

**MINUTES OF COUNCIL STUDY MEETING – MAY 2, 2017**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MAY 2, 2017, 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

Paul Isaac, Assistant City Manager/ HR Director  
Nicole Cottle, Assistant City Manager/General Counsel/ CED Director  
Eric Bunderson, City Attorney  
Lee Russo, Police Chief  
John Evans, Fire Chief  
Jim Welch, Acting Finance Director  
Layne Morris, CPD Director  
Russell Willardson, Public Works Director  
Nancy Day, Acting Parks and Recreation Director  
Sam Johnson, Strategic Communications Director  
Jake Arslanian, Public Works Department  
DeAnn Varney, Administration

**APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 25, 2017**

The Council considered the Minutes of the Study Meeting held April 25, 2017. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held April 25, 2017. Councilmember Lang seconded the motion.

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

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### INTRODUCTION OF NEW EMPLOYEES

New employees introduced themselves to members of the City Council. The Council received the following list prior to the meeting:

#### Admin-IT

Martin Ruiz- Systems Administrator

#### Admin-Justice Court

Anna Reyes- Justice Court Clerk

Leslie Saena- Justice Court Clerk

#### CPD

Kennedy Dalley- Animal Control Officer

Shawn Elliot- Housing Authority Caseworker

#### Finance

Saydi Jaeger- Account Receivable/ Treasury Clerk

#### Fire

Taylor Bosen- Firefighter

Michael Buchanan- Firefighter

Nikolas Hill- Firefighter

Christopher Hing- Firefighter

Jacob Judkins- Firefighter

Grant Sheppard- Firefighter

#### Legal

Joshua Brotherton- Attorney I

Rhiannon Mann- Attorney I

#### Parks & Recreation

Michael Hobbs- Custodian Manager

Joshua White- Mowing Crew Leader I

#### Police

Cody Adam- Police Officer

John "Gabriel" Bier- Police Officer

Joshua Cook- Police Officer

Jeremy Dean- Police Officer

Adrian Garlick- Police Officer

Cris Johnson- Police Officer

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Jonathan Norman- Police Officer  
Metui Tautua'a- Police Officer  
Keaton Thompson- Police Officer

Public Works

Emilio Veralde- Operator I  
William Wait- Facilities Coordinator I

UCCC

Jeff Orren- Event Operations Supervisor  
Dylan Westenskow- Custodian Event Specialist

**REVIEW AGENDA'S FOR REGULAR CITY COUNCIL, REDEVELOPMENT AGENCY, HOUSING AUTHORITY, AND MUNICIPAL BUILDING AUTHORITY MEETING'S OF MAY 9, 2017**

Upon inquiry by Mayor Bigelow, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular City Council, Redevelopment Agency, Housing Authority, and Building Authority Meeting's scheduled later this night.

**AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR MAY 9, 2017**

**A. COMMISSION ON ACCREDITATION FOR LAW ENFORCEMENT AGENCIES (CALEA) AWARD PRESENTATION FOR INTERNATIONAL ACCREDITATION**

Wayne Pyle stated that the Police Department recently received international accreditation from CALEA. This is a very distinguished accomplishment and the Department will receive an award for its achievement.

**B. EMPLOYEE OF THE MONTH, MAY 2017- MICHELLE SILLER, LEGAL DEPARTMENT**

Councilmember Christensen offered to read the nomination of Michelle Siller, Legal Department, to receive Employee of the Month Award for May 2017. Ms. Siller was nominated by Bradley Jeppsen.

The nomination reads as follows:

Michelle took over duties for a co-worker that went on maternity leave, while maintaining her regular duties. Michelle put in extra hours first in learning the new assignment and second in fulfilling the new duties assigned to her in a seamless manner.

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Victim Advocates have exceptionally difficult jobs of working with the City's most unfortunate citizens during the most trying times of their lives. Through her many years of work Michelle has never gotten discouraged and has continuously shown as much or more compassion and understanding toward her clients than most of their own family members, and the best part about it is that it is sincere.

Over the past six weeks Michelle has worked two jobs without letting either slip. In a spot where most employees would complain about the increased duties, Michelle has made it plain that she relishes the increased opportunity to affect positive change in the lives of our citizens. Michelle has made a true difference in the lives of her clients.

### **RESOLUTION NO. 17-67: AWARD A CONTRACT TO COMFORT SYSTEMS USA INTERMOUNTAIN, INC. FOR THE REPLACEMENT OF THE HVAC SYSTEM AT THE FAMILY FITNESS CENTER**

Wayne Pyle, City Manager, and Jake Arslanian, Public Works, discussed proposed Resolution 17-67 that would award a contract to Comfort Systems USA Intermountain, Inc. for the replacement of the HVAC System at the Family Fitness Center.

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

West Valley City solicited proposals for the replacement of HVAC RTU #1 at the Family Fitness Center. Four companies responded with Comfort Systems USA Intermountain, Inc. (CSI) being selected.

Parks and Recreation publicly advertised for proposals for the replacement of HVAC RTU #1 at the Family Fitness Center. The current unit is not functioning properly and, after inspection from qualified technicians, it has been deemed that the life expectancy has expired and the unit could shut down permanently at any time.

The project was posted in the newspaper and four companies were personally contacted. The proposals were evaluated and compared against each other in a matrix format by a committee of three. Although not the low bid, staff chose CSI based upon the following conclusions:

1. CSI provided the best warranty.
2. CSI and Commercial Mechanical were the only two responders that provided references.
3. CSI had the best timeline and the shortest pool downtime.
4. The lowest bid came from Friendly Plumber Heating and Air. Their bid was \$11,332.42 lower than CSI, however, their proposal was incomplete.

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There was no information on warranty, no references, no timeline, no pool downtime and no information on insurance requirements. CSI was the next lowest bid.

Councilmember Buhler asked if the only unit being replaced is the one over the pool area. Jake replied yes. Councilmember Buhler asked how long the existing unit has lasted. Jake replied that the same unit has been used since the construction of the facility which occurred in 1999. Wayne added that the existing unit has been repaired many times over the years but cannot be repaired any further. Mayor Bigelow asked if the new unit is specific for a swimming pool space. Jake replied yes. Councilmember Huynh asked if this is a reliable company. Jake replied yes. Councilmember Christensen asked what the warranty entails. Jake replied the company will provide a 2 year warranty that they also have the option to extend. Wayne stated that financial conversations need to be had regarding further issues that could happen in the coming year as the rest of the fitness center ages.

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

The City Council will consider proposed Resolution No. 17-67 at the Regular Council Meeting scheduled May 9, 2017, at 6:30 P.M.

### **CONSENT AGENDA SCHEDULED FOR MAY 9, 2017**

**A. RESOLUTION 17-68, AUTHORIZE THE CITY TO ACCEPT A STORM DRAIN EASEMENT AND A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM KURT P. CHRISTIANSEN TRUSTEE OF THE KURT P. CHRISTIANSEN TRUST (GRANTOR) FOR PROPERTY LOCATED AT 2861 WEST PARKWAY BOULEVARD (PARCEL 15-21-377-001)**

Mayor Bigelow discussed proposed Resolution No. 17-68 that would authorize the City to accept a Storm Drain Easement and a Grant of Temporary Construction Easement from Kurt P. Christiansen Trustee of the Kurt P. Christiansen Trust (Grantor) for property located at 2861 West Parkway Boulevard (Parcel 15-21-377-001).

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

Easements over this portion of the Kurt P. Christiansen Trust parcel located at 2861 W. Parkway Boulevard were acquired as part of the 2017 Asphalt Overlay Project which will involve approximately two dozen roads citywide. One of those roads will include Parkway Boulevard from 2700 West to 3270 West. Prior to the overlay on Parkway Boulevard, an existing

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48” corrugated metal storm drain pipe (CMP) needs to be replaced. The existing storm drain pipe which crosses Parkway Boulevard and runs through the west side of Christiansen property to the existing Kearns Chesterfield Drain is beginning to fail. The existing 48” CMP will be replaced with a new 48” reinforced concrete pipe (RCP). In addition to new storm drain piping, construction will include new storm drain boxes, construction of a new concrete drive approach at the west entrance of your property and an asphalt T-patch where the new pipe is installed. Reimbursement in the amount of \$1,400.00 is being paid to the property owner for Attorney fees.

Councilmember Buhler asked why the amount of these easements seem to be more expensive than others done in the past. Russ Willardson explained that the business is requesting that they recuperate attorney fees acquired for reviewing the easements.

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

**B. RESOLUTION 17-69, RATIFY THE CITY MANAGER'S APPOINTMENT OF DARRICK PORTER TO THE WEST VALLEY PLANNING COMMISSION FOR A TERM FROM MAY 9, 2017 TO JULY 1, 2017**

Mayor Bigelow discussed proposed Resolution No. 17-69 that would ratify the City Manager's appointment of Darrick Porter to the West Valley Planning Commission for a Term from May 9, 2017 to July 1, 2017.

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

The Planning Commission is composed of seven members and one alternate member appointed and reappointed by the City Manager with the advice and consent of the City Council.

David McEwen, who was previously serving as the alternate member, was recently appointed as a regular member of the Planning Commission. Darrick Porter has been recommended for appointment as the alternate member of the Planning Commission to take David McEwen' place. His term will run from May 9, 2017 to July 1, 2017.

Darrick Porter is a project manager for Big Tree Construction, a specialized interior commercial contracting company providing construction design. He is a life-long resident of West Valley City and has served on the West Valley City Clean and Beautiful Committee. We

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believe Darrick Porter will be a valuable asset to the City in serving on the Planning Commission.

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

The City Council will consider proposed Resolution's 17-68 and 17-69 at the Regular Council Meeting scheduled May 9, 2017, at 6:30 P.M.

### COMMUNICATIONS

#### A. UDOT I-215 UPDATE

Oahn Le, UDOT Representative, distributed a handout to the Council that summarized changes occurring to the I-215 reconstruction project. She stated that additional ramps have been closed for safety reasons, specifically the SR 201 eastbound to northbound ramp which will be closed for the next four months. Ms. Le state that detour signs direct traffic to Redwood Road, Bangerter, or California Avenue which is causing delays while commuters are still adjusting to changes. She indicated that UDOT will continue to monitor traffic and will consider opening or closing more ramps depending on issues that are evaluated. Ms. Le stated that the flyover ramp at 3500 South seems to be an issue for backups and UDOT is looking for solutions. Councilmember Lang stated that KSL's traffic report advised commuters to use I-15 and indicated that the media is trying to get the message out. Ms. Le agreed and added that UDOT has also provided "construction survival kits" to residents who are impacted by noise, etc. during the construction period.

#### B. IDEA HOUSE UPDATE AND COMMUNITY DEVELOPMENT CORPORATION INVITATION

Steve Pastorik, CED Department, indicated that Community Development Corporation does not have a completion date set for current Idea House's due to construction delays and was unable to provide an invitation to the Council today. Steve presented a PowerPoint presentation summarized as follows:

- Idea House 1 is located at 2538 W 3935 S
  - o Steve summarized changes that have occurred to the home at this address.
- Idea house 2 is located at 3888 S 2520 W
  - o Steve summarized changes that have occurred to the home at this address.
- Idea house 3 is located at 3817 S 2475 W
  - o Steve summarized changes that have occurred to the home at this address.
- Idea house 4 is located at 3007 W 2960 S

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- Steve summarized changes that have occurred to the home at this address.
- Idea house 5 is located at 4360 S 3720 W
  - Steve summarized changes that are being proposed to this home.
- Idea house 6 is located at 3883 Cheryl Avenue
  - Steve summarized changes that are being proposed to this home.

Councilmember Christensen stated that Idea House 4 had a roof modification. Steve replied that the roof conversion was the best approach on this one due to the condition of the existing roof. Councilmember Vincent asked if the program is generating the effect that the City had hoped with neighbors improving their homes around Idea House's. Steve replied that improvements are being seen in homes being re-painted, fixed up, and overall general enhancement in neighborhoods. He indicated that neighborhoods with Idea House's saw an increase in assessed value. Councilmember Christensen stated that he saw a news story on an Idea House in South Salt Lake and would like to see press coverage on those in West Valley. Steve replied that Sam Johnson is working on a press release for the 4<sup>th</sup> Idea House once it's finalized and an open house is scheduled. Councilmember Huynh asked how many more homes will be done in district 1. Steve replied that he is unsure and indicated that it will depend on how what the City can purchase, the housing market, etc.

### C. **DISCUSSION CONCERNING REQUEST FOR STATEMENT ON IMMIGRATION POLICY**

Wayne Pyle stated that the Council can take whatever direction they choose on the recent immigration issue that has been brought forward by members of the community during the last few City Council meetings. He indicated that staff has a copy of the CALEA policy used by the Police Department available and has also drafted a resolution that includes language that corresponds with the City's policy. Wayne indicated that staff hasn't heard any further requests from the groups that have vocalized concern but there could be people that attend Meet the Mayor and others that may contact Councilmember's individually.

Councilmember Buhler stated that he feels it's important to communicate with the immigrate community and indicated that this is an issue that residents feel strongly about. He stated that he is unsure if the best approach is by resolution, social media, or by a news story. Wayne stated that meeting with the community on an ongoing basis is an option. Mayor Bigelow indicated that people want a public statement. Councilmember Vincent stated that residents are requesting resolutions from the state as well. The Mayor, Council, and staff discussed the Police Department and their limited involvement with ICE except in the case of violent felons. Mayor Bigelow stated that he feels a resolution is a good way to make a public statement



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and stated that he feels all immigrant groups should be included in the conversation. The Mayor and Council discussed race issues in the Community, State, and Nation. Councilmember Buhler stated that he doesn't want to impede people from seeking help, gaining an education, or being involved in their community. The Council agreed to continue discussing this issue and to see what conversations occur in the coming weeks.

**D. COUNCIL UPDATE**

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

Members of the City Council had no further questions regarding the Council Update.

**NEW BUSINESS**

**A. POTENTIAL FUTURE AGENDA ITEMS**

Councilmember Vincent asked if the proposed cat ordinance is still being discussed. Wayne replied that Councilmember Lang was satisfied with the ordinance as it was written so staff is no longer pursuing it unless otherwise directed. The Council and staff discussed cat complaints, ways of responding to domestic cat issues versus community cat issues, feral cats in neighborhoods, and whether requiring cats on leashes would be beneficial. The Council decided to leave the ordinance as it is.

**B. COUNCIL REPORTS**

**COUNCILMEMBER VINCENT- CAB EXECUTIVE MEETING**

Councilmember Vincent stated that Andrew Wallentine provided a proposal for a new structure of the Utah Cultural Celebration Center Board's and Committee's. He indicated that the plan is to dissolve the organization and allow some committees to operate separately with a budget. Councilmember Vincent stated that there are still discussions being had but there will be positive movement and changes moving forward.

**COUNCILMEMBER CHRISTENSEN- WESTERN GROWTH COALITION**

Councilmember Christensen stated that a meeting will be held for the Western Growth Coalition on Monday May 14, 2017 at West Jordan City Hall and West Valley City will host the lunch. He also stated that he can attend the Mayoral discussion for the Coalition on May 8, 2017 at noon in Mayor Bigelow's place.

**MOTION FOR EXECUTIVE SESSION**

Councilmember Buhler moved to adjourn and reconvene in an Executive Session for discussion of professional competence. Councilmember Vincent seconded the motion.

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

|                           |     |
|---------------------------|-----|
| Councilmember Vincent     | Yes |
| Councilmember Lang        | Yes |
| Councilmember Buhler      | Yes |
| Councilmember Huynh       | Yes |
| Councilmember Christensen | Yes |
| Councilmember Nordfelt    | Yes |
| Mayor Bigelow             | Yes |

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY MAY 2, 2017 WAS ADJOURNED AT 6:05 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, May 2, 2017.

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Nichole Camac  
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN EXECUTIVE SESSION ON TUESDAY, MAY 2, 2017, AT 6:08 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

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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  
Paul Isaac, Assistant City Manager/ HR Director

The City Council met in Executive Session and discussed professional competence.

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF MAY 2, 2017 WAS ADJOURNED AT 6:24 P.M. BY MAYOR BIGELOW.**

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Nichole Camac – City Recorder

**SWORN STATEMENT**

As the Mayor, I presided at a closed meeting of the West Valley City Council on May 2, 2017. Pursuant to Section 52-4-206(6)(a) Utah Code annotated, 1953 as amended, I hereby sign this sworn statement and affirm that the sole purpose for closing the meeting was to discuss:

- (a) the character, professional competence, or physical or mental health of an individual; or
- (b) the deployment of security personnel, devices, or systems.

SWORN to this 2<sup>nd</sup> day of May, 2017



*Ron Binslow*  
MAYOR

ATTEST:

*Marilyn Comae*  
City Recorder