

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, SEPTEMBER 5, 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
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
Steve Vincent, Councilmember District 4

STAFF PRESENT:

Paul Isaac, Acting City Manager/Assistant City Manager/ HR Director
Nichole Camac, City Recorder

Nicole Cottle, Assistant City Manager/General Counsel/ CED Director
Eric Bunderson, City Attorney
Colleen Nolen, Acting Police Chief
John Evans, Fire Chief
Jim Welch, Acting Finance Director
Layne Morris, CPD Director
Russell Willardson, Public Works Director
Nancy Day, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
DeAnn Varney, Administration
John Rock, Administration
Chris Beichner, Fire Department
Jon Springmeyer, CED Department
Jody Knapp, CED Department
Steve Pastorik, CED Department

APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 22, 2017

The Council considered the Minutes of the Study Meeting held August 22, 2017. There were no changes, corrections or deletions.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-2-

Councilmember Vincent moved to approve the Minutes of the Study Meeting held August 22, 2017. Councilmember Buhler seconded the motion.

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

REVIEW AGENDA FOR REGULAR MEETING OF SEPTEMBER 5, 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 Meeting scheduled later this night.

AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED FOR SEPTEMBER 12, 2017

A. EMPLOYEE OF THE MONTH AWARD, SEPTEMBER 2017- JENI HARWARD, PUBLIC RELATIONS/NEIGHBORHOOD SERVICES

Councilmember Nordfelt offered to read the nomination of Jeni Harward, Public Relations/Neighborhood Services, to receive Employee of the Month Award for September 2017. Ms. Harward was nominated by Aaron Crim.

The nomination reads as follows:

Jeni is an outstanding West Valley City employee, and is an example to all of her colleagues. Every day, she is pulled in many directions, helping employees and offices throughout the city with special projects and unexpected issues. When she is asked to help with a Code Enforcement question, a homeless resource issue, a neighborhood watch project, or an EAC assignment, she does it with a smile. Many of the projects she is asked to help with are above and beyond her scope of responsibility, yet she willingly steps in and gets things taken care of. She is also a wealth of knowledge. Ask Jeni a question about the city, and if she doesn't know the answer, she knows someone who does. In addition to being a hard worker, Jeni is a wonderful colleague and friend. She is always happy, always smiling, and with her infectious laugh is an absolute pleasure to work with. Long hours, weekend projects, and outdoor events in the sweltering sun are much more bearable when Jeni is around to help and make everyone laugh. She always has a positive attitude, and whether it's a city employee or a neighborhood watch group, people love working with her. Jeni is a fantastic West Valley City employee, and I would be surprised to find anyone in or outside of City Hall who doesn't agree.

PUBLIC HEARINGS SCHEDULED SEPTEMBER 12, 2017

A. ACCEPT PUBLIC INPUT REGARDING THE WEST VALLEY CITY POLICE DEPARTMENT'S APPLICATION FOR A JUSTICE

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-3-

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 September 12, 2017, 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 17-145 related to the proposal to be considered by the City Council subsequent to the public hearing, were discussed as follows:

RESOLUTION NO. 17-145, AUTHORIZE THE WEST VALLEY CITY POLICE DEPARTMENT TO APPLY FOR JUSTICE ASSISTANCE GRANT (J.A.G.) THROUGH THE U.S. DEPARTMENT OF JUSTICE PROGRAMS

Paul Isaac, Acting City Manager, discussed proposed Ordinance 17-145 that would authorize the West Valley City Police Department to Apply for Justice Assistance Grant (J.A.G.) Through the U.S. Department of Justice Programs.

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

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 implemented a body worn camera program in 2014. In order to continue this program, the department much purchase storage and licensing fees for each camera. The 2017 J.A.G. will be used to cover these costs.

Councilmember Buhler noted that the grant application was due today (September 5, 2017). Mr. Isaac replied that this is correct but indicated that this resolution is just the formal approval of the Council accepting the grant money.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-4-

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. 17-145 at the Regular Council Meeting scheduled September 12, 2017, at 6:30 P.M

B. ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-1-2017, FILED BY BRAD REYNOLDS CONSTRUCTION, REQUESTING A GENERAL PLAN CHANGE FROM NON-RETAIL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL (7-12 UNITS/ACRE) AND A ZONE CHANGE FROM A (AGRICULTURE) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL) FOR PROPERTY LOCATED AT 4530 SOUTH 2700 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled September 12, 2017, in order for the City Council to hear and consider public comments regarding application GPZ-1-2017, filed by Brad Reynolds Construction, requesting a General Plan Change from Non-Retail Commercial to Medium Density Residential (7-12 Units/Acre) and a Zone Change from A (Agriculture) to RM (Multiple Unit Dwelling Residential) for property located at 4530 South 2700 West.

Proposed Ordinance 17-31, 17-32, and Resolution 17-146 related to the proposal to be considered by the City Council subsequent to the public hearing, were discussed as follows:

ORDINANCE NO. 17-31, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM NON-RETAIL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL (7-12 UNITS/ACRE) FOR PROPERTY LOCATED AT 4530 SOUTH 2700 WEST ON 15.61 ACRES

Steve Pastorik, CED Department, discussed proposed Ordinance 17-31 that would amend the General Plan to show a change of land use from non-retail commercial to medium density residential (7-12 Units/Acre) for property located at 4530 South 2700 West on 15.61 Acres.

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

The City Council changed the zoning on this property last year from A to RM for a senior condo project. However, the developer did not pursue the project and so the City rezoned the property back to the A zone shortly thereafter.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-5-

The current applicant is planning to develop the property into a 149-unit townhome project. The density of the project is 9.5 units/acre. The attached concept plan and letter from the applicant provide details on the proposed project. Also included are photos of the proposed townhomes that have been built in Riverton at approximately 12700 South Redwood Road.

The points below may help the Council determine whether townhomes are an appropriate use for this property.

- There are no stub streets to the two adjoining residential developments to the north and west.
- The online real estate database company Zillow shows neighboring home values ranging from the low to high \$200s. According to the applicant, the proposed townhomes would start at \$250,000.
- 2700 W is a 100' right-of-way, five lane arterial street that is serviced by UTA bus route 227.
- Average annual daily traffic (AADT) on 2700 W for 2015 was 16,670. A five lane arterial can handle a traffic volume of 26,500 at a level of service (LOS) C and 30,500 at an LOS D. According to the Institute of Transportation Engineers, townhomes generate 5.81 trips per day.
- Retail and other commercial services exist about ¼ mile to the south along 2700 W and 4700 S.

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

ORDINANCE NO. 17-32, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED 4530 SOUTH 2700 WEST FROM A (AGRICULTURE, MINIMUM LOT SIZE OF SIZE 1/2 ACRE) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL)

Steve Pastorik, CED Department, discussed proposed Ordinance 17-32 that would amend the Zoning Map to show a change of zone for property located 4530 South 2700 West from A (Agriculture, Minimum Lot Size of Size 1/2 Acre) to RM (Multiple Unit Dwelling Residential).

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

The City Council changed the zoning on this property last year from A to RM for a senior condo project. However, the developer did not pursue the

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-6-

project and so the City rezoned the property back to the A zone shortly thereafter.

The current applicant is planning to develop the property into a 149-unit townhome project. The density of the project is 9.5 units/acre. The attached concept plan and letter from the applicant provide details on the proposed project. Also included are photos of the proposed townhomes that have been built in Riverton at approximately 12700 South Redwood Road.

The points below may help the Council determine whether townhomes are an appropriate use for this property.

- There are no stub streets to the two adjoining residential developments to the north and west.
- The online real estate database company Zillow shows neighboring home values ranging from the low to high \$200s. According to the applicant, the proposed townhomes would start at \$250,000.
- 2700 W is a 100' right-of-way, five lane arterial street that is serviced by UTA bus route 227.
- Average annual daily traffic (AADT) on 2700 W for 2015 was 16,670. A five lane arterial can handle a traffic volume of 26,500 at a level of service (LOS) C and 30,500 at an LOS D. According to the Institute of Transportation Engineers, townhomes generate 5.81 trips per day.
- Retail and other commercial services exist about ¼ mile to the south along 2700 W and 4700 S.

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

RESOLUTION NO. 17-146, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH BRAD REYNOLDS CONSTRUCTION FOR APPROXIMATELY 15.61 ACRES OF PROPERTY LOCATED AT 4530 SOUTH 2700 WEST

Steve Pastorik, CED Department, discussed proposed Resolution 17-146 that would authorize the City to enter into a Development Agreement with Brad Reynolds Construction for approximately 15.61 acres of property located at 4530 South 2700 West.

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

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-7-

Brad Reynolds has submitted an application (GPZ-1-2017) on 15.61 acres to change the zoning from A (agriculture, minimum lot size ½ acre) to RM (residential, multi-family) and to change the General Plan from non-retail commercial to medium density residential (7 to 12 units/acre). The Planning Commission recommended approval of the General Plan/zone change subject to a development agreement.

Below is a list of some of the main points from the development agreement:

1. No more than 149 townhomes will be built.
2. The minimum townhome sizes will be 1,156 sq. ft. for rambler units and 1,434 for two-story units. All townhomes will include a basement and 2 car garage.
3. All townhomes shall include 9' ceilings with vaulted ceilings, a Jacuzzi tub and double sink vanity in all master bedrooms, two-tone paint, granite countertops in the kitchens and bathrooms, and a tiled kitchen nook and bathroom floors.
4. Four different building styles and color schemes will be used.
5. Exterior materials will be brick, stone, fiber cement siding, and stucco.
6. A 6' precast concrete wall will be constructed along 2700 West and a 6' vinyl fence will be installed along all other sides.
7. Amenities will include courtyards, private garden spaces, a BBQ area, a patio or balcony for each unit, a pavilion, a clubhouse with a fitness room, a swimming pool, a hot tub, walking paths, a tot lot, and an entrance feature.

Councilmember Buhler clarified that the applicant meets the requirements and exceptions that allow the option to apply for the RM zone. Steve replied yes. Councilmember Vincent asked how many units the senior housing condo proposal was per acre. Steve replied it was approximately 6 units per acre. Councilmember Vincent asked if landscaping would be taken care of and maintained by the HOA. Steve replied that this could be clarified in the Development Agreement further but indicated that this is the intent. Councilmember Vincent stated that he is hesitant about this proposal because it is not large lot residential or senior housing. Steve replied that there are units where bedrooms are on the main level that could accommodate senior living. Mayor Bigelow asked how the steep hillside will be stabilized. Steve replied that grading and draining for the site will be evaluated if the Council approves the zoning. He indicated that this is conceptual at this stage of the process. Councilmember Buhler stated that he feels this is an annual project for the property and RM seems to be a common proposal. He indicated that he feels townhome units might be okay for now but likely won't bring long term value to the housing stock in the City. Mayor Bigelow agreed and asked what history the

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-8-

City can provide on the success of townhome projects. Steve replied that overall, townhome projects in the City seem to be well maintained and taken care of due to HOA's.

Councilmember Vincent asked if there is a BRT option in the area. Steve replied there will likely be a stop somewhere in this vicinity though the exact location hasn't been chosen at this time. Councilmember Huynh stated that there have been problems with HOA's in the past and questioned whether there is an option to stay away from them. Steve replied that in this case, it's unavoidable. He indicated that these units would require common maintenance of the buildings, private streets, and common areas. Mayor Bigelow asked if the City can enforce anything in this type of PUD. Steve replied that the City has not utilized Code Enforcement historically in PUD's. Councilmember Lang stated that she feels this is a significant problem and the City should avoid more PUD's. Councilmember Vincent stated that he feels on-street parking is a significant concern. Steve replied that each unit will have a two car garage and will have a driveway to park 2 additional cars. For those that don't have the additional driveway space, the Development Agreement will require additional parking elsewhere in the development. Steve described specific parking numbers for the proposal. Councilmember Vincent stated that problems in these developments are not visitor parking but tenant parking. He indicated that until a solution can be found, he doesn't feel high density housing projects should be approved. Councilmember Buhler stated that this seems to be a problem inherent to HOA's as well and agreed it's a significant problem.

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 ordinance's No. 17-31 and 17-32 and Resolution 17-146 at the Regular Council Meeting scheduled September 12, 2017, at 6:30 P.M

C. ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-3-2017, FILED BY RED BOY INC., REQUESTING A ZONE TEXT CHANGE TO AMEND THE ALCOHOL ESTABLISHMENT SPACING STANDARDS IN CHAPTER 7-7 TO REFLECT THE SAME REQUIREMENTS SET FORTH IN THE UTAH STATE CODE

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled September 12, 2017, in order for the City Council to hear and consider public comments regarding application ZT-3-2017, filed by Red Boy Inc., requesting a Zone Text Change to amend the Alcohol Establishment Spacing Standards in Chapter 7-7 to reflect the same requirements set forth in the Utah State Code.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-9-

Proposed Ordinance 17-33 related to the proposal to be considered by the City Council subsequent to the public hearing, were discussed as follows:

ORDINANCE NO. 17-33, AMEND SECTION 7-7-102 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE STANDARDS CONCERNING THE SPACING OF ALCOHOL ESTABLISHMENTS

Jody Knapp, CED Department, discussed proposed Ordinance 17-33 that would amend section 7-7-102 of the West Valley City Municipal Code to update standards concerning the spacing of alcohol establishments.

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

Per West Valley City Code, an Alcohol Establishment means a business involved in the sale, manufacture, or distribution of alcoholic beverages for retail or wholesale purposes, excluding Off-Premises Beer Retailers. An Off-Premises Beer Retailer means a licensed place of business wherein beer is sold in original containers to be consumed off the premises.

The State sets forth proximity restrictions for alcohol establishments to “community locations”, which are churches, schools, public parks, public playgrounds or libraries. Historically, the West Valley City spacing requirements for alcohol establishments have matched the Department of Alcohol and Beverage Control (DABC) regulations but the State Code was recently modified. The outlet standards have remained the same but a less restrictive standard for restaurants was introduced. These standards are as follows:

- Restaurants may not be located within 300 feet of a community location as measured by ordinary pedestrian travel, or 200 feet measured in a straight line.
- All other outlets may not be located within 600 feet of a community location as measured by ordinary pedestrian travel, or 200 feet measured in a straight line.

Therefore, the applicant is requesting that West Valley City update the standards so they match the State Regulations and have proposed the following amendment.

7-7-102. ALCOHOL ESTABLISHMENTS.

Spacing requirements for Alcohol Establishments shall be

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-10-

determined by state law.

Councilmember Buhler clarified that the City is just matching the State Code. Jody replied yes. Mayor Bigelow clarified that the only significant change is to designated restaurant uses and not to those designated as a bar. Mayor Bigelow stated that he doesn't feel comfortable changing this for one restaurant when it impacts the entire City. Councilmember Christensen stated it doesn't change things too significantly, just for restaurants. Councilmember Lang clarified that the City can have more stringent rules. Jody replied yes. Staff and the Council discussed the specific applicant and restaurant requesting the proposal.

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 ordinance No. 17-33 at the Regular Council Meeting scheduled September 12, 2017, at 6:30 P.M

RESOLUTION NO. 17-147: AUTHORIZE THE CITY TO ENTER INTO PROPERTY SCHEDULE NO. 11 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

Paul Isaac, Acting City Manager, discussed proposed Resolution 17-147 that would authorize the City to enter into Property Schedule No. 11 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 documentation previously provided to the City Council included Information as follows:

The Police Department has a need for desktop and laptop computers in order to function efficiently and effectively. Excellent interest rates have been found through U.S. Bancorp Government Leasing and Finance, Inc.

The Police Department replaces approximately one quarter of its desktop and laptop computers each year through a leasing program. This allows the Department to ensure this vital equipment does not become so outdated that it can no longer meet our needs. In preparing this year's lease, the Finance Department compared the interest rates of several leasing companies, in order to procure the best rate for this lease. Based on the proposal, the cost of the computer equipment is \$121,422.58

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-11-

and the total cost of the equipment and finance charges over the four-year period is \$127,155.52.

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

The City Council will consider proposed Resolution No. 17-147 at the Regular Council Meeting scheduled September 12, 2017, at 6:30 P.M.

RESOLUTION NO. 17-148: AUTHORIZE THE PURCHASE OF DESKTOP AND LAPTOP COMPUTERS FROM VLCM FOR USE BY THE POLICE DEPARTMENT

Paul Isaac, Acting City Manager, discussed proposed Resolution 17-148 that would authorize the purchase of desktop and laptop computers from VLCM for use by the Police Department.

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

The Police Department replaces approximately one quarter of its desktop and laptop computers each year through a leasing program. This allows the Department to ensure this vital equipment does not become so outdated that it can no longer meet our needs.

The desktop and laptop computers procured through this program will be covered by a support package from Hewlett Packard (HP) which will cover the costs of repairs needed during the lease agreement. Each computer will be leased for a period of four years, after which point the computer will belong to the City. The cost for the computers is \$121,422.58.

Formal bidding was not required as the vendor, V.L.C.M., holds a contract with the State of Utah.

Councilmember Lang asked if the oldest computers are 16 years old. Paul Isaac replied no and indicated that most computers are rotated every 3 to 4 years. Jim Welch added that they are sold for salvage after their life span has been met. He indicated that a complete wipe is done of the computers before resale or destruction.

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

The City Council will consider proposed Resolution No. 17-148 at the Regular Council

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-12-

Meeting scheduled September 12, 2017, at 6:30 P.M.

RESOLUTION NO. 17-149: APPROVE THE AWARD OF A CONTRACT TO PAULSEN CONSTRUCTION, LLC FOR THE FIRE STATIONS #71, #72, AND #76 FACILITY CONSTRUCTION PROJECT

Jake Arslanian, Public Works, discussed proposed Resolution 17-149 that would approve the award of a contract to Paulsen Construction, LLC for the Fire Stations #71, #72, and #76 Facility Construction Project.

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

From seven pre-qualified bidders, the lowest bid for the Project was received from Paulsen Construction. Bids were opened on July 31, 2017. A total of five (5) bids were received:

- Wadman Corporation \$8,055,000.00
- Hughes General Contractors \$7,945,000.00
- Hogan & Associates \$7,650,000.00
- Valley Design & Construction \$7,302,921.00
- Paulsen Construction \$7,190,519.00

The West Valley City Fire Department has many new and old apparatus that are unable to fit in the existing Fire Stations due to size of new vehicles and a lack of available space. Also, the existing Stations #71 and #72 are inadequate to house personnel in a manner that meets today's standards for the Fire Service. Both Fire Stations #71 and #72 (the busiest Station in West Valley City) lack the capacity to provide standard response services from these Stations.

Fire station #72 was demolished and will be constructed with a larger Station to better accommodate the Fire apparatus and the additional manpower needed to meet the demands of the City in this area. Station #71 will be expanded to meet current standards for housing personnel and the larger Fire apparatus. As requested by the City Council, adding the new Station #76 in the southwest quadrant of the City will better accommodate the needs in this area with quicker response times and necessary personnel.

This Facility Construction Project consists of building two new Fire Stations (Station #72 and #76), and remodeling and expanding Station #71. Fire Stations are located throughout West Valley City; Station #72 is a new building constructed on existing property located at 4100 South 4314 West, with a total approximate size of 11,275 square feet. Station #76 an entirely new Fire Station located at 5372

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-13-

South Upper Ridge Road with a total approximate size of 6,148 square feet. Station #71, that is being renovated and expanded, is located at 4158 South 6400 West and will have a total of approximately 6,197 square feet.

Mayor Bigelow discussed the original bond. Jake clarified that that this proposed cost is for the brick and mortar. He indicated that there will be additional costs for other parts of the project. He discussed the timeline for completion, the process of construction, and the efforts of the City to reduce the cost as much as possible. The Council discussed the response rate for the Fire Department during the construction process. Mayor Bigelow clarified that the cost will be more than what was originally proposed. Jake indicated that the cost will not exceed 7.6 million. Councilmember Huynh expressed concern with the cost of the project and ensuring that the City stays below 7.6 million.

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

The City Council will consider proposed Resolution No. 17-149 at the Regular Council Meeting scheduled September 12, 2017, at 6:30 P.M.

RESOLUTION NO. 17-150: APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH MILLER PAVING FOR THE TESS AVENUE SIDEWALK PROJECT

Mayor Bigelow discussed proposed Resolution 17-150 that would approve change order No. 1 to the contract with Miller Paving for the Tess Avenue Sidewalk Project.

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

During construction of the Tess Avenue Sidewalk Project, it became apparent that the pavement would need to be replaced due to a poor subgrade and deteriorated condition of the existing asphalt.

The asphalt was removed and replaced, which was a change in scope from the original bid.

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

The City Council will consider proposed Resolution No. 17-150 at the Regular Council Meeting scheduled September 12, 2017, at 6:30 P.M.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-14-

CONSENT AGENDA SCHEDULED FOR SEPTEMBER 12, 2017

A. RESO. 17-151: AUTHORIZE THE CITY TO ACCEPT A PUBLIC SIDEWALK, LIGHTING, AND UTILITY EASEMENT AND STORM DRAIN EASEMENT FROM MIDLAND ENTERPRISES, LLC, A UTAH LIABILITY COMPANY, FOR PROPERTY LOCATED AT 2665 SOUTH REDWOOD ROAD

Mayor Bigelow discussed proposed Resolution 17-151 that would authorize the City to accept a Public Sidewalk, Lighting, and Utility Easement and Storm Drain Easement from Midland Enterprises, LLC, a Utah Liability Company, for property located at 2665 South Redwood Road.

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

Acceptance of a Public Sidewalk and Utility Easement, and a Storm Drain Easement from Midland Enterprises, L.L.C., a Utah liability company for property located at 2665 S. Redwood Road. The Public Sidewalk, Lighting and Utility Easement is to accommodate installation of public utilities, together with a 10 foot sidewalk and a 15 foot park strip on the east side of Redwood Road. The Storm Drain Easement is for the required removal and replacement of existing storm drain piping which runs along the rear of the subject property from 2700 South to Malvern Avenue (2640 South).

The Midland Enterprises, L.L.C. property is the site of the proposed Pioneer Center retail shops. As a condition of approval, installation of a 10 foot sidewalk and a 15 foot park strip on the east side of Redwood Road was required. The Public Sidewalk, Lighting and Utility Easement will extend along the Redwood Road frontage of the property from the existing right-of-way line to three feet east of the new 10 foot wide sidewalk. The required Storm Drain Easement will run along the Easterly 10 feet of the subject property.

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

B. RESO. 17-152: AUTHORIZE THE EXECUTION AND RECORDING OF A DELAY AGREEMENT BETWEEN WEST VALLEY CITY AND WAT LAO SALT LAKE BUDDHARAM FOR PROPERTY LOCATED AT 7002 WEST PARKWAY BLVD

Mayor Bigelow discussed proposed Resolution 17-152 that would authorize the execution and recording of a Delay Agreement between West Valley City and Wat Lao Salt Lake Buddharam for property located at 7002 West Parkway Blvd.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-15-

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

Wat Lao Salt Lake Buddharam has requested to delay the installation of off-site improvements on 7002 West Parkway Blvd. as required by ordinance for their proposed improvements. Improvements include the installation of curb, gutter, sidewalk and asphalt tie-in to the existing roadway.

Presently, there are no existing adjoining improvements along this property. Postponing the construction of the required improvements would allow time for additional development to provide similar adjoining improvements, and would eliminate the creation of drainage problems.

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

C. RESO. 17-153: AUTHORIZE WEST VALLEY CITY TO GRANT A RIGHT OF WAY EASEMENT IN FAVOR OF QUESTAR GAS COMPANY ON A PORTION OF CITY PROPERTY LOCATED AT STONEBRIDGE GOLF COURSE LOCATED AT 4415 LINKS DRIVE

Mayor Bigelow discussed proposed Resolution 17-153 that would authorize West Valley City to grant a Right of Way Easement in favor of Questar Gas Company on a portion of City property located at Stonebridge Golf Course located at 4415 Links Drive.

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

Questar Gas Company needs to run natural gas piping to a new commercial subdivision (Stonebridge Park Commercial Subdivision). The underground pipeline requires a twenty (20) foot easement across the golf course property.

West Valley City acquired this property with the purchase of Stonebridge Golf Club in 2001. The requested easement runs along the hole Sunrise #8 and is 485 feet by 20 feet in size. The easement is along developed property, but outside of the cart path. It is not heavily maintained and should not cause any disruption to the irrigation system or golf course operation.

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

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-16-

The City Council will consider proposed Resolution's 17-151, 17-152, and 17-153 at the Regular Council Meeting scheduled September 12, 2017, at 6:30 P.M.

COMMUNICATIONS

A. 2017 ROAD CONSTRUCTION UPDATE

Russ Willardson, Public Works Director, presented a PowerPoint presentation summarized as follows:

- 2016 Projects completed in 2017
 - o 6200 S Extension (Mountain View Corridor to SR-111)
 - Cost - \$4M
 - Surface Transportation Funds (STP)
 - Completed March 2017
 - o 7200 W Bridge Replacement (Over Utah and Salt Lake Canal at 4000 S)
 - Cost - \$600,000
 - Surface Transportation Funds (STP)
 - Completed June 2017
 - o Fairbourne Station Roads (phase 2)
 - Cost - \$2.5 M
 - RDA Funds
 - Completed June 2017
- Pavement Management Projects
 - o Slurry Seal by WVC Crew (Used on Streets in Fair Condition)
 - Cost - \$594,000
 - Class C Road Funds
 - Completed August 2017
 - o Polymer Seal Coating (used on minor streets in good condition)
 - Cost - \$370,000
 - Class C Road Funds
 - Scheduled completion September 2017
 - o Chip Seal (used on major streets in good condition)
 - Cost - \$324,000
 - Class C Road Funds
 - Scheduled completion September 2017
 - o Mill and fill with hot mix asphalt overlay (used on streets in poor to fair condition)
 - Cost - \$3.6M
 - State and Class C Road Funds
 - Scheduled completion October 1, 2017
 - o Future Management Plan:

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-17-

Year	Project	Estimated Cost	Street	From	To
2018-19	Major Street 3" M&F Overlay	\$ 620,000	2700 W	3500 S	4100 S
	Streetscaping	\$ 650,000	2700 W (west side)	3650 S	4100 S
	Major Street 3" M&F Overlay	\$ 2,000,000	4100 S	2700 W	3600 W
	4100 S Reconstruction Matching Funds	\$ 800,000	4100 S	4000 W	5400 W
	Major Street 3" M&F Overlay	\$ 553,000	4700 S	2700 W	Bangerter
	Major Street Chip Seals	\$ 200,000			
	Minor Street 2" M&F Overlay	\$ 1,400,000			
		\$ 6,223,000			
2019-2020	Printer's Row Reconstruction	\$ 1,250,000	2300 S	Redwood	2300 W
	Major Street 3" M&F Overlay	\$ 640,000	4100 S	6000 W	7200 W
	Major Street Chip Seals	\$ 200,000			
	Minor Street 2" M&F Overlay	\$ 1,400,000			
		\$ 3,490,000			
2020-2021	6400 W Reconstruction w/ RR X-ing	\$ -	6400 W	4100 S	4300 S
	4700 S Reconstruction Matching Funds	\$ 500,000	4700 S	4000 W	5600 W
	Major Street Chip Seals	\$ 200,000			
	Minor Street 2" M&F Overlay	\$ 1,400,000			
		\$ 2,100,000			
2021-2022	Reconstruction with CTB	\$ -	Hunter Dr	5200 W	5600 W
	Major Street 3" M&F Overlay	\$ -	4100 S	Redwood	2700 W
	Major Street 3" M&F Overlay	\$ -	4100 S	River	Redwood
	Major Street 3" M&F Overlay	\$ -	4700 S	5600 W	6400 W
	Major Street Chip Seals	\$ -			
	Minor Street 2" M&F Overlay	\$ 1,400,000			

- Street Improvements
 - o 6800 W Widening (Orchard Elementary)
 - Cost - \$90,000
 - General Fund
 - Completed August 2017
- Tess Avenue Sidewalk (Hillsdale Elementary)
 - o Cost - \$245,000
 - o State & Class C Road Funds
 - o Completed August 2017
- 4100 South Traffic Signal Upgrades (1300 W, 2700 W, 4000 W)
 - o Cost - \$1.9M
 - o Federal Highway Safety Improvement Program (HSIP)
 - o Completed August 2017
- UDOT Projects (5400 S to 4100 S)
 - o Mountain View Corridor
 - Scheduled completion November 2017
- I-215 Reconstruction (4700 S to SR-201)
 - o Scheduled completion November 2017

The Council discussed specific streets and goals of repaving in the City. Councilmember Nordfelt asked if bike lanes were striped over the summer as part of construction projects. Russ replied that if they were designated on the General Plan, the City did stripe them. He indicated that there weren't many added this year but there is an ongoing effort to do this. Mayor Bigelow indicated that adding signage would be beneficial, particularly on 4100 South. The Council discussed safety concerns regarding speed and bicyclists. The Mayor suggested utilizing sidewalks. Eric Bunderson, City Attorney, stated that City Code prohibits bikes

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-18-

from riding on sidewalks. Councilmember Buhler indicated that this may conflict with State code as well.

B. 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 Christensen requested a General Plan review on bike paths in the City.

B. COUNCIL REPORTS

There were no Council reports.

B. REVIEW AGENDA FOR SPECIAL RDA MEETING SCHEDULED SEPTEMBER 12, 2017

A. 17-11: AUTHORIZE THE AGENCY TO ENTER INTO A REAL ESTATE PURCHASE AND SALE AGREEMENT FOR APPROXIMATELY 0.29 ACRES OF PROPERTY LOCATED AT 3540 SOUTH CONSTITUTION AVENUE

Jon Springmeyer, RDA, discussed proposed RDA Resolution 17-11 that would authorize the agency to enter into a Real Estate Purchase and Sale Agreement for approximately 0.29 acres of property located at 3540 South Constitution Boulevard.

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

The Zions Bank building property is within the City Center project area and is intended to be a part of the greater redevelopment of the project. The purchase of this property is necessary to achieve the development plans and goals for the City Center project. Zions Bank is currently under construction on a new branch at 2950 West 3500 South. This new location will allow Zions to construct their new branch design, which is larger than their current location and give them improved access and visibility, while remaining in West Valley City.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2017

-19-

Zions Bank located on Constitution Blvd, and within the City Center project area. Zions Bank has agreed to sell this property to the RDA for \$1,050,000. Zions Bank has also purchased new property at 2950 West 3500 South and has commenced construction of a new branch to replace the proposed purchase location. The purchased property will be an integral part of the redevelopment plans for the City Center project while the new Zions Bank branch will bring a brand new building, and a first tier occupant to the North side of 3500 South.

Mayor Bigelow asked when the new building will be completed. Jon replied in the next 10 to 12 months.

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

The City Council will consider proposed RDA Resolution 17-11 at a Special RDA Meeting scheduled September 12, 2017, at 6:30 P.M.

Interim Police Chief Colleen Nolen introduced herself to the members of the City Council.

ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY SEPTEMBER 5, 2017 WAS ADJOURNED AT 6:03 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 5, 2017.

Nichole Camac
City Recorder