

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 28, 2017

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, NOVEMBER 28, 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

ABSENT:

Steve Vincent, Councilmember District 4

STAFF PRESENT:

Wayne Pyle, City Manager
DeAnn Varney, Deputy City Recorder
Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/General Counsel/CED Director
Eric Bunderson, City Attorney
Colleen Nolan, Police Chief
Bob Fitzgerald, Battalion Chief
Jim Welch, Finance Director
Cindy Hobbs, CPD Department
Russ Willardson, Public Works Director
Nancy Day, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department

ABSENT:

Layne Morris, CPD Director
John Evans, Fire Chief

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APPROVAL OF MINUTES OF STUDY MEETING HELD NOVEMBER 21, 2017

The Council considered the Minutes of the Study Meeting held November 21, 2017. There were no changes, corrections or deletions.

Councilmember Don Christensen moved to approve the Minutes of the Study Meeting held November 21, 2017. Councilmember Steve Buhler seconded the motion.

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

AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED FOR DECEMBER 5, 2017

A. EMPLOYEE OF THE MONTH AWARD, DECEMBER 2017- WADE WRIGHT- POLICE DEPARTMENT

Councilmember Tom Huynh offered to read the nomination of Wade Wright, Police Department, to receive Employee of the Month Award for December 2017. Mr. Wright was nominated by Barbara Lund.

The award reads as follows:

While working as a new detective, Wade Wright approached me and explained how “Forms” are used in our document management system, OnBase. He then asked if a form could replace the paper or scanned “cover sheet” or “initial report form”. Detectives had been filling out this form by hand and hand-delivering it to Records. Their other option was filling out a generic form and then uploading the cover sheet to OnBase, thus duplicating their efforts several times during the process. Detective Wright's assistance, and the assistance of the IT department, resulted in the IR/SR Forms created in OnBase. He helped create the form, test the form, and train detectives how to use it. At this time, most of the detectives are using this form and streamlining their work. Detective Wright's actions not only reduced the police department's carbon footprint by utilizing less paper, they also allowed each detective to become more efficient by reducing the amount of time required to perform administrative tasks. The cost savings to the city will be realized immediately.

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF NOVEMBER 28, 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.

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RESOLUTION 17-184: APPROVE AN AGREEMENT BETWEEN WEST VALLEY CITY, WEST VALLEY OFFICE HOLDINGS, LLC, AND WASATCH COMMERCIAL MANAGEMENT, INC. FOR MANAGEMENT AND USE OF THE FAIRBOURNE STATION PARKING STRUCTURE TO BE BUILT AT APPROXIMATELY 3590 SOUTH MARKET STREET IN WEST VALLEY CITY

Mark Nord, CED Department, discussed proposed Resolution 17-184 that would approve an agreement between West Valley City, West Valley Office Holdings, LLC, and Wasatch Commercial Management, Inc. for management and use of the Fairbourne Station Parking Structure to be built at approximately 3590 South Market Street in West Valley City.

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

In 2014, the City and the Utah Transit Authority (“UTA”) entered into a Ground Lease and Interlocal Agreement for UTA to lease the City property for development and construction of a parking structure to meet the growing parking demands of Market Street. This resolution approves a Parking Structure Management and Use Agreement that will engage a professional management company to operate and maintain the parking structure in accordance with the existing agreements between the City and UTA. The Manager will be paid a management fee of five percent (5%) of the gross revenue derived from the parking structure by the Office Tower Owner. The Parking Structure Management and Use Agreement has an initial term of twenty (20) years, and can be renewed in 5-year increments after the initial term.

The Fairbourne Station development is proceeding as planned, making space for parking more important than ever. The City and UTA had the foresight years ago to realize that the demand for parking was going to escalate exponentially along Market Street, which led to the interlocal agreement for the parking structure. Construction funds have been identified and secured and the architectural plans finished such that the City is ready to break ground on the one-of-a-kind structure, which will include parking stalls, retail space, and a sky bridge. The parking structure will serve the parking needs of UTA’s bus/rail hubs as well as the parking needs of surrounding developments.

Councilmember Christensen asked which department the maintenance employees would fall under.

Councilmember Buhler inquired on giving up our spaces and giving the maintenance to Wasatch Commercial Management.

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Councilmember Nordfelt asked if we would receive any of the revenue in which Wayne Pyle answered that we would not.

Mayor Bigelow mentioned all of the items the city would be taking care of under this agreement.

Councilwoman Lang asked where the funding was coming from which Wayne Pyle responded with the RDA funds.

Councilman Buhler asked if we were maintaining ownership of the structure and Mr. Pyle answered over the years we would.

Councilwoman Lang asked where the 5% revenues come from and Mr. Pyle answered through the parking revenues.

Mr. Pyle answered that the managers of the structure receive the revenues along with the 5% revenues.

Councilman Huynh asked what the projected revenue numbers are going to be.

Mayor Bigelow stated this project, in order to keep it in good shape is to maintain control and do the work ourselves. This project is a fairly small project.

Mr. Pyle compared this project to the Fairbourne Plaza project.

Mayor Bigelow stated that this will be voted on in the Regular Meeting tonight.

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

The City Council will consider Resolution 17-184 at the Regular Council Meeting scheduled November 28, 2017, at 6:30 P.M.

RESOLUTION 17-185: APPROVE AN AGREEMENT WITH WASATCH COMMERCIAL BUILDERS, LLC FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE MARKET STREET PARKING STRUCTURE PROJECT

Mark Nord, CED Department, discussed proposed Resolution 17-185 that would approve an agreement with Wasatch Commercial Builders, LLC for Construction Management Services for the Market Street Parking Structure Project.

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

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This resolution approves a Construction Management Agreement with Wasatch for construction of a seven-story parking structure that will include 1,277 parking stalls, 10,000 square feet of retail space, and a sky bridge across Market Street. Wasatch is a professional construction management firm with experience in the construction of parking structures. The Utah Transit Authority (“UTA”) will have 200 free park and ride stalls in the proposed structure.

As Fairbourne Station development proceeds as planned, space for parking is more important than ever. The City and UTA had the foresight years ago to realize that the demand for parking was going to escalate exponentially along Market Street, which led to the interlocal agreement for the parking structure. The parking structure will serve the parking needs of UTA’s bus/rail hubs as well as the needs of surrounding developments.

Mayor Bigelow stated this item will also be voted on in tonight’s Regular Meeting.

Mr. Pyle indicated the exhibits are not attached but if you have questions we have all the answers.

Councilwoman Lang asked to have the exhibits emailed before tonight’s Regular Meeting.

Mr. Pyle instructed Nicole Cottle to email the exhibits to Council prior to tonight’s Regular Meeting.

Councilmember Buhler asked if the 16.5K was in line with this project.

Mark Nord addressed the Council.

Councilman Buhler asked if there will be charging stations for electric vehicles in which

Mr. Nord answered yes.

Mayor Bigelow asked if those electric stalls will be located throughout the structure and Mr. Nord indicated probable centered around 2 floors.

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

The City Council will consider Resolution 17-185 at the Regular Council Meeting scheduled November 28, 2017, at 6:30 P.M.

RESOLUTION 17-186: APPROVE AN INTERLOCAL COOPERATIVE

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AGREEMENT BETWEEN WEST VALLEY CITY AND SALT LAKE COUNTY FOR THE RECEIPT OF TRANSPORTATION FUNDS

Nicole Cottle, Assistant City Manager, presented proposed Resolution 17-186 that would approve an Interlocal Cooperative Agreement between West Valley City and Salt Lake County for the receipt of transportation funds.

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

During the 2017 General Session, the State Legislature enacted UTAH CODE ANN. 63B-27-102, as part of Senate Bill 277, and pursuant to such code section the State of Utah issued General Obligation Bonds and provided \$47,000,000 of bond proceeds to the County for applicable transportation projects prioritized by the County in accordance with Subsection 63B-27-102(2)(b) (hereinafter "County Transportation Funds"). The County desires to use the County Transportation Funds to further regional transportation by financing all or a portion of the costs of transportation projects throughout the County in accordance with UTAH CODE ANN. 63B-27-102 and all other applicable federal, state and local laws, rules and regulations.

The County now desires to enter into an interlocal cooperation agreement with the City for the purpose of transferring funds to the city for the following projects.

1) 2700 West Improvements between 3500 South and 4100 South Road overlay on 2700 West between 3500 South and 4100 South, including buffered or protected bike lanes designed and constructed in accordance with Salt Lake County's Bikeway Design and Wayfinding Protocol, sidewalks, and streetlights over this entire section of 2700 West.

\$ 1,500,000.00

2) 4100 South Improvements between Redwood Road and Bangerter Highway Road overlay on 4100 South between 2700 West and Bangerter Highway, including buffered or protected bike lanes on 4100 South between Redwood Road and 3600 West designed and constructed in accordance with Salt Lake County's Bikeway Design and Wayfinding Protocol.

\$1,000,000.00

3) SR 201 South Frontage Road Capacity Improvements Widening of SR 201 South Frontage Road, going from two to three travel lanes, between

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approximately 6600 West to 6200 West, which is the end point for the Frontage Road realignment that is part of the Mountain View Corridor project. Also, reconstruction and extension of 2540 South to link 7200 West with 6755 West.

\$1,000,000.00

Councilman Buhler mentioned that the protected bike lanes on 4100 S is new information. Russ Willardson addressed his question.

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

The City Council will consider Resolution 17-186 at the Regular Council Meeting scheduled December 5, 2017, at 6:30 P.M.

COMMUNICATIONS

A. PARKING IN APARTMENT PROJECTS

Steve Pastorik presented a PowerPoint presentation summarized as follows:

- Low/Mid-Rise Apartment
 - o Discussed Statistics and peak period demands
- Projects in the City, addresses, total number of units, stalls, stalls used
 - o The survey was performed during a weekday after 7 PM or before 6:30 AM
- Steve discussed required parking ratios in other City's

Mayor Bigelow asked how recent this survey was completed in which Mr. Pastorik indicated within the past three weeks.

Mr. Pastorik indicated that during their survey they found a significant amount of empty stalls at either the apartment complex or the town home complex during peak hours. They still saw an abundance of parking on the street even though stalls were empty in the complex.

Councilman Buhler stated the structures has hundreds of stalls available indicating people want to park on the street.

Mr. Pastorik indicated the parking on the street is a matter of convenience.

Councilwoman Lang stated that No On Street Parking could be used.

Mayor Bigelow indicated when a party, family parties or holidays occur the No On Street Parking could be a problem.

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Councilwoman Lang stated that people are bringing home their work vehicles causing parking on the street to be a problem. She also mentioned it might be a good idea to look at changing our Ordinance with respect to parking.

Councilwoman Lang also mentioned that the width of the streets is a problem with parking.

Mr. Pastorik mentioned most of the narrow streets are private streets.

Councilwoman Lang asked if we can enforce no parking during snow season.

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

A. 2700 West/4500 South Alignment Concerns

Mayor Bigelow stated that there is not any variation

Latham Estates Subdivision Building Deadline/ Weed Control on 3500 South/ On-Street Parking and Snow Plow Access

Mayor Bigelow indicated there will be no action from the city on the building deadline matter.

The weed problem is on UDOT property.

City Manager Wayne Pyle indicated we have no leverage over when UDOT cuts weeds and at times we as a city have gone out and done some ourselves.

Mayor Bigelow would like to pursue additional discussion with respect to On-Street Parking but isn't prepared at this time.

Snow Plow presentation will be held on December 12, 2017 at the Study Meeting.

B. COUNCIL REPORTS

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Councilmember Christensen stated he received an unexpected phone call yesterday from the leadership of Utah League of Cities and Towns and they would like him to fill an opening as a board member. Council agreed to have Mr. Christensen serve on this board.

Mayor Bigelow mentioned the groundbreaking today that was well attended and staff did an amazing job.

Councilman Buhler stated he noticed the absence of ChamberWest.

Councilman Christensen indicated the absence of UTA as well.

C. REVIEW AGENDA FOR SPECIAL REDEVELOPMENT AGENCY MEETING SCHEDULED DECEMBER 5, 2017

RESOLUTION 17-13: AUTHORIZE THE EXECUTION OF AMENDMENT NUMBER THREE TO THE AGREEMENT FOR THE DISPOSITION OF LAND FOR PRIVATE DEVELOPMENT (ADL) WITH HEXCEL CORPORATION TO ADJUST THE AMOUNT OF TAX INCREMENT SUBSIDY

Jonathan Springmeyer, CED Department, presented proposed Resolution 17-13 that would authorize the execution of Amendment Number Three to the Agreement for the Disposition of Land for Private Development (ADL) with Hexcel Corporation to Adjust the Amount of Tax Increment Subsidy.

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

Pursuant to the actions taken by Hexcel Corporation which resulted a lower taxable value of their property, and the subsequent reduction in tax increment received by the Redevelopment Agency, the parties propose this Amendment to the A.D.L. The Amendment will reduce the percentage of tax increment received by Hexcel Corporation by 10% each year for the remainder of the life of the A.D.L.

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

The Redevelopment Agency will consider Resolution 17-13 at the Special Redevelopment Agency Meeting scheduled December 5, 2017, at 6:30 P.M.

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MOTION FOR EXECUTIVE SESSION

Councilmember Steve Buhler moved to adjourn and reconvene in an Executive Session for discussion of pending litigation. Councilwoman Lang seconded the motion.

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

THE WEST VALLEY CITY COUNCIL RECONVENED IN EXECUTIVE SESSION ON TUESDAY, NOVEMBER 28, 2017, AT 5:40 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
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3

ABSENT:

Steve Vincent, Councilmember District 4

STAFF PRESENT:

Wayne Pyle, City Manager
DeAnn Varney, Deputy City Recorder
Paul Isaac, Assistant City Manager/ HR Director
Nicole Cottle, Assistant City Manager/General Counsel/ CED Director
Eric Bunderson, City Attorney

The City Council met in Executive Session and discussed Imminent Pending Litigation.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF NOVEMBER 28, 2017 WAS ADJOURNED AT 5:53 P.M. BY MAYOR BIGELOW.

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DeAnn Varney – Deputy City Recorder