

MINUTES OF COUNCIL STUDY MEETING – JULY 26, 2016

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JULY 26, 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
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Lee Russo, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
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
Joe White, Fire Department
Andrew Wallentine, Administration
DeAnn Varney, Administration

1. APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 19, 2016

The Council considered the Minutes of the Study Meeting held July 19, 2016. There were no changes, corrections or deletions.

Councilmember Vincent moved to approve the Minutes of the Study Meeting held July 19, 2016. Councilmember Lang seconded the motion.

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

2. **INTRODUCTION OF NEW EMPLOYEES**

Upon recognition by Mayor Bigelow new employees in attendance introduced themselves to members of the City Council. The Council had previously received a list of new employees as follows:

Administration

Liliana Solis – Court Clerk

Fire

Cole Fessler- Fire Prevention Specialist

Police

Deanne Flandro- Support Services Clerk

Rory McDonough- Intelligence Analyst

Oscar Deleon-Palencia- Police Officer

Phillip Wright- Police Officer

Sterling Kimber- Police Officer

Derek Boyle- Police Officer

Jonathan Dean- Police Officer

Jason Frampton- Police Officer

Daniel Wiseman- Police Officer

Drew Babcock- Police Officer

Trace Cox- Police Officer

Alexa Baty- Police Officer

Mark Duffin- Police Officer

David Allen- Police Officer

Riley Mauch- Police Officer

Legal

Candace Hansen- Legal Secretary

David Jaynes- Attorney 1

Parks and Recreation

Robert Spencer- Mowing Crew Leader 1

Public Works

Levi Martinez- Transportation Tech II

Austin Davis- Operator 1

Evelyn Franco- Public Works Clerk I

Kanavale Uluave- Operator I

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Cadence Quinn- Operator I

Community Development

Jonathan Springmeyer- Business Development Manager

Members of the City Council welcomed the new employees to employment with West Valley City.

3. REVIEW AGENDA FOR REGULAR MEETING, SPECIAL REDEVELOPMENT AGENCY MEETING, AND SPECIAL HOUSING AUTHORITY MEETING SCHEDULED JULY 26, 2016

Item 10.A.- AWARD A CONTRACT TO MORGAN PAVEMENT FOR THE 2016 ASPHALT POLYMER TREATMENT PROJECT

Russ Willardson discussed Resolution 16-119 which would award a contract to Morgan Pavement for the 2016 Asphalt Polymer Project.

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

Bids were opened for the project on July 19, 2016. A total of two (2) bids were received.

This project consists of the application of a polymer mastic seal as a high density roadway surface preservation treatment on several roads within the city. It is designed to seal the surface on newer pavements to prevent oxidation of the asphalt oil from water infiltration and ultraviolet exposure.

Work will be performed on various streets within the city. An overview of the capital improvements plan can be found at the following link.

<https://wvc-ut.maps.arcgis.com/apps/webappviewer/index.html?id=a49389a9429a4b1a9412d627d0bc47e1>

HOUSING AUTHORITY - Item 4.A- 16-08, AUTHORIZE THE EXECUTION OF A REAL ESTATE PURCHASE AGREEMENT FOR PROPERTY LOCATED AT 3107 WEST LEHMAN AVENUE

Executive Director, Wayne Pyle, presented proposed Resolution No. 16-08 that would authorize the execution of a real estate purchase agreement for property located at 3107 West Lehman Avenue.

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The Board had previously received written information as follows:

This resolution authorizes the West Valley City Housing Authority to enter into a Real Estate Purchase Agreement to purchase property located at 3107 West Lehman Avenue, in West Valley City, Salt Lake County, for a purchase price of \$230,000.

Pursuant to this resolution, the West Valley Housing Authority will acquire the property and partner with Salt Lake County to redevelop the Valley Fair Apartments.

REDEVELOPMENT AGENCY- Item 4.A.- 16-12, APPROVE AN ASSET MANAGEMENT AGREEMENT WITH WEST VALLEY HOTEL HOLDINGS, LLC FOR THE EMBASSY SUITES HOTEL

Executive Director, Wayne Pyle, presented proposed Resolution No. 16-12 that would approve an Asset Management Agreement with West Valley Hotel Holdings, LLC for the Embassy Suites Hotel.

The Board had previously received written information as follows:

This resolution authorizes the RDA to enter into an Asset Management Agreement with West Valley Hotel Holdings, LLC to manage the Embassy Suites Hotel located in West Valley City, Salt Lake County, Utah.

As part of the redevelopment of Fairbourne Station, the RDA acquired an Embassy Suites Hotel, located in West Valley City, Salt Lake County, Utah. To further develop business opportunities at the Hotel, this resolution will authorize the RDA to enter into an Asset Management Agreement for the Hotel, wherein West Valley Hotel Holdings, LLC will develop the Hotel's amenities and otherwise manage the Hotel operations in cooperation with Western States Lodging & Management, II, L.C.

REDEVELOPMENT AGENCY, ITEM 4.B- 16-13, APPROVE AN OPTION FOR THE PURCHASE OF REAL ESTATE AGREEMENT WITH WEST VALLEY HOTEL HOLDINGS, LLC FOR THE EMBASSY SUITES HOTEL

Executive Director, Wayne Pyle, presented proposed Resolution No. 16-13 that would approve an option for the purchase of Real Estate Agreement with West Valley Hotel Holdings, LLC for the Embassy Suites Hotel.

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The Board had previously received written information as follows:

This resolution authorizes the RDA to enter into an Option for the Purchase of Real Estate with West Valley Hotel Holdings, LLC., for the Embassy Suites Hotel located in West Valley City, Salt Lake County, Utah.

As part of the redevelopment of Fairbourne Station, the RDA acquired an Embassy Suites Hotel, located in West Valley City, Salt Lake County, Utah. It is proposed that the RDA enter into an Asset Management Agreement for the Hotel with West Valley Hotel Holdings, LLC, along with this Option for the Purchase of Real Estate, which will give West Valley Hotel Holdings, LLC the option to purchase the Hotel.

Upon inquiry by Mayor Bigelow, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular Meeting scheduled later this night.

4. **NEW BUSINESS SCHEDULED FOR JULY 26, 2016 REGULAR MEETING**
A. **RESOLUTION NO. 16-119, AWARD A CONTRACT TO MORGAN PAVEMENT FOR THE 2016 ASPHALT POLYMER TREATMENT PROJECT**

Russ Willardson discussed proposed Resolution No. 16-119 that would award a contract to Morgan Pavement for the 2016 Asphalt Polymer Treatment Project.

Written information previously provided the City Council included the following:

Bids were opened for the project on July 19, 2016. A total of two (2) bids were received.

This project consists of the application of a polymer mastic seal as a high density roadway surface preservation treatment on several roads within the city. It is designed to seal the surface on newer pavements to prevent oxidation of the asphalt oil from water infiltration and ultraviolet exposure.

Work will be performed on various streets within the city. An overview of the capital improvements plan can be found at the following link.

<https://wvc-ut.maps.arcgis.com/apps/webappviewer/index.html?id=a49389a9429a4b1a9412d627d0bc47e1>

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

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The City Council will consider proposed Resolution No. 16-119 at the Regular Council Meeting scheduled July 26, 2016, at 6:30 P.M.

5. EMPLOYEE OF THE MONTH AWARD, AUGUST 2016- MARIA ALVARADO, JUSTICE COURT

Don Christensen offered to read the nomination of Maria Alvarado, Justice Court, to receive Employee of the Month Award for August 2016 at the Regular Council Meeting scheduled August 9, 2016, at 6:30 P.M. Ms. Alvarado was nominated by Brenna Sandquist.

The nomination reads as follows:

Maria is probably the most cheerful and positive person here at the justice court. She starts of each day with a hello and a smile to every person she comes across. I personally know a handful of times that she has made my day more positive just by being around her cheerful personality. She also was recently asked to change job assignments and has taken the time necessary to learn everything she needs to know in order to perform her new assignment to the best of her ability. Maria is one of our Spanish speakers and never hesitates to volunteer to translate for a customer or take Spanish calls when asked for help.

6. PUBLIC HEARINGS SCHEDULED AUGUST 9, 2016

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING THE BUDGET OF WEST VALLEY CITY FOR FISCAL YEAR 2016-2017

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled August 9, 2016, in order for the City Council to hear and consider public comments regarding the budget of West Valley City for Fiscal Year 2016-2017.

Proposed Resolution 16-120 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

RESOLUTION NO. 16-120, ADOPT A FINAL BUDGET; MAKE APPROPRIATIONS FOR THE SUPPORT OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017; AND DETERMINE THE RATE OF TAX AND LEVYING TAXES UPON ALL REAL AND PERSONAL PROPERTY WITHIN WEST VALLEY CITY, UTAH, TAXABLE BY LAW FOR THE YEAR 2016

Wayne Pyle, City Manager, discussed proposed Resolution No. 16-120 that would adopt a final budget; make appropriations for the support of West Valley City for the fiscal year beginning July 1, 2016 and ending June 30, 2017; and determine the rate of tax and levying taxes upon all real and personal property within West Valley City, Utah, taxable by law for the year 2016.

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

This resolution adopts the final budget for West Valley City for the 2016-2017 fiscal year and sets a date for public comment at a hearing to be held on August 9, 2016.

West Valley City will adopt a final budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2016-2017.

Wayne Pyle stated that there will be information provided to residents at the Public Hearing and online that explains the tax increase and other budget related questions members of the public may have.

Don Christensen stated that the valuation on his home increased this year which would raise taxes as well.

Staff and the Council briefly discussed budget changes and tax increases in the City as well as throughout the County.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will hold a public hearing and consider proposed Resolution No. 16-120 at the Regular Council Meeting scheduled August 9, 2016, at 6:30 P.M.

B. 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 August 9, 2016, 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 16-121 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

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RESOLUTION NO. 16-121, AUTHORIZE 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. 16-121 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.

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

Authorize the Police Department to apply for the Justice Assistance Grant (J.A.G.) through the Department of Justice Programs. The Grant amount is \$97,094. A portion of the funds would be utilized to pay for specialized equipment and overtime for the Department's Special Investigations Unit. The other portion will be used to purchase a web-based mobile alert system entitled "CodeRed". The police department is not required to match funds as this is a non-matching grant. The 2016 J.A.G. program is a three year grant. Additional funding may be awarded in future years to continue the grant program.

The U.S. Department of Justice Programs is allowing the West Valley City Police Department to apply for a Justice Assistance Grant (J.A.G.). The funds may be used to purchase equipment, fund training, to fund approved programs, and pay salaries for approved programs. The procedure for allocating J.A.G. funds is a formula based on population and crime statistics in combination with a minimum allocation to ensure that each state and territory receives an appropriate share. The Edward Byrne Memorial Justice Assistance Grant Program will allow states and local governments to support a broad range of activities to improve the criminal justice system. J.A.G. replaced the Byrne Formula and Local Law Enforcement Block Grant programs.

Police Chief L. Russo is re-instituting the police department's Special Investigations Unit. In order for this unit to function at its full potential, specialized equipment and funding for overtime activities are needed. A portion of the 2016 J.A.G. will be used to cover these costs.

Additionally, the Department will be purchasing a web-based mobile alert system called "CodeRed". CodeRed allows for immediate and effective communication between a police department and its citizens by way of alerts via email or mobile devices. CodeRed also provides lines of communication for internal notifications within a police department.

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Chief Russo briefly explained the proposed Special Investigations Unit and its potential. He also discussed hiring goals for the Police Department and the average experience of current officers in the City's force.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will hold a public hearing and consider proposed Resolution No. 16-121 at the Regular Council Meeting scheduled August 9, 2016, at 6:30 P.M.

7. RESOLUTION NO. 16-122, SUPPORT THE CREATION OF A VETERANS HALL WITHIN THE STATE OF UTAH

Mayor Bigelow discussed proposed Resolution No. 16-122 that would authorize the City to support the creation of a Veterans Hall within the State of Utah.

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

The Veteran's Hall Foundation is asking the West Valley City Council to support them in their efforts to build a Veterans Memorial Hall by adopting the resolution.

The State of Utah does not currently have a Veterans Memorial Hall specifically built not only as a memorial but a gathering place for families to honor and recognize Utah Veterans. Recognizing the need for a unique place to remember, honor and respect those who have given their lives for their Country, the Veteran's Hall Foundation has launched a campaign to raise money to construct a building for this purpose.

During the past several months the Veteran's Hall Foundation has found great support from the public, with members of the State legislature and other mayors and Council members in other local municipalities throughout the State. Several local government officials desire to pass resolutions supporting their efforts to raise funds for this worthwhile cause. West Valley City elected officials have also expressed a desire to voice their support as well.

Councilmember Lang asked if the City has answered the questions that were provided in the Council packets. Mayor Bigelow replied not yet and explained that these questions are ways to help City's evaluate whether they have the proper location for the Veteran's Hall. He added that he is available to answer any questions that members of the Council may have.

Councilmember Vincent suggested that the issue paper be submitted by Ron Bigelow and not Paul Isaac. Mayor Bigelow stated that he didn't want there to be any confusion that

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he was acting on behalf of the Council. Councilmember Lang suggested changing the issue Paper to state the Veteran's Hall Foundation Board.

Councilmember Buhler asked how approving this resolution will further the cause. Mayor Bigelow replied that being able to show that there is support for the Veteran's Hall is an important way of getting the building constructed in the State of Utah.

The Mayor and Council discussed the type of veteran's that will be honored and the story that will be told through various aspects of the project.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

The City Council will consider proposed Resolution No. 16-122 at the Regular Council Meeting scheduled August 9, 2016, at 6:30 P.M.

8. RESOLUTION NO. 16-123, RATIFY THE CITY MANAGER'S RE-APPOINTMENT OF ABIGAIL DIZON-MAUGHAN AS CHAIR OF THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING AUGUST 9, 2016 AND ENDING JULY 1, 2018

City Manager, Wayne Pyle, discussed proposed Resolution No. 16-123 that would ratify the City Manager's re-appointment of Abigail Dizon-Maughan as Chair of the Professional Standards Review Board for a term commencing August 9, 2016 and ending July 1, 2018.

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

This resolution re-appoints Abigail Dizon-Maughan as Chair of the Professional Standards Review Board for a term commencing on August 9, 2016 and ending on July 1, 2018.

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

The City Council will consider proposed Resolution No. 16-123 at the Regular Council Meeting scheduled August 9, 2016, at 6:30 P.M.

9. COMMUNICATIONS

A. SKATE PARK UPDATE

Jason Erekson, Parks Department, provided an update on the construction of the Skate Park located at Centennial Park. He presented pictures of the progress.

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Members of the Council and staff discussed safety, future methods of repair, and weather and reasons for delays.

Councilmember Vincent stated that the piece of property to the north would be ideal as a dirt path for bicycles and questioned whether this discussion was still being had. Jason Erekson replied there were conversations on this but not for some time. Councilmember Vincent encouraged this to be looked into.

B. BUDGET UPDATE

City Manager, Wayne Pyle, had no new information regarding the budget.

C. COUNCIL UPDATE

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

Councilmember Buhler asked if anyone is attending the welcoming of the Princess of Tonga who will be visiting Utah. Mayor Bigelow stated that West Valley has a significant Tongan population and a representative should be there.

Councilmember Buhler asked if the Council should attend Mayor McAdams discussion on homelessness. Wayne Pyle, City Manager, replied that the City is participating in the homelessness conversation but the City has its own way of finding solutions. He indicated attending the event may show support for Mayor McAdam's efforts and indicated it would be good to have a statement prepared to acknowledge various points. Mr. Pyle added that a statement may be sent to Mayor McAdams either way, even if no members of the Council attend.

10. NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Upon inquiry, there were no potential future agenda items.

B. COUNCIL REPORTS

COUNCILMEMBER STEVE VINCENT- WESTFEST

Councilmember Vincent stated that a children's parade is being considered for WestFest. He indicated that he would like different Council districts to get scouts and other groups involved.

11. ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY JULY 19, 2016 WAS ADJOURNED AT 5:39 P.M.

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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 19, 2016.

Nichole Camac
City Recorder