

**MINUTES OF COUNCIL STUDY MEETING – APRIL 5, 2016**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, APRIL 5, 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  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3  
Steve Vincent, Councilmember District 4

ABSENT: Tom Huynh, Councilmember District 1 (Excused)

STAFF PRESENT:

Paul Isaac, Acting City Manager  
Nichole Camac, City Recorder  
  
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  
Steve Pastorik, CED Department  
Mark Nord, CED Department  
DeAnn Varney, Administration  
Ben Brewer, Fire Department  
Nick Dodge, Fire Department  
Freya Johnson, CED Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD MARCH 8, 2016**  
The Council read and considered Minutes of the Study Meeting held March 8, 2016. There were no changes, corrections or deletions.

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Councilmember Lang moved to approve the Minutes of the Study Meeting held March 8, 2016. Councilmember Christensen seconded the motion.

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

**2. MOTION FOR EXECUTIVE SESSION**

Acting City Manager, Paul Isaac, advised of the need for an Executive Session and indicated City staff involved in that conversation would not be able to stay until the end of the Study Meeting. He therefore requested consideration of a recess of the Study Meeting and convening a brief Executive Session for the purpose of discussing disposition of real property matters.

Councilmember Vincent moved to modify the Agenda and move item 9. A., recess the Study Meeting, and convene an Executive Session to discuss the disposition of real property. Councilmember Christensen seconded the motion.

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

Mayor Bigelow recessed the Study Meeting at 4:34 P.M. and reconvened the Study Meeting at 4:39 P.M.

**3. REVIEW AGENDA FOR COUNCIL REGULAR, REDEVELOPMENT AGENCY, HOUSING AUTHORITY, AND BUILDING AUTHORITY MEETINGS SCHEDULED APRIL 5, 2016**

The Council reviewed items on the Agendas of the Regular Council Meeting, Redevelopment Agency, Housing Authority, and Building Authority meetings scheduled later this night.

Referencing item no. 6 A. on the Regular Council Meeting Agenda, Mayor Bigelow informed that Isaia Auelua would be unable to attend due to family matters and therefore the Employee of the Month Award presentation had been rescheduled.

Upon inquiry by Mayor Bigelow there were no further questions or concerns regarding items scheduled on the referenced Agendas.

**4. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED APRIL 12, 2016**

**A. PRESENTATION OF AMERICAN GRADUATE CHAMPION CERTIFICATE TO MARGARET K. PETERSON FROM THE UTAH AMERICAN GRADUATE INITIATIVE**

Mayor Bigelow advised a presentation of the American Graduate Champion Certificate to Margaret K. Peterson from the Utah American Graduate Initiative had been scheduled for the Regular Council Meeting on April 12, 2016.

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Upon inquiry, there were no further questions or concerns.

**B. PRESENTATION OF PARKS AND RECREATION DEPARTMENT AWARDS FROM THE UTAH RECREATION AND PARKS ASSOCIATION**

Parks and Recreation Director, Kevin Astill, discussed a presentation scheduled of Parks and Recreation Department Awards from the Utah Recreation and Parks Association. Mr. Astill provided a brief explanation of the awards being received.

Upon inquiry by the Acting City Manager, the Council was informed other members of the community receiving an award (such as a representative from Chick-Fill-A) would be present during the Regular Council Meeting.

**5. RESOLUTION NO. 16-60, APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN WEST VALLEY CITY AND SALT LAKE COUNTY TO AWARD A GRANT FOR DEVELOPMENT OF THE 2320 SOUTH TRAIL CONNECTION TO THE JORDAN RIVER**

Public Works Director, Russell Willardson, discussed proposed Resolution No. 16-60 that would approve an Interlocal Cooperation Agreement between West Valley City and Salt Lake County regarding award of a grant in the amount of \$50,000.00 for development of the 2320 South Trail Connection to the Jordan River.

Written documentation previously provided to the City Council included information as follows:

In December of 2015, an application in the amount of \$162,550.00 had been submitted for Salt Lake County's Community Connection Grant Program through the Jordan River Commission. The Jordan River Commission selected West Valley City to be awarded \$50,000 for the project. There would be no obligation of the City to fund the remainder of the improvements included in the original application.

The City estimated it would design this project in 2016 and start construction in the summer of 2017. The project was located at the eastern terminus of 2320 South, at the Redwood Trailhead Park. The project would add some urban design elements such as additional lighting, signage, and sidewalk.

West Valley City would provide engineering and construction management of the project and would bear the cost of any future maintenance of the project from current operating funds.

Upon inquiry by Mayor Bigelow, the Public Works Director advised there was an existing sidewalk and indicated where the connection would be allowing for continuous

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pedestrian activity.

The City Council discussed surrounding property and safety in the area.

The Council will consider proposed Resolution No. 16-60 at the Regular Council Meeting scheduled April 12, 2016, at 6:30 P.M.

**6. RESOLUTION NO. 16-61, AUTHORIZING CHANGE ORDER NO. 2 TO THE CONTRACT WITH WHITAKER CONSTRUCTION FOR THE 2400 SOUTH 4800 WEST ROADWAY PROJECT**

Public Works Director, Russell Willardson, discussed proposed Resolution No. 16-61 that would authorize Change Order No. 2 to the contract with Whitaker Construction, in the amount of \$245,000.00, for the 2400 South 4800 West Roadway Project.

Written documentation previously provided to the City Council included information as follows:

The proposed Change Order would address the excavation and disposal of unsuitable waste materials under the new roadway. During installation of underground utilities a large amount of debris, including tires, wood and other trash, had been discovered buried under the new roadway. The debris was not suitable to be left under the new roadway. The area of impact had been estimated at 400 feet long and approximately five feet deep. The proposed change order would cover the cost to excavate and properly dispose of the tires and other trash, and to install and compact clean structural fill. The quantities were estimates and potentially could be more or less than the calculated amounts.

Mayor Bigelow inquired if the distance between test holes was a standard separation.

Mr. Willardson advised the distance between test holes was a standard separation and stated the testers determined the intervals based on various soil conditions.

Upon inquiry by Councilmember Buhler, the Public Works Director advised he believed the City understood the scope of the issue and that no further expenses would be anticipated on the property.

The City Council will consider proposed Resolution No. 16-61 at the Regular Council Meeting scheduled April 12, 2016, at 6:30 P.M.

**7. COMMUNICATIONS**

**A. DISCUSSION REGARDING MINIMUM HOUSE SIZE FOR HOMES WITHOUT BASEMENTS**

Steve Pastorik, CED Department, discussed information and led a discussion regarding minimum house size for homes without basements. He reminded that

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the City Council had requested modification of the standards for house size in areas that did not allow basements.

Mr. Pastorik stated the proposed change would require basements but, if that were not possible, the minimum square footage of a home would be increased by 500 square feet.

Upon discussion, Councilmember Christensen questioned whether it was feasible to put single homes that utilized the new standards in built-out neighborhoods that had much smaller and older homes. Mr. Pastorik informed that exceptions to the proposed new standards were being reviewed and would be forthcoming.

Councilmember Vincent indicated this was something happening across the Salt Lake Valley and he felt larger homes in smaller neighborhoods was a non-issue.

Mayor Bigelow stated the Council had the ability to look at individual properties as developed and the goal of the City Council continued to be betterment the community.

Upon inquiry, Mr. Pastorik indicated the present code provided for language to be added allowing livable space above a garage.

Mayor Bigelow inquired regarding the 500 feet determination.

Steve Pastorik, CED Department, advised City staff had evaluated the cost of an unfinished basement and calculated the total cost of above ground improvements as well to determine an appropriate number.

In further response to inquiry, Mr. Pastorik advised this revision required a soils report and evidence that a basement could not be done.

### B. **LEGISLATIVE SESSION WRAP-UP**

Mayor Bigelow stated the City Council had previously received a legislative wrap-up from Nicole Cottle, Assistant City Manager/CED Director, and she would provide a verbal explanation at the following week's Study Meeting.

### C. **COUNCIL UPDATE**

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

#### April

April 13, 2016  
Wednesday

Open House at West Valley City Animal Services,  
2:00 PM-4:00 PM, West Valley City and Taylorsville  
Animal Shelter, 4522 West 3500 South

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April 20, 2016 Wednesday	Harman Heritage Series- Garfield County Stories and Songs, 1:00 P.M.- 2:00 P.M. - Harman Senior Recreation Center, 4090 South 3600 West
April 21, 2016 Thursday	Great Utah ShakeOut, 10:15 AM
April 21, 2016 Thursday	Home and Garden Improvement Festival, 4:00 PM till Dusk- Fairbourne Station Promenade, 2900 West Lehman Avenue
April 26, 2016 Tuesday	RDA, HA, and BA Meetings Scheduled
April 27, 2016 Wednesday	Salt Lake Home Builders Association, 12:00 PM- 1:30 PM- Mountain America Credit Union- Tanner Auditorium, 7167 Center Park Drive West Jordan
<u>May</u> May 3, 2016 Tuesday	RDA, HA, and BA Meetings Scheduled
May 5, 2016 Thursday	UDOT Annual Visit with County and Cities, 9 A.M.- 11 A.M.- Calvin Rampton Complex (1 <sup>st</sup> floor), 4501 South 2700 West
May 7, 2016	Big Ass Show/ Death Cab for Cutie, 4:00 PM- Saturday USANA Amphitheatre, 5125 South 6400 West
May 12, 2016 Thursday	Youth Arts Festival, 5:00 P.M.-6:30 P.M.- Fairbourne Station, 2900 West Lehman Ave
May 18, 2016 Wednesday	Harman Heritage Series- Drops in a Bucket & Other Songs, 1:00 P.M.- 2:00 P.M. - Harman Senior Recreation Center, 4090 South 3600 West
May 20, 2016 Friday	Free Movies in the Park, Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
May 26, 2016 Thursday	Summer at the Station Concert
May 30, 2016 Monday	Memorial Day Holiday- City Hall Closed
May 31, 2016	No City Council Meetings- 5 <sup>th</sup> Tuesday

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June

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| June 3, 2016<br>Friday                | Free Movies in the Park, Starts at Dusk (Approx. 9:30 PM)- Fairbourne Station, 2900 West Lehman Ave                                     |
| June 7, 2016<br>Tuesday               | RDA, HA, and BA Meetings Scheduled  |
| June 9, 2016<br>Thursday              | Summer at the Station Concert   |
| June 9, 2016<br>Thursday              | Slipknot with Marilyn Manson, 6:30 PM- USANA Amphitheatre, 5125 South 6400 West   |
| June 14, 2016                         | Steely Dan/Steve Winwood, 7:00 PM- USANA Tuesday Amphitheatre, 5125 South 6400 West   |
| June 15, 2016<br>Wednesday            | Harman Heritage Series- Art Alive! Stories Behind the Art, 1:00 P.M.- 2:00 P.M. - Harman Senior Recreation Center, 4090 South 3600 West |
| June 17, 2016<br>Friday               | Free Movies in the Park, Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South  |
| June 23, 2016<br>Thursday             | Summer at the Station Concert   |
| June 24, 2016                         | Jason Aldean, 7:30 PM- USANA Amphitheatre, Friday 5125 South 6400 West  |
| June 25, 2016                         | Boston, 7:30 PM, USANA Amphitheatre, 5125 Saturday South 6400 West  |
| June 30, 2016 –<br>July 4, 2016       | Traveling Vietnam Memorial Replica “The Healing Wall”- Location TBD   |
| <u>July</u><br>July 4, 2016<br>Monday | Independence Day Holiday- City Hall Closed  |
| July 7, 2016<br>Thursday              | Summer at the Station Concert   |

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July 8, 2016 Friday	Free Movies in the Park, Starts at Dusk (Approx. 9:30 PM)- Fairbourne Station, 2900 West Lehman Ave
July 9, 2016	Bret Michaels, 4:00 PM- USANA Amphitheatre, Saturday 5125 South 6400 West
July 16, 2016 Saturday	The Piano Guys, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 20, 2016 Wednesday	Korn & Rob Zombie, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 21, 2016 Thursday	Keith Urban feat. Brett Eldredge, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 21, 2016 Thursday	Summer at the Station Concert
July 25, 2016 Monday	Pioneer Day Holiday- City Hall Closed
July 26, 2016 Tuesday	Weezer/ Panic at the Disco, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
July 29, 2016 Friday	Florida Georgia Line, TBD- USANA Amphitheatre, 5125 South 5400 West
July 29, 2016 Friday	Free Movies in the Park, Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
<u>August</u> August 2, 2016	National Night Out/ No City Council Meetings
August 4, 2016 Thursday	Summer at the Station Concert
August 12, 2016 Friday	Free Movies in the Park, Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
August 18, 2016 Thursday	Summer at the Station Concert
August 20, 2016 Saturday	Josh Groban with Special Guest Sarah McLachlan, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West



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August 21, 2016      Journey and The Doobie Brothers, 7:00 PM- USANA  
Sunday                      Amphitheatre, 5125 South 6400 West

August 26, 2016      5 Seconds of Summer, 7:00 PM- USANA  
Friday                      Amphitheatre, 5125 South 6400 West

August 29, 2016      Heart, Cheap Trick, and Joan Jett, 6:30 PM- USANA  
Monday                      Amphitheatre, 5125 South 6400 West

August 30, 2016      No Council Meetings- 5<sup>th</sup> Tuesday

### September

September 2, 2016      The Dixie Chicks, 7:00 PM- USANA Amphitheatre, Friday  
5125 South 6400 West

September 5, 2016      Labor Day Holiday- City Hall Closed  
Monday

September 11, 2016      Black Sabbath, 7:30 PM- USANA Amphitheatre,  
Sunday                      5125 South 6400 West

September 16, 2016      Def Leppard with REO Speed Wagon and Tesla,  
Friday                      7:00 PM- USANA Amphitheatre, 5125 South 6400  
West

September 17, 2016      Dirks Bentley, TBD- USANA Amphitheatre, 5125  
Saturday                      South 6400 West

September 30, 2016      Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125  
Friday                      South 6400 West

### October

October 1, 2016      Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125  
Saturday                      South 6400 West

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

October 13, 2016      Brantley Gilbert, TBD- USANA Amphitheatre, 5125  
Thursday                      South 6400 West

### November

November 11, 2016      Veteran's Day Holiday  
Friday

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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

Ben Brewer, Fire Department, invited members of the City Council to attend Fire Ops 101. He described the event and provided a written invitation.

Councilmember Buhler informed he had previously participated in the Fire Ops and enjoyed the experience. He also stated he did not want to take the place of a member of the public and questioned whether the Council should attend.

Mr. Brewer indicated members of the City Council were encouraged to come and stated they would not need to participate in every situation and could experience and/or observe any activity.

Councilmember Buhler requested specific movies be listed in the Update Memorandum regarding Free Movies in the Park events.

**D. POTENTIAL FUTURE AGENDA ITEMS**

City Recorder, Nichole Camac, presented several potential proclamations including Child Abuse Prevention Month (including placing pin wheels to represent 730 confirmed cases of child abuse in West Valley City), Arbor Day, and Congenital Diaphragmatic Awareness Day.

The City Council discussed the potential proclamations and instructed the proclamations for Child Abuse Prevention Month and Arbor Day be scheduled.

**8. COUNCIL REPORT**

Upon inquiry by Mayor Bigelow there were no reports from members of the City Council.

**9. MOTION TO ADJOURN**

Upon motion by Councilmember Vincent all members voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY, APRIL 5, 2016, WAS ADJOURNED AT 5:24 P.M. BY MAYOR BIGELOW.

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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 5, 2016.

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Nichole Camac  
City Recorder

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THE WEST VALLEY CITY COUNCIL RECONVENED IN EXECUTIVE SESSION ON TUESDAY, APRIL 5, 2016, AT 4:34 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor  
Lars Nordfelt, Councilmember At-Large  
Don Christensen, Councilmember At-Large  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3  
Steve Vincent, Councilmember District 4

ABSENT: Tom Huynh, Councilmember District 1 (Excused)

STAFF PRESENT:

Paul Isaac, Acting City Manager  
Nichole Camac, City Recorder  
  
Nicole Cottle, Assistant City Manager/HR Director  
Eric Bunderson, City Attorney  
Steve Pastorik, CED Department  
Mark Nord, CED Department

The City Council met in Executive Session and discussed disposition of real property.

Upon motion of Councilmember Buhler and second by Councilmember Nordfelt, all voted in favor to adjourn the Executive Session and reconvene the Council Study Meeting.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF APRIL 5, 2016, WAS ADJOURNED AT 4:39 P.M. BY MAYOR BIGELOW.

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Nichole Camac  
City Recorder