outdated it could no longer meet the Department needs. In preparing this year's lease, the Finance Department had compared the interest rates of several leasing companies in order to procure the best rate for the lease. The company with the best interest rate was US Bancorp.

The City Council will consider proposed Resolution No. 16-42 at the Regular Council Meeting scheduled February 23, 2016, at 6:30 P.M.

**7. RESOLUTION NO. 16-43, AUTHORIZING THE PURCHASE OF DESKTOP AND LAPTOP COMPUTERS FROM VALCOM COMPUTER CENTER FOR USE BY THE POLICE DEPARTMENT**

Police Chief, Lee Russo, discussed proposed Resolution No. 16-43 that would authorize the purchase of desktop and laptop computers from Valcom Computer Center in an amount not to exceed \$107,687.55, for use by the Police Department.

Written information previously provided to the City Council included the following:

The Police Department had need for desktop and laptop computers in order to function efficiently and effectively. The proposed replacements would be financed through US Bank (Bankcorp) as they offered a significant lease savings over HP Master Lease who had been used in previous years.

The desktop and laptop computers procured through the program would be covered by a support package from Hewlett Packard (HP) that would cover the costs of repairs needed during the lease agreement. Each computer would be leased for a period of four years, after which point the computer would belong to the City.

The proposed Resolution would authorize purchase at the State contract price.

Upon inquiry, Chief Russo advised the new equipment would be compatible with the current systems.

The City Council will consider proposed Resolution No. 16-43 at the Regular Council Meeting scheduled February 23, 2016, at 6:30 P.M.

**8. CONSENT AGENDA SCHEDULED FEBRUARY 23, 2016**

**A. RESOLUTION NO. 16-44, RATIFYING THE CITY MANAGER'S APPOINTMENT OF KEITH ATKINSON AS A MEMBER OF THE UTAH CULTURAL CELEBRATION CENTER FOUNDATION COMMITTEE**

Mayor Bigelow discussed proposed Resolution No. 16-44 that would ratify the City Manager's appointment of Keith Atkinson as a member of the Utah Cultural Celebration Center Foundation Committee.

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 16, 2016**

**-7-**

Written information previously provided to the City Council included the following:

The proposed Resolution would ratify the City Manager's appointment of Keith Atkinson as a member of the Utah Cultural Celebration Center Foundation Committee for a term commencing February 23, 2016 and ending December 31, 2017. Mr. Atkinson had expressed willingness to serve as a member of the Committee.

**B. RESOLUTION NO. 16-45, RATIFYING THE CITY MANAGER'S APPOINTMENT OF SHERI KIMBALL BIESINGER AS A MEMBER OF THE WEST VALLEY CITY HISTORICAL SOCIETY**

Mayor Bigelow discussed proposed Resolution No. 16-45 that would ratify the City Manager's appointment of Sheri Kimball Biesinger as a member of the West Valley City Historical Society.

Written information previously provided to the City Council included the following:

The proposed Resolution would ratify the City Manager's appointment of Sheri Kimball Biesinger as a member of the Historical Society for a term beginning February 23, 2016 and ending December 31, 2016.

**C. RESOLUTION NO. 16-46, RATIFYING THE CITY MANAGER'S APPOINTMENT OF D. ARLO JOHNSON AS A MEMBER OF THE WEST VALLEY CITY ARTS COUNCIL**

Mayor Bigelow discussed proposed Resolution No. 16-46 that would ratify the City Manager's appointment of D. Arlo Johnson as a member of the West Valley City Arts Council.

Written information previously provided to the City Council included the following:

D. Arlo Johnson had expressed willingness to serve as a member of the Arts Council for a term commencing February 23, 2016 and ending December 31, 2016.

**D. RESOLUTION NO. 16-47, RATIFYING THE CITY MANAGER'S APPOINTMENT OF BEV THOMPSON AS A MEMBER OF THE WEST VALLEY CITY SISTER CITY COMMITTEE**

Mayor Bigelow discussed proposed Resolution No. 16-47 that would ratify the City Manager's appointment of Bev Thompson as a member of the West Valley City Sister City Committee.

## MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 16, 2016

-8-

Written information previously provided to the City Council included the following:

The proposed Resolution would ratify the appointment of Bev Thompson as a member of the Sister City Committee for the term commencing February 23, 2016 and ending December 31, 2016.

The City Council will consider proposed Resolution Nos. 16-44, 16-45, 16-46 and 16-47 as listed on the Consent Agenda, at the Regular Council Meeting scheduled February 23, 2016, at 6:30 P.M.

### 9. COMMUNICATIONS

#### A. UCCC BASEMENT CONSTRUCTION DESIGN

Upon recognition, Jake Arslanian, Public Works Department, used PowerPoint, displayed proposed plans and images, and discussed information regarding the UCCC basement construction design, summarized as follows:

- Miscellaneous photographs showing existing space and proposed design changes
- Floor plans
- Project cost estimates
  - Construction costs: \$4,023,242.00
  - Design/Engineering fees: \$342,100.00
  - Miscellaneous Project Costs: \$35,116.00
  - FF&E: \$10,000.00
  - Owners Contingency: \$201,162.00
  - Total Project Costs: \$4,611,620.00
- UCCC Conference Center VE Items (presented 1/4/16 as possible cost saving measures)
- Charts showing monthly progress
- Overhead diagram of existing and proposed parking area

Mr. Arslanian emphasized the goal of attempting to create a multi-functional space and further generally explained how the building would function.

The City Council discussed the climate controlled vault as well as display areas for sensitive art materials.

Councilmember Lang inquired if the mural that lined the stairway would remain.



## MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 16, 2016

-9-

Mr. Arslanian advised the referenced mural would not remain and stated it was wallpaper that had been damaged. He also indicated he would evaluate further use of it as plans progressed.

The City Council discussed where various exhibits and possible layout of conference space would be located.

Upon inquiry by Mayor Bigelow regarding if audio and video capabilities as well as lighting would be upgraded in the upper levels, Mr. Arslanian advised in the negative and stated funding provided would be for the basement redesign only.

Mr. Arslanian further explained funding options being provided by Salt Lake County and the City.

Upon inquiry regarding if there would be enough bathrooms and if several parties and/or events could occur at the same time, Mr. Arslanian advised in the affirmative.

Upon further discussion, the Mayor informed he liked the flexibility of the proposed design.

### B. **LEGISLATIVE UPDATE**

Nicole Cottle, Assistant City Manager/CED Director, provided an update regarding current bills and issues of interest presently under consideration at the Legislature.

The City Council discussed several current bills that could possibly impact West Valley City.

### C. **COUNCIL UPDATE**

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

#### February

February 17, 2016 Wednesday	Harman Heritage Series- A Canyon Peoples' Portrait with Filmmaker Isaac Goeckeritz, 1:00 P.M.- 3:00 P.M. - Harman Senior Recreation Center, 4090 South 3600 West
February 17, 2016 Wednesday	31 <sup>st</sup> Annual Police Awards Banquet, 6:30 PM- 8:30 PM- Utah Cultural Celebration Center, 1355 W 3100 S
February 18, 2016	Parks WiFi Groundbreaking with UTOPIA, 10:00

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 16, 2016**

**-10-**

Thursday AM- 10:30 AM- West Valley Family Fitness Center,  
5415 West 3100 South

February 19, 2016 City Council Meeting, Strategic Plan Retreat  
Friday Maverik Center, 3200 Decker Lake Drive

February 20, 2016 City Council Meeting, Strategic Plan Retreat-  
Friday Maverik Center, 3200 Decker Lake Drive

March

March 7-9 National League of Cities Conference in  
Mon- Wed Washington D.C.

March 16, 2016 Harman Heritage Series- Family Stories with Teresa  
Wednesday Clark, 1:00 P.M. – 3:00 P.M. - Harman Senior Recreation  
Center, 4090 South 3600 West

March 22, 2016 City Council Meeting Cancelled  
Tuesday

March 29, 2016 No City Council Meetings- 5<sup>th</sup> Tuesday  
Tuesday

April

April 5, 2016 RDA, HA, and BA Meetings Scheduled  
Tuesday

April 20, 2016 Harman Heritage Series- Garfield County Stories  
Wednesday and Songs, 1:00 P.M.- 3:00 P.M. - Harman Senior  
Recreation Center, 4090 South 3600 West

April 26, 2016 RDA, HA, and BA Meetings Scheduled  
Tuesday

May

May 3, 2016 RDA, HA, and BA Meetings Scheduled  
Tuesday

May 5, 2016 UDOT Annual Visit with County and Cities, 9 A.M.-  
Thursday 11:00 A.M.- Calvin Rampton Complex (1<sup>st</sup> floor),  
4501 South 2700 West

May 18, 2016 Harman Heritage Series- Drops in a Bucket & Other  
Wednesday Songs, 1:00 P.M.- 3:00 P.M. - Harman Senior  
Recreation Center, 4090 South 3600 West

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 16, 2016**

**-11-**

May 30, 2016 Monday	Memorial Day Holiday- City Hall Closed
May 31, 2016	No City Council Meetings- 5 <sup>th</sup> Tuesday
<u>June</u>	
June 7, 2016 Tuesday	RDA, HA, and BA Meetings Scheduled
June 15, 2016 Wednesday	Harman Heritage Series- Art Alive! Stories Behind the Art, 1:00 P.M.- 3:00 P.M. - Harman Senior Recreation Center, 4090 South 3600 West
June 30, 2016 – July 4, 2016	Traveling Vietnam Memorial Replica “The Healing Wall”- Location TBD
<u>July</u>	
July 4, 2016 Monday	Independence Day Holiday- City Hall Closed
July 21, 2016 Thursday	Keith Urban feat. Brett Eldredge, time TBD- USANA Amphitheatre, 5125 South 6400 West
July 25, 2016 Monday	Pioneer Day Holiday- City Hall Closed
July 26, 2016 Tuesday	Weezer/ Panic at the Disco, time TBD- USANA Amphitheatre, 5125 South 6400 West
<u>August</u>	
August 2, 2016	National Night Out/ No City Council Meetings
August 30, 2016	No Council Meetings- 5 <sup>th</sup> Tuesday
<u>September</u>	
September 5, 2016 Monday	Labor Day Holiday- City Hall Closed
September 30, 2016 Friday	Luke Bryan, time TBD- USANA Amphitheatre, 5125 South 6400 West
October 1, 2016 Saturday	Luke Bryan, time TBD- USANA Amphitheatre, 5125 South 6400 West

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 16, 2016**

**-12-**

October

October 4, 2016 RDA, HA, and BA Meetings Scheduled  
Tuesday

November

November 11, 2016 Veteran's Day Holiday  
Friday

November 24, 2016 Thanksgiving Holiday- City Hall Closed  
Thursday

November 29, 2016 No Council Meetings- 5<sup>th</sup> Tuesday

December

December 27, 2016 No Council Meetings- Christmas

Upon discussion, Mayor Bigelow stated Harman Home events were now scheduled between 1:00 – 2:00 P.M. and that change should be reflected on the Update Memorandum.

**D. POTENTIAL FUTURE AGENDA ITEMS**

City Manager, Wayne Pyle, stated Janice Fisher, a representative of the Mosquito Abatement District could provide a Zika Virus presentation if the Council was interested.

Mr. Pyle also advised that the City would need to appoint an alternate for COG and the Community of Municipal Councils.

The City Manager indicated Corey Rushton would not be able to remain on the Jordan River Commission since their bylaws required the City representative be a current elected official. He inquired if any of the Council members desired to volunteer for that appointment.

Upon discussion, Councilmember Buhler suggested the Council evaluate those vacancies at the upcoming Strategic Plan Meeting to ensure duties were distributed equally.

**10. COUNCIL REPORTS**

Upon inquiry, there were no reports from members of the City Council.

**11. MOTION TO ADJOURN**

Upon motion by Councilmember Huynh all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 16, 2016**

**-13-**

STUDY MEETING OF TUESDAY, FEBRUARY 16, 2016, WAS ADJOURNED AT 6:12 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, February 16, 2016.

---

Nichole Camac  
City Recorder