

MINUTES OF COUNCIL STUDY MEETING – MAY 4, 2010

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MAY 4, 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
Kevin Astill, Parks and Recreation Director
Jim Welch, Finance Director
John Evans, Fire Chief
Nicole Cottle, CED Director
Layne Morris, Community Preservation Director
Richard Catten, City Attorney
Dan Johnson, Acting Public Works Director
Anita Schwemmer, Acting Police Chief
Phil Markham, Public Works Department
Brent Garlick, CED Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 20, 2010**

The Council read and considered Minutes of the Study Meeting held April 20, 2010. There were no changes, corrections or deletions.

After discussion, Councilmember Buhler moved to approve the Minutes of the Study Meeting held April 20, 2010, as written. Councilmember Christensen seconded the motion.

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A roll call vote was taken:

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|-----------------|-----|
| Mr. Vincent | Yes |
| Mr. Brooks | Yes |
| Mr. Buhler | Yes |
| Mr. Rushton | Yes |
| Mr. Christensen | Yes |
| Mayor Winder | Yes |

Unanimous.

2. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED MAY 4, 2010

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Meeting scheduled May 4, 2010. Upon inquiry by the City Manager, there were no questions regarding items scheduled on the subject Agenda.

3. RESOLUTION NO. 10-74, APPROVE AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR PUBLIC WORKS SERVICES CONSISTING OF CHIP SEALING CERTAIN STREETS IN WEST VALLEY CITY

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-74 which would approve an Interlocal Cooperation Agreement with Salt Lake County for public works services consisting of chip sealing certain streets in West Valley City.

Mr. Pyle stated that in recent years, Salt Lake County had applied chip seal on a number of City streets and the quality of work had been very good. He also stated Salt Lake County had agreed to do the chip seal for \$3.42 per square yard, which was a decrease from last year's \$3.60 per square yard, which cost compared favorably with prices of private contractors.

The City Manager indicated chip sealing would be the majority of the pavement management program on major streets in 2010, as there would be no pavement overlays. He stated chip sealing was a preventative maintenance strategy similar to slurry seal. He explained with both chip seal and slurry seal the road received a new, waterproof wearing surface. He also explained chip seal utilized larger, pea-sized gravel for aggregate, which wore better than slurry seal on the major roads. He indicated traffic control on busy streets was easier with chip seal because traffic could drive on the chips immediately after being spread. He explained a final asphalt fog seal held the chips in place and gave the road a fresh black surface. The County agreement also included re-striping these roads.

Mr. Pyle reported the proposed agreement called for the following streets to be chip sealed:

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1. Lake Erie Drive (2555 S. to 2700 S.)
2. Great Lakes Drive (3600 W. to 3850 W.)
3. Lake Superior Place (2400 S. to 2555 S.)
4. 2400 S. (3850 W. to Bangerter Concrete)
5. Presidents Drive (2400 S. to Frontage Road)
6. 2150 S. (3600 W. to Dead End)
7. 2270 S. (3600 W. to 3855 W.)
8. 2340 S. (3855 W. to 3600 W.)
9. 3270 W. (2670 S. to Frontage Road)
10. 2400 S. (3200 W. to 3600 W.)
11. Technology Drive (2400 S. to 3600 W.)
12. 3400 W. (2400 S. to 2555 S.)
13. 2555 S. (3400 W. to 3200 W.)
14. 2210 S. (3200 W. to Circle)
15. 3140 W. (2210 S. to Frontage Road)
16. Arnold Way (2100 S. to Circle)
17. 2180 S. (2940 W. to 2700 W.)
18. Pole Line Road (2700 W. to 2700 W.)
19. John Henry Drive (2365 S. to Dead End)
20. 3600 W. (Parkway Boulevard to Frontage Road)
21. 3600 W. (3500 S. to 3100 S.)
22. 4000 W. (2400 S. to Arizona Tile)
23. 6400 W. (4307 S. to 4700 S.)
24. Lancer Way (3200 W. to 3600 W.)

Phil Markham, Operations Division, Public Works Department, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 10-74 at the Regular Council Meeting scheduled May 11, 2010, at 6:30 P.M.

4. **RESOLUTION NO. 10-75, AUTHORIZE THE PURCHASE OF AN ASPHALT PAVING MACHINE FROM CATE EQUIPMENT COMPANY FOR USE BY THE PUBLIC WORKS DEPARTMENT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-75 which would authorize the purchase of an asphalt-paving machine from Cate Equipment Company, in the amount of \$75,720.60, for use by the Public Works Department.

Mr. Pyle stated the proposed purchase of an asphalt-paving machine would be utilized by the Operations Division of the Public Works Department. He reported bids had been solicited and two bids received as follows:

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| Cate Equipment Company: | Model 7000 LeeBoy Paving Machine | \$75,720.60 |
| Arnold Machinery: | Carlson CP-90 Asphalt Paver | \$146,218.00 |

The City Manager stated Cate Equipment Company had submitted the lowest responsible bid.

City Manager, Wayne Pyle, indicated the Operations Division currently had two paving crews using two pavers, both of which were over 12 years old. One had been replaced in 2008 for the 2009 season but there was no money for purchase of the other paver. He explained the second paver was no longer usable so in order to run both paving crews, another paver needed to be purchased. He indicated this equipment was crucial in repairing roads in the City. He also reported the equipment proposed met all published specifications and was the same paver purchased in 2008 that had been very reliable.

Mr. Pyle further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 10-75 at the Regular Council Meeting scheduled May 11, 2010, at 6:30 P.M.

5. **CONSENT AGENDA SCHEDULED MAY 11, 2010:**

A. **RESOLUTION NO. 10-76, APPROVE A RIGHT-OF-WAY AGREEMENT WITH DARYLL J. LEAVITT FOR PROPERTY LOCATED AT 7191 W. SCHULER AVENUE, AND ACCEPT WARRANTY DEED AND GRANT OF TEMPORARY CONSTRUCTION EASEMENT FOR THE 7200 WEST IMPROVEMENT PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-76 which would approve a Right-of-Way Agreement with Daryll J. Leavitt for property located at 7191 W. Schuler Avenue, and accept a Warranty Deed and Grant of Temporary Construction Easement for the 7200 West Improvement Project.

Mr. Pyle stated Daryll J. Leavitt had signed the Right-of-Way Agreement, Warranty Deed, and Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of the 7200 West Improvement Project, extending from SR-201 to 3500 South on both sides of 7200 West. He indicated the project was being constructed in conjunction with Salt Lake County who would be responsible for improvements on the west side of 7200 West. He further reported compensation for the right-of-way and the easement would be in the amount of \$13,500.00, negotiated based on an appraisal prepared by Free and Associates, Inc. indicating a value of \$11,700.00.

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B. RESOLUTION NO. 10-77, APPROVE A RIGHT-OF-WAY AGREEMENT WITH RICK J. BEAGLEY AND CINDIE A. BEAGLEY FOR PROPERTY LOCATED AT 2573 SOUTH 7200 WEST, AND ACCEPT A WARRANTY DEED AND GRANT OF TEMPORARY CONSTRUCTION EASEMENT, FOR THE 7200 WEST IMPROVEMENT PROJECT

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-77 which would approve a Right-of-Way Agreement with Rick J. Beagley and Cindie A. Beagley for property located at 2573 South 7200 West, and accept a Warranty Deed and Grant of Temporary Construction Easement for the 7200 West Improvement Project.

Mr. Pyle stated Rick J. Beagley and Cindie A. Beagley had signed the Right-of-Way Agreement, Warranty Deed, and Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of the 7200 West Improvement Project, extending from SR-201 to 3500 South on both sides of 7200 West. He indicated the project was being constructed in conjunction with Salt Lake County who would be responsible for improvements on the west side of 7200 West. He further indicated acquisition consisted of 200 square feet at the southwest corner of the lot to allow for traffic signal equipment and a new sidewalk ramp to be constructed in accordance with current ADA requirements. He stated total compensation for the right-of-way would be in the amount of \$1,400.00. He explained, as the cost of an appraisal would likely exceed the actual value of the property, compensation had been based on a range of rates used by other entities for similar small property acquisitions.

C. RESOLUTION NO. 10-78, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM ELEAZAR JOEL LOPEZ FOR PROPERTY LOCATED AT 2651 S. LESTER STREET, FOR THE LESTER STREET IMPROVEMENT PHASE 2 PROJECT

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-78 which would accept a Grant of Temporary Construction Easement from Eleazar Joel Lopez for property located at 2651 S. Lester Street for the Lester Street Improvement Phase 2 Project.

Mr. Pyle stated Eleazar Joel Lopez 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 also reported the easement would allow the contractor to make

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necessary tie-ins to the owner's property. He stated compensation for the easement would be in the amount of \$200.00 which easement would automatically expire December 31, 2011.

D. RESOLUTION NO. 10-79, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM MICHAEL D. RENCKERT AND NIECIE L. RENCKERT FOR PROPERTY LOCATED AT 1605 W. MALVERN AVENUE FOR THE LESTER STREET IMPROVEMENT PHASE 2 PROJECT

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-79 which would accept a Grant of Temporary Construction Easement from Michael D. Renckert and Niece L. Renckert for property located at 1605 W. Malvern Avenue for the Lester Street Improvement Phase 2 Project.

Mr. Pyle stated Michael D. Renckert and Niece L. Renckert 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 also reported the easement would allow the contractor to make necessary tie-ins to the owner's property. He indicated compensation for the easement would be in the amount of \$200.00, which easement would automatically expire December 31, 2011.

E. RESOLUTION NO. 10-80, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM THE CHARLES LEE AND ARLENE D. GARDNER REVOCABLE TRUST FOR PROPERTY LOCATED AT 1610 W. SOUTHGATE AVENUE FOR THE LESTER STREET IMPROVEMENT PHASE 2 PROJECT

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-80 which would accept a Grant of Temporary Construction Easement from the Charles Lee and Arlene D. Gardner Revocable Trust for property located at 1610 W. Southgate Avenue for the Lester Street Improvement Phase 2 Project.

Mr. Pyle stated Charles Lee and Arlene D. Gardner Revocable 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 Lester Street. He also reported the easement would allow the contractor to make the necessary tie-ins to the owner's property. He stated compensation for the

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easement would be in the amount of \$200.00, which easement would automatically expire December 31, 2011.

The City Council will consider proposed Resolution Nos. 10-76 through 10-80 at the Regular Council Meeting scheduled May 11, 2010, at 6:30 P.M.

6. COMMUNICATIONS:

A. JORDAN RIVER MARKETPLACE PLAZA ICON DESIGN AND FUNDING DISCUSSION

City Manager, Wayne Pyle, reminded that after the last presentation of information by Ascent Construction regarding the proposed Jordan River Marketplace project, the City Council had requested to schedule time for discussion regarding the plaza icon design and funding.

The City Council reviewed the drawings as submitted by the developer, Ascent Construction, at a previous Study Meeting. A philosophical discussion followed regarding the need to reinvest funds from a property purchase in this gateway area of West Valley City in order to make it special and make a statement about the City.

The City Council further discussed issues regarding vision and/or ideas about design and cost of the proposed bridge across the canal on the property. Also discussed were the following summarized topics: the cost to bury power lines; trail system along the Jordan River with connection to the Utah Cultural Celebration Center (UCCC) property; possible use of some undeveloped property on the site for passive park space and possible cost of improvements such as small pavilions, picnic tables and playground equipment; clean property along the edge of the Jordan River edge and leave natural; location of a new road; possible consideration of something such as a campground that could be a revenue source for the City; the need to also consider the Jordan River master plan and keep some of the property in its natural state; need to provide additional parking for UCCC as some would be lost when the 1200 West connector road was constructed; the cost of a “Harker’s Crossing” suspension bridge over the Jordan River; possible cobblestone or brick plazas with planter boxes; possible location of Chinese Gate and a suggestion it should be part of the UCCC rather than Jordan River Marketplace; ideas for historical monuments; some improvements could be funded by the Jordan River Commission such as boat launch and/or trails; suggestion that the icon could be a fountain or reflecting pond rather than the design presented by the developer; the icon could be the piece that made the project “sink or swim” as it would be part of the identity of the area; the need to have something to draw people to the area; park, trail and improvements along the River would bring more people to visit the marketplace; the River should be the focal point and Council do whatever possible to enhance that; improvements should serve residents of the community; desire to make this a great place and

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amenities need to set it apart from other places in the Salt Lake Valley; icon could do both and provide something to do by being an interactive attraction and also identify the place; studies should be completed on whether this area would support a hotel and/or other types of businesses; need to have something that would entice businesses to move and relocate there; the cost of items previously mentioned above on the “wish list” and need to prioritize those items.

Upon further discussion regarding the above, the Council expressed a consensus of priorities as follows:

1. Bridge
2. Power lines
3. Parking lot
4. Park
5. Icon/Attraction
6. Trail
7. Over Jordan monument

After further discussion, the City Council expressed agreement that an icon needed to be more of an attraction than a static icon.

City Manager, Wayne Pyle, stated all suggestions and ideas expressed by the City Council would be related to the developer and a proposal would thereafter be presented to the City Council.

B. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the City Council had previously received a Memorandum outlining upcoming meetings and events as follows: 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 14 – June 28, 2010: Western Federation of Watercolor Society’s 35th Annual Exhibit, UCCC; 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 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 6, 2010: 30th Anniversary Celebration, UCCC; July 10, 2010: Justin Bieber – My World Tour Concert, E-Center; July 15, 2010: Employee Summer Barbecue Sponsored by EAC, City Park; and July 28, 2010: 30th Anniversary Mayor’s Luncheon, UCCC, Noon.

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C. FIESTA! 2010 CELEBRATION DRAFT AGENDA

City Manager, Wayne Pyle, distributed a draft agenda regarding the Fiesta! 2010 celebration scheduled May 22, 2010 at the Utah Cultural Celebration Center.

D. SB81 AND WASHINGTON COUNTY'S PROCEDURES REGARDING E-VERIFY AND OTHER ISSUES

City Manager, Wayne Pyle, distributed written information regarding SB81 and Washington County's procedures about e-verify and other issues as previously requested by the City Council.

7. COUNCIL REPORTS:

A. COUNCILMEMBER DON CHRISTENSEN – GRANITE SCHOOL DISTRICT LETTER AND APPRECIATION BREAKFAST

Councilmember Christensen distributed a letter he received from the Granite School District Superintendent, Stephen Ronnenkamp, in response to his inquiry regarding graduation ceremonies being held at a venue other than the E-Center. City Manager, Wayne Pyle, advised a copy of the letter would be shared with Kevin Bruder, Manager of the E-Center facility.

Councilmember Christensen stated he had attended an appreciation breakfast at Hunter High School the previous week.

B. COUNCILMEMBER STEVE BUHLER – CITIZEN COMPLAINTS REGARDING NOISE ISSUES

Councilmember Buhler discussed complaints received from citizens via e-mails and during the comment period of Council meetings regarding noise issues in neighborhoods, and including from car stereos. He expressed his desire to have a better answer to give to citizens regarding these issues. City Manager, Wayne Pyle, offered to meet with Councilmember Buhler to talk about efforts undertaken in the past to mitigate these issues.

Upon direction of the City Manager, Anita Schwemmer, Acting Police Chief, discussed efforts of the Police Department in certain neighborhoods, including the number of stops on noise violations and/or citations issued. She advised that one complaining citizen lived near a junior high school and additional officers had worked in that area to attempt to deter some of the problems. City Manager, Wayne Pyle, discussed the question of whether there was something more to be done throughout the entire City.

C. COUNCILMEMBER RUSS BROOKS – PROVISIONS TO ALLOW MORE THAN TWO DOGS ON A TEMPORARY BASIS

Councilmember Brooks stated a resident had inquired if there was a provision in the City's ordinance to allow more than two dogs on a temporary basis such as

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when older children with pets moved back in with their parents. Layne Morris, Community Preservation Director, advised he had spoken to the referenced resident, however, the resident did not know how long the additional pets would be at the residence. He also advised a neighbor of the referenced resident had complained and City staff continued to attempt to work with the individuals involved to solve the problem.

D. COUNCILMEMBER STEVE VINCENT – LINES ON 3500 SOUTH STREET

Councilmember Vincent informed he had received complaints from citizens that lines on 3500 South Street could not be seen clearly, and they had requested re-striping. He stated residents had advised they could not understand the new bus lanes and curbing and suggested additional striping and/or signage would help to mitigate these issues. Councilmember Brooks advised other locations near the new Winco store had the same issues. Dan Johnson, Acting Public Works Director, stated he would contact the Utah Department of Transportation regarding these issues.

E. MAYOR MIKE WINDER – CINCO DE MAYO CELEBRATION; SENATOR KAREN MAYNE; TRIBUNE EDITORIAL BOARD MEETING RE: UTOPIA; CANDIDATES ON NOVEMBER BALLOT; ARBOR DAY TREE PLANTING; UNIVERSITY OF UTAH COMMITTEE; CUMMINS ROCKY MOUNTAIN RIBBON CUTTING; CHICK-FIL-A GRAND OPENING; TRAVEL HOST MAGAZINE; RELIGIOUS SUMMIT; DRUG & ALCOHOL TOWN HALL MEETING; AND MAYOR'S MONTHLY VIDEO REPORT

Mayor Winder stated the Telemundo's Cinco de Mayo celebration was scheduled the upcoming weekend at Centennial Park and he would be unable to attend. Upon inquiry by Mayor Winder, Councilmember Christensen advised he could attend the event and would be glad to make remarks. Councilmember Vincent advised he and his wife were also planning to attend.

Mayor Winder related a recent conversation with Senator Karen Mayne and stated she sent regards to the City Council.

Mayor Winder reported regarding a recent meeting with the Tribune Editorial Board that included several member cities and Internet service providers regarding UTOPIA. He reported regarding a company from Sweden also meeting with UTOPIA. He discussed other general information regarding UTOPIA and Governor Hubert's recommendation that it receive stimulus funds.

Mayor Winder reported regarding an event at Family Fitness Center the previous Saturday, which provided an opportunity to meet with candidates on the ballot in November.

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Mayor Winder expressed appreciation to the Parks and Recreation Department for a successful Arbor Day tree-planting event.

Mayor Winder discussed his participation on the University of Utah Community Leaders Intern Committee and the need for more students from West Valley City to be “college bound” and attend the University of Utah.

Mayor Winder reported regarding the Cummins Rocky Mountain ribbon cutting held earlier this date and stated that company was excited to be located in West Valley City and they had expressed appreciation to City staff.

Mayor Winder reported regarding the Chick-fil-A grand opening and conversation with the manager regarding their willingness to be a good community partner.

Mayor Winder stated Travel Host magazine was doing a spotlight/profile on West Valley City.

Mayor Winder reported regarding a religious summit held the previous week at the Utah Cultural Celebration Center. He advised there had not been big participation from minority group religious leaders.

Mayor Winder discussed a drug and alcohol town hall meeting at Hunter High School which had more people attending than the one held at Granger High School.

Mayor Winder stated the first Mayor’s monthly video report had gone out the previous week.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, MAY 4, 2010, WAS ADJOURNED AT 6:20 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, May 4, 2010.

Sheri McKendrick, MMC
City Recorder