

MINUTES OF COUNCIL STUDY MEETING – JUNE 26, 2012

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JUNE 26, 2012, 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 PRO TEM RUSHTON.

THE FOLLOWING MEMBERS WERE PRESENT:

Corey Rushton
Steve Buhler
Don Christensen
Tom Huynh
Karen Lang
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Mike Winder

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Buzz Nielsen, Police Chief
Kevin Astill, Parks and Recreation Director
John Evans, Fire Chief
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Layne Morris, CPD Director
Russell Willardson, Public Works Director
Nicole Cottle, CED Director
Aaron Crim, Administration
Jake Arslanian, Public Works Director
Brent Garlick, CED Department
Steve Lehman, CED Department
Jason Nau, Administration Intern

1. APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 12, 2012

The Council read and considered Minutes of the Study Meeting held June 12, 2012. There were no changes, corrections or deletions.

After discussion, Councilmember Huynh moved to approve the Minutes of the Study Meeting held June 12, 2012, as written. Councilmember Lang seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mayor Pro Tem Rushton	Yes

Unanimous.

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED JUNE 26, 2012**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Meeting scheduled June 26, 2012, at 6:30 P.M. He discussed items on the subject Agenda and agenda items for other meetings as follows:

Item No. 8.A. – PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-3-2011, FILED BY WEST VALLEY CITY, REQUESTING AN ORDINANCE TEXT CHANGE TO REDUCE SETBACKS REQUIRED FOR BASEMENT ACCESS WAYS

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled June 26, 2012, at 6:30 P.M. in order for the City Council to hear and consider public comments regarding Application No. ZT-3-2011 filed by West Valley City requesting an ordinance text change to reduce setbacks required for basement access ways. He discussed proposed Ordinance No. 12-29 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 12-29, AMENDING SECTIONS 7-2-109 AND 7-2-125 OF TITLE 7 OF THE WEST VALLEY CITY MUNICIPAL CODE TO DECREASE THE SETBACK REQUIREMENTS FOR BASEMENT ACCESS WAYS AND WINDOW WELLS

City Manager, Wayne Pyle, discussed proposed Ordinance No. 12-29 which would amend Sections 7-2-109 and 7-2-125 of Title 7 of the West Valley City Municipal Code to decrease the setback requirements for basement access ways and window wells.

The City Manager stated a final draft of the proposed ordinance correcting missing language and, in particular, an incomplete header had been distributed to members of the City Council.

City Manager, Wayne Pyle, further reviewed and discussed the proposed Ordinance and answered questions from members of the City Council.

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The City Council will hold a public hearing regarding Application No. ZT-3-2011 and consider proposed Ordinance No. 12-29 at the Regular Council Meeting scheduled June 26, 2012, at 6:30 P.M.

Redevelopment Agency Special Regular Meeting

City Manager, Wayne Pyle, directed Brent Garlick, CED Department, to provide information and discuss an item on the agenda for the Redevelopment Agency Special Regular Meeting scheduled later this night (Item No. 3.A. – Resolution No. 12-13, Approve an Agreement with Mountain Oasis Holding, L.L.C. for Disposition of Land for Private Development (ADL) Related to the Planning of the North Central Economic Development Project Area).

Mr. Garlick used PowerPoint and discussed information summarized as follows:

- Stonebridge Commerce Center proposal
- Site map
- Office and manufacturing distribution
- Elevation rendering
- Background information
- Proposed incentive
- Benefits to West Valley City
- Introduced representatives of Mountain Oasis Holding and showed some of the medial products to be manufactured at the new facility

During the above presentation of information, the City Manager and Mr. Garlick answered questions from members of the City Council.

3. **RESOLUTION NO. 12-105, APPROVE LICENSE AGREEMENT WITH UTAH TRANSIT AUTHORITY (UTA) FOR PLACEMENT OF SCULPTURES AT THE WEST VALLEY BUS TRANSIT CENTER**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-105 which would approve a License Agreement with the Utah Transit Authority (UTA) for placement of sculptures at the West Valley Bus Transit Center.

Mr. Pyle stated the City desired to install sculptures at the Bus Transit Center to improve the appearance of the area. He further stated in order to complete installation and perform routine maintenance the City required a license from UTA permitting the City to enter UTA property. He indicated the subject agreement provided a license and set forth the rights and responsibilities of the parties.

Jake Arslanian, Public Works Department, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

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The City Council will consider proposed Resolution No. 12-105 at the Regular Council Meeting scheduled July 3, 2012, at 6:30 P.M.

4. **CONSENT AGENDA SCHEDULED JULY 3, 2012:**

A. **RESOLUTION NO. 12-106, RATIFY THE CITY MANAGER'S REAPPOINTMENT OF BILL LEACH AS A MEMBER OF THE CIVIL SERVICE COMMISSION, TERM: JULY 1, 2012 – JULY 1, 2018**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-106 which would ratify his reappointment of Bill Leach as a member of the Civil Service Commission for the term July 1, 2012, through July 1, 2018.

B. **RESOLUTION NO. 12-107, RATIFY THE CITY MANAGER'S REAPPOINTMENT OF DIANNE NIEBUHR AS A MEMBER OF THE CIVIL SERVICE COMMISSION, TERM: JULY 1, 2012 – JULY 1, 2018**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-107 which would ratify his reappointment of Dianne Niebuhr as a member of the Civil Service Commission for the term July 1, 2012, though July 1, 2018.

The City Council will consider proposed Resolution Nos. 12-106 and 12-107 at the Regular Council Meeting scheduled July 3, 2012, at 6:30 P.M.

5. **COMMUNICATIONS:**

A. **COMMENT PERIOD DISCUSSION**

City Manager, Wayne Pyle, advised that a member of the Council had requested a discussion of the comment period item listed on the Regular Meeting agendas.

Councilmember Rushton stated the rules were frustrating at times as some citizens brought issues up during the comment period that needed some response or actions.

Councilmember Vincent expressed concern that when the Mayor responded as it appeared that he was speaking for the entire Council.

Councilmember Buhler stated it was important for citizens to have an opportunity to address the City Council but, at the same time, might not feel served when they did so.

Councilmember Christensen suggested the Council could discuss issues brought up by citizens during the comment period at a future meeting date. He also suggested the Council could be given a follow up report on those issues that had been resolved by City staff.

Councilmember Rushton reported he had reviewed other cities' agendas, attended other meetings, and discussed procedures and agenda language from those

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meetings and agendas. He suggested the comment period be changed to allow the City Manager and City Council to comment and give responses after citizens had addressed the Council during the comment period. He also indicated information could be given regarding the City Council being the policy makers for the City.

Councilmember Vincent indicated it would be good to give the City Manager an opportunity to respond after citizens had addressed the City Council, if desired or appropriate.

The City Council had a general discussion regarding individual observations and giving comments and concerns regarding the comment period item, including time limits, current rules, possible changes to rules, and not allowing debate with citizens. Some members of the Council indicated the current rules were not always followed and changing the rules could make it work better, especially by allowing the City Manager to respond to citizens' concerns and/or problems.

After further discussion, the City Council expressed a consensus and directed the City Manager to draft an amendment to the ordinance making suggested changes as discussed above, for discussion and consideration by the Council at a future date.

B. REVIEW DRAFT AGENDAS FOR REDEVELOPMENT AGENCY AND HOUSING AUTHORITY MEETINGS SCHEDULED JULY 3, 2012

City Manager, Wayne Pyle, reminded that the Council had requested to review items on the agendas for the Redevelopment Agency, Housing Authority, and Building Authority meetings during a Study Meeting a week prior to those scheduled meetings. He distributed agendas and discussed items scheduled for the Redevelopment Agency and Housing Authority meetings on July 3, 2012. He also answered questions from members of the City Council.

C. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: July 1-31, 2012: National Parks & Recreation Month "Rock Your Park" Activities; July 2, 2012: WorldStage! Summer Concert Series – West Valley Symphony, UCCC, 8:00 P.M.; July 3, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 4, 2012: Independence Day Holiday – City Hall closed; July 9, 2012: WorldStage! Summer Concert Series – Junction City Band, UCCC, 8:00 P.M.; July 10, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 12 – August 29, 2012: Face of Utah Sculpture VIII Exhibit, UCCC (Opening Reception on Thursday, July 12th from 6:00 P.M. to 8:00 P.M.); July 13, 2012: Dutch Oven Cooking Demonstration for Family Fitness Center Members, Fitness Center; July 16, 2012: American Idol Live!, Maverik Center, 7:00 P.M.; July 16, 2012: WorldStage! Summer Concert Series –

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The Soulistics, UCCC, 8:00 P.M.; July 17, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 18 – 25, 2012: Days of '47 Celebration, Maverik Center; July 19 & 20, 2012: Polynesian Cultural Center Performance; UCCC, 8:00 P.M.; July 24, 2012: Pioneer Day Holiday – City Hall closed; July 24, 2012: Target VIG (Very Important Guest) Night, 5:00 P.M. – 7:00 P.M. (Ribbon Cutting at 5:15 P.M.); July 26 -28, 2012: Samoan Heritage Festival, Centennial Park; July 30, 2012: WorldStage! Summer Concert Series – Rumba Libre, UCCC, 8:00 P.M.; July 31, 2012: No Council Meeting (5th Tuesday); August 2, 2012: Promenade at Fairbourne Station Opening Celebration; August 6, 2012: The Colonels Cup Golf Tournament, Stonebridge Golf Course, Breakfast at 7:00 A.M. and Shotgun Start at 8:00 A.M.; August 6, 2012: WorldStage! Summer Concert Series – Red Desert Ramblers, UCCC, 8:00 P.M.; August 7, 2012: No Council Meeting; August 7, 2012: National Night Out; August 13, 2012: WorldStage! Summer Concert Series – World Travelers, UCCC, 8:00 P.M.; August 14, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 20, 2012: WorldStage! Summer Concert Series – Islands in the Desert, UCCC, 8:00 P.M.; August 21, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 28, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 3, 2012: Labor Day – City Hall closed; September 4, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 11, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 18, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 19, 2012: Lake Park Golf Social, Stonebridge Golf Course, 8:00 A.M. – 1:00 P.M.; September 25, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; and September 27, 2012: Kellogg's Tour of Gymnastics Champions, Maverik Center, 7:30 P.M.

D. **CITY FLOAT**

City Manager, Wayne Pyle, explained the City's float had not been in the recent WestFest parade as staff had not been able to get it out of the storage facility for various reasons. He reported the float would participate in the Days of '47 Parade and other parades scheduled during the summer.

6. **COUNCIL REPORTS:**

A. **COUNCILMEMBER STEVE VINCENT – WESTFEST AND *DAMN YANKEES* PRODUCTION**

Councilmember Vincent reported regarding the recent WestFest event and he discussed various questions asked by citizens during that time.

Councilmember Vincent stated the Art's Council's production of *Damn Yankees* was scheduled every night this week at the Utah Cultural Celebration Center (UCCC) and would end on Saturday. He encouraged everyone to attend.

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B. COUNCILMEMBER DON CHRISTENSEN – WESTFEST AND ULCT BOARD MEETING

Councilmember Christensen stated he attended the WestFest celebration on Saturday and manned the Utah Cultural Celebration Center's (UCCC) booth for two hours. He advised there were many people in the City who still were not aware of the UCCC facility. He indicated he viewed the fireworks display from the raceway later that evening.

Councilmember Christensen reported he recently attended a Utah League of Cities & Towns (ULCT) board meeting the previous week and he discussed the issues addressed.

C. COUNCILMEMBER RUSHTON – WESTFEST, JORDAN RIVER COMMISSION AND SALT LAKE COUNTY REALTORS BOARD LUNCHEON

Councilmember Rushton reported regarding the recent WestFest celebration. He advised the turnout for the event had been good and volunteers had done a great job.

Councilmember Rushton updated the City Council regarding the Jordan River Commission, including information on maps, budget adoption, and other matters.

Councilmember Rushton reported on a recent luncheon meeting of the Salt Lake County Realtors Board. He discussed the information presented at that meeting regarding the housing market.

7. MOTION FOR EXECUTIVE SESSION

After discussion, Councilmember Christensen moved to adjourn and reconvene in an Executive Session for discussion of purchase, exchange or lease of property. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mayor Pro Tem Rushton	Yes

Unanimous.

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, JUNE 26, 2012, WAS ADJOURNED AT 5:48 P.M., BY MAYOR PRO TEM RUSHTON.

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, June 26, 2012.

Sheri McKendrick, MMC
City Recorder