

MINUTES OF COUNCIL STUDY MEETING – APRIL 13, 2010

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, APRIL 13, 2010, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. MAYOR WINDER CALLED THE MEETING TO ORDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Russ Brooks
Steve Buhler
Don Christensen
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Carolynn Burt

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Jim Welch, Finance Director
John Evans, Fire Chief
Buzz Nielsen, Police Chief
Layne Morris, Community Preservation Director
Richard Catten, City Attorney
Nicole Cottle, CED Director
Kevin Astill, Parks and Recreation Director
Russell Willardson, Public Works Director
Brent Garlick, CED Department
Mark Nord, CED Department
Steve Lehman, CED Department
Kevin Conde', Administration
Aaron Crim, Administration
Craig Thomas, Administration
Owen Jackson, Administration
Jake Arslanian, Public Works Department

MINUTES OF COUNCIL STUDY MEETING – APRIL 13, 2010

-2-

1. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED APRIL 13, 2010**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Council Meeting scheduled April 13, 2010, at 6:30 P.M. He discussed other items as follows:

Special Redevelopment Agency Meeting

City Manager, Wayne Pyle, discussed a proposed Resolution which would authorize the execution of an incentive agreement with Green River Capital, LC, which was on the Agenda for a Special Redevelopment Agency Meeting scheduled for April 13, 2010.

Upon direction of the City Manager, Mr. Mark Nord, CED Department, used PowerPoint and discussed information summarized as follows:

- Overview of Green River Capital, LC
- Looking to locate headquarters on property located at 2196 S. Decker Lake Drive
- Financial activities as a percentage of employment base in West Valley City
- Incentive proposal recommended by CED staff - \$50,000 annual incentive for two years and \$50,000 to be spent on building improvements

The City Manager advised the subject property was not in a redevelopment area but there were funds generated from interest income that could be used for economic development efforts.

The City Manager introduced Cecelia Hahn, Green River, LC and Reina Gould, EDCU (Economic Development Corporation of Utah).

Ms. Hahn addressed the City Council and expressed appreciation for consideration of an incentive. Ms. Hahn stated when they moved to West Valley City from Salt Lake City they had not decided where to make permanent headquarters for a real estate hub. She acknowledged City staff and EDCU for their efforts in facilitating and spearheading the project. She indicated they would be able to maximize their operations at this location and were excited about the property purchase. She also expressed the desire for their company to be involved in the community by being a good business partner.

Brent Garlick, CED Department, addressed the Council and discussed the role EDCU played in regarding this effort.

City Manager, Wayne Pyle, answered questions from members of the City Council.

Upon inquiry by the City Manager, there were no further questions regarding items scheduled on the subject Agendas.

MINUTES OF COUNCIL STUDY MEETING – APRIL 13, 2010

-3-

Mayor Winder recognized and introduced Lincoln Shurtz of the Utah League of Cities and Towns (ULCT), and Diane Turner, candidate for a Salt Lake County Council seat, who were in attendance at the meeting.

2. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED APRIL 20, 2010:**

A. **EMPLOYEE OF THE MONTH, APRIL 2010 – COURTNEY FREHNER, JUSTICE COURT**

City Manager, Wayne Pyle, stated Councilmember Rushton would read the nomination of Courtney Frehner, Justice Court, to receive the Employee of the Month Award for April 2010, at the Regular Council Meeting scheduled April 20, 2010, at 6:30 P.M. Ms. Frehner had been nominated for her high standard of work ethics and going beyond her required job duties.

3. **NEW BUSINESS SCHEDULED APRIL 20, 2010:**

A. **APPLICATION NO. S-1-2010, FILED BY JOHN ERICKSON, REQUESTING FINAL PLAT APPROVAL FOR MULEY POINTE SUBDIVISION LOCATED AT 3860 SOUTH 3600 WEST**

City Manager, Wayne Pyle, discussed Application No. S-1-2010, filed by John Erickson, requesting final plat approval for Muley Pointe Subdivision located at 3860 South 3600 West.

Mr. Pyle stated the request was for a two-lot flag lot subdivision in an 'R-1-8' zone, which property was currently occupied by two single-family dwellings. He further stated the applicant desired to subdivide the property in order to separate the two dwellings by removing the basement dwelling and allowing the flag lot to develop with a new single-family dwelling.

The City Manager explained the property was approximately .67 acres in size which was adequate to be divided. He indicated according to Salt Lake County records, the main dwelling had been constructed in 1912. He stated it was not known when the basement dwelling was added to the site. He indicated the County's information did list a date of 1978 as an "effective" date built which could be when the basement dwelling had been constructed.

Mr. Pyle reported accept to the subdivision would be gained from 3600 West. He also explained, as existing improvements were currently in place, the applicant would not need to open up 3600 West for water and sewer. However, a new curb cut and drive approach would be required for the flag lot.

City Manager, Wayne Pyle, reiterated the flag lot was intended to be used as a new building lot. He stated that after reviewing the proximity of this lot with the relatively new development to the north, the City Engineering Division would not require a new soils report. He indicated the soils report of the Woodbury Cove

MINUTES OF COUNCIL STUDY MEETING – APRIL 13, 2010

-4-

Subdivision indicated ground water had not been encountered to a depth of 10 feet which would allow a basement to be constructed on the flag lot.

Steve Lehman, CED Department, further reviewed the Application and answered questions from members of the City Council.

The City Council will consider Application No. S-1-2010 at the Regular Council Meeting scheduled April 20, 2010, at 6:30 P.M.

4. CONSENT AGENDA SCHEDULED APRIL 20, 2010:

A. RESOLUTION NO. 10-55, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM SCOTT DUNN AND MINH TAM DUNN FOR PROPERTY LOCATED AT 2687 S. LESTER STREET FOR THE LESTER STREET IMPROVEMENT PROJECT PHASE 2

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-55 which would accept a Grant of Temporary Construction Easement from Scott Dunn and Minh Tam Dunn for property located at 2687 S. Lester Street for the Lester Street Improvement Project Phase 2.

Mr. Pyle stated Scott Dunn and Minh Tam Dunn had signed the Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of the Lester Street Improvement Phase 2 project extending from Crystal Avenue (2590 South) to Russett Avenue (2830 South) on both sides of Lester Street. He stated the easement would allow the contractor to make the necessary tie-ins to the owners' property. He further reported compensation for the easement would be in the amount of \$200.00, which easement would automatically expire December 31, 2011.

B. RESOLUTION NO. 10-56, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM LLOYD E. MARSHALL AND DORIS L. MARSHALL FOR PROPERTY LOCATED AT 1600 WEST RUSSETT AVENUE FOR THE LESTER STREET IMPROVEMENT PROJECT PHASE 2

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-56 which would accept a Grant of Temporary Construction Easement from Lloyd E. Marshall and Doris L. Marshall for property located at 1600 West Russett Avenue for the Lester Street Improvement Project Phase 2.

Mr. Pyle stated Lloyd E. Marshall and Doris L. Marshall had signed the Grant of Temporary Construction Easement.

MINUTES OF COUNCIL STUDY MEETING – APRIL 13, 2010

-5-

The City Manager reported the subject parcel was one of the properties affected by construction of the Lester Street Improvement Phase 2 project extending from Crystal Avenue (2590 South) to Russett Avenue (2830 South) on both sides of Lester Street. He stated the easement would allow the contractor to make the necessary tie-ins to the owners' property. He further reported compensation for the easement would be in the amount of \$200.00, which easement would automatically expire December 31, 2011.

C. RESOLUTION NO. 10-57, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM LUZ ELENA TELLEZ FOR PROPERTY LOCATED AT 1576 W. RUSSETT AVENUE FOR THE LESTER STREET IMPROVEMENT PROJECT PHASE 2

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-57 which would accept a Grant of Temporary Construction Easement from Luz Elena Tellez for property located at 1576 W. Russett Avenue, for the Lester Street Improvement Project Phase 2.

Mr. Pyle stated Luz Elena Tellez had signed the Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of the Lester Street Improvement Phase 2 project extending from Crystal Avenue (2590 South) to Russett Avenue (2830 South) on both sides of Lester Street. He stated the easement would allow the contractor to make the necessary tie-ins to the owners' property. He further reported compensation for the easement would be in the amount of \$200.00, which easement would automatically expire December 31, 2011.

D. RESOLUTION NO. 10-58, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM THE FLORENCE B. WORKMAN FAMILY TRUST FOR PROPERTY LOCATED AT 2665 S. LESTER STREET, FOR THE LESTER STREET IMPROVEMENT PROJECT PHASE 2

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-58 which would accept a Grant of Temporary Construction Easement from the Florence B. Workman Family Trust for property located at 2665 S. Lester Street for the Lester Street Improvement Project Phase 2.

Mr. Pyle stated the Trustee of Florence B. Workman Family Trust had signed the Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of the Lester Street Improvement Phase 2 project extending from Crystal Avenue (2590 South) to Russett Avenue (2830 South) on both sides of

MINUTES OF COUNCIL STUDY MEETING – APRIL 13, 2010

-6-

Lester Street. He stated the easement would allow the contractor to make the necessary tie-ins to the owners' property. He further reported compensation for the easement would be in the amount of \$200.00, which easement would automatically expire December 31, 2011.

E. RESOLUTION NO. 10-59, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM SCOTT A. MORTENSEN FOR PROPERTY LOCATED AT 1600 W. CLAYBOURNE AVENUE FOR THE LESTER STREET IMPROVEMENT PROJECT PHASE 2

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-59 which would accept a Grant of Temporary Construction Easement from Scott A. Mortensen for property located at 2687 S. Lester Street for the Lester Street Improvement Project Phase 2.

Mr. Pyle stated Scott A. Mortensen had signed the Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of the Lester Street Improvement Phase 2 project extending from Crystal Avenue (2590 South) to Russett Avenue (2830 South) on both sides of Lester Street. He stated the easement would allow the contractor to make the necessary tie-ins to the owners' property. He further reported compensation for the easement would be in the amount of \$200.00, which easement would automatically expire December 31, 2011.

F. RESOLUTION NO. 10-60, ACCEPT A STORM DRAIN EASEMENT FROM CJC SALT LAKE CITY, LLC, FOR PROPERTY LOCATED AT 1890 W. ALEXANDER STREET, FOR THE ALEXANDER STREET DITCH PIPING PROJECT

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-60 which would accept a Storm Drain Easement from CJC Salt Lake City, LLC, for property located at 1890 W. Alexander Street for the Alexander Street Ditch Piping Project.

Mr. Pyle stated CJC Salt Lake City, LLC had signed the Storm Drain Easement.

The City Manager reported the Alexander Street storm drain ran along the rear of the properties on the north side of Alexander Street from Redwood Road to Decker Lake Boulevard. He indicated there was currently a 560-foot section of open ditch in the middle of the storm drain system that needed to be piped. He further stated the CJC Salt Lake City, LLC property was one of three adjoining properties affected and benefited by the ditch piping project. He advised the easement had been donated to allow for piping of the ditch.

MINUTES OF COUNCIL STUDY MEETING – APRIL 13, 2010

-7-

G. RESOLUTION NO. 10-61, ACCEPT A STORM DRAIN EASEMENT FROM MOUNTAIN WEST AUDIO, INC. FOR PROPERTY LOCATED AT 1920 W. ALEXANDER STREET, FOR THE ALEXANDER STREET DITCH PIPING PROJECT

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-61 which would accept a Storm Drain Easement from Mountain West Audio, Inc. for property located at 1920 W. Alexander Street for the Alexander Street Ditch Piping Project.

Mr. Pyle stated Mountain West Audio, Inc. had signed the Storm Drain Easement.

The City Manager reported the Alexander Street storm drain ran along the rear of the properties on the north side of Alexander Street from Redwood Road to Decker Lake Boulevard. He indicated there was currently a 560 foot section of open ditch in the middle of the storm drain system that needed to be piped. He further stated the CJC Salt Lake City, LLC property was one of three adjoining properties affected and benefited by the ditch piping project. He advised the easement had been donated to allow for piping of the ditch.

H. RESOLUTION NO. 10-62, ACCEPT A STORM DRAIN EASEMENT FROM JOGS, L.C. FOR PROPERTY LOCATED AT 1940 W. ALEXANDER STREET, FOR THE ALEXANDER STREET DITCH PIPING PROJECT

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-62 which would accept a Storm Drain Easement from Jogs, L.C. for property located at 1940 W. Alexander Street for the Alexander Street Ditch Piping Project.

Mr. Pyle stated Jogs, L.C. had signed the Storm Drain Easement.

The City Manager reported the Alexander Street storm drain ran along the rear of the properties on the north side of Alexander Street from Redwood Road to Decker Lake Boulevard. He indicated there was currently a 560 foot section of open ditch in the middle of the storm drain system that needed to be piped. He further stated the CJC Salt Lake City, LLC property was one of three adjoining properties affected and benefited by the ditch piping project. He advised the easement had been donated to allow for piping of the ditch.

The City Council will consider proposed Resolution Nos. 10-55 through 10-62 at the Regular Council Meeting scheduled April 20, 2010, at 6:30 P.M.

MINUTES OF COUNCIL STUDY MEETING – APRIL 13, 2010

-8-

5. **COMMUNICATIONS:**

A. **30TH ANNIVERSARY UPDATE**

Kevin Conde', Administration, distributed and discussed written information and plans regarding celebration of West Valley City's 30th year incorporation anniversary, summarized as follows:

- Calendar of events
- WestFest – parade, activities, concert, fireworks, photograph displays, etc.
- Signs and banners posted throughout the City
- 30th anniversary commemorative pins
- Trivia contest for residents in partnership with West Valley Journal
- Proclamation
- Welcome to West Valley City sign on Valley Fair Mall marquee to be seen from I-215
- Parade float incorporating 30th anniversary theme

During the above presentation of information, Mr. Conde' answered questions from members of the City Council.

B. **CITY CENTER UPDATE**

City Manager, Wayne Pyle, made introductory remarks including background and historical information regarding the City Center area. He discussed relationships with developers, property acquisitions, and other matters. He stated the project was now ready to move into the next phase. He introduced Dee Hansen who had assisted in acquiring properties regarding the project.

Upon direction by the City Manager, and using PowerPoint, Nicole Cottle, CED Director, and Brent Garlick, CED Department discussed information summarized as follows:

Brent Garlick:

- Color-coded map showing properties acquired by the City to date
- Over 20 acres of City-owned properties and others could be acquired in the future

Nicole Cottle:

- City Center vision – to develop the preeminent mixed use/TOD (Transit Oriented Development) in the State of Utah
- The City's willingness to move forward and acquire properties has been a major factor in putting the City in a good position for development
- Members of internal selection team for the City Center Project
- Review of development partner selection process

MINUTES OF COUNCIL STUDY MEETING – APRIL 13, 2010

-9-

- Partner selection criteria
- Team recommendation
- Review of proposed project partners
- Proposed timeline

During the above presentation of information, City staff answered questions from members of the City Council.

Mayor Winder, on behalf of the City Council, expressed appreciation to the City Manager and staff members involved in the project.

C. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council had previously received a Memorandum outlining upcoming meetings and events as follows: March 23 – April 29, 2010: Egg Carving Exhibit, UCCC; April 20, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 21, 2010: Town Hall Meeting, Granger High School, 7:00 P.M.; April 21, 2010: Cops-for Kids, Sizzler, 3429 S. Redwood Road, 4:00 P.M.; April 22, 2010: Daughtry Concert, E-Center; April 26, 2010: Book Fair Sponsored by EAC, City Hall Lobby, 10:00 A.M. – 3:00 P.M.; April 27, 2010: Gina Bachauer International Piano Foundation Concert featuring Pianist George Li, UCCC, 4:00 P.M. – 5:00 P.M.; April 27, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 28, 2010: Mayor’s Religious Summit, 8:00 A.M. – 11:00 A.M.; April 28, 2010: Town Hall Meeting, Hunter High School, 7:00 P.M.; May 4, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 6, 2010: UDOT’s Annual Meeting with Salt Lake County and Municipalities, Calvin Rampton Complex, 4501 South 2700 West, 9:00 A.M. – 11:00 A.M.; May 7, 2010: Sugarland Concert, E-Center; May 10, 2010: Paramore with Relient K and Fun Concert, E-Center; May 11, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 14, 2020: ChamberWest Golf Tournament, West Ridge Golf Course; May 18, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 19-23, 2010: Cirque du Soleil Alegria Concert, E-Center; May 25, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 26, 2010: Smucker’s Stars on Ice, E-Center; May 31, 2010: Memorial Day Holiday – City Hall closed; June 24-26, 2010: WestFest, Centennial Park; June 1, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 8, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 15, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 22, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 24-26, 2010: WestFest, Centennial Park; July 5, 2010: Independence Day Holiday – City Hall closed; July 10, 2010: Justin Bieber – My World Tour Concert, E-Center; and July 15, 2010: Employee Summer Barbecue Sponsored by EAC, City Park.

MINUTES OF COUNCIL STUDY MEETING – APRIL 13, 2010

-10-

D. DRAFT CITIZEN SURVEY

City Manager, Wayne Pyle, stated a draft of a citizen survey had been sent to members of the City Council via e-mail this date. He requested each Councilmember review the draft and submit comments.

6. COUNCIL REPORTS:

A. COUNCILMEMBER STEVE VINCENT – COMMUNITY GARDEN AND PHOTOS OF ASIAN MARKET

Councilmember Vincent reported there had been no interest from West Valley Elementary regarding the community garden proposal.

Councilmember Vincent displayed photographs taken of an Asian market in Las Vegas, Nevada, similar to that proposed by the developer of the Jordan River Marketplace.

B. COUNCILMEMBER RUSS BROOKS – RISK MANAGEMENT

Councilmember Brooks stated he had recently attended a risk management session held at the Utah League of Cities & Towns conference in St. George. He inquired regarding efforts of the City in mitigating risk and liability issues. In response, City Manager, Wayne Pyle, explained URMMA (Utah Risk Management Mutual Association) performed detailed inspections of each member city on an annual basis.

C. COUNCILMEMBER STEVE BUHLER – URMMA INSPECTION REPORTS AND FIRE OPS 101 EVENT

Councilmember Buhler stated he desired to see reports and recommendations from URMMA regarding annual inspections as mentioned above. In response, City Manager, Wayne Pyle, stated he would schedule an update at a future Council Study Meeting. Councilmember Buhler also reported regarding his experience at a Fire Ops 101 event sponsored by the Fire Department. Mayor Winder advised regarding his desire to participate in that activity next year.

D. COUNCILMEMBER DON CHRISTENSEN – FIRE OPS EVENT, CENSUS OUTREACH EVENT, IHC EVENT AND ULCT CONFERENCE

Councilmember Christensen also discussed his participation in the Fire Ops event.

Councilmember Christensen stated he had recently attended a census outreach event at the Latin Mall and a program sponsored by IHC (Intermountain Health Care) for elementary and junior high students regarding health issues.

Councilmember Christensen distributed a written report regarding the ULCT conference.

MINUTES OF COUNCIL STUDY MEETING – APRIL 13, 2010

-11-

E. MAYOR MIKE WINDER – TREE CITY USA PROGRAM, ARTS COUNCIL MEETING AND ECONOMIC STIMULUS

Mayor Winder stated he recently attended a luncheon at Stonebridge Golf Course in recognition of West Valley City's 15th year of participation in the Tree City USA Program.

Mayor Winder advised he had recently attended an Arts Council meeting and shared with that committee an idea regarding a photograph contest.

Mayor Winder also reported regarding his participation in a telephone conference call with Vice President Joe Biden, along with other mayors from around the country. He stated the topic of that conversation was the Federal economic stimulus funding/program and how it was working at the municipal level. Mayor Winder advised he has also shared frustration regarding Federal spending with the Vice President.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, APRIL 13, 2010, WAS ADJOURNED AT 6:18 P.M., BY MAYOR WINDER.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, April 13, 2010.

Sheri McKendrick, MMC
City Recorder