

MINUTES OF COUNCIL STUDY MEETING – AUGUST 26, 2014

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, AUGUST 26, 2014, 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
Corey Rushton, Councilmember At-Large
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Karen Lang, Councilmember District 3

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
John Evans, Fire Chief
Layne Morris, CPD Director
Kevin Astill, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Dan Johnson, Acting Public Works Director
Mike Powell, Acting Police Chief
Steve Pastorik, CED Department
Steve Lehman, CED Department
Jake Arslanian, Public Works Department

1. APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 12, 2014

The Council read and considered Minutes of the Study Meeting held August 12, 2014. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held August 12, 2014, as written. Councilmember Huynh seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

2. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED AUGUST 26, 2014

Mayor Bigelow informed no new items had been added to the Agenda for the Regular Meeting scheduled August 26, 2014, at 6:30 P.M. Upon inquiry, there were no questions regarding items scheduled on the subject Agenda.

3. RESOLUTION NO. 14-147, APPROVE AN INTERLOCAL COOPERATION AGREEMENT WITH WEST JORDAN CITY FOR CONSTRUCTION OF 5600 WEST BETWEEN 6200 SOUTH AND 6600 SOUTH

Dan Johnson, Public Works Department, discussed proposed Resolution No. 14-147 that would approve an Interlocal Cooperation Agreement with West Jordan City, in an amount not to exceed \$300,000.00, for construction of 5600 West between 6200 South and 6600 South.

He stated that under the proposed agreement West Valley City and the City of West Jordan would participate in a joint project to reconstruct 5600 West between 6200 South and 7000 South streets.

He indicated West Jordan had received federal funds under the Surface Transportation Program to reconstruct and widen 5600 West between the above-referenced streets. West Jordan was responsible for the entire roadway south of 6600 South and the east side of the road between 6200 South and 6600 South, and West Valley City was responsible for the west side of the road segment, roughly 25% of the project. West Jordan City had invited West Valley City to participate in the project to enable construction of a uniform road cross section between 6200 South and 6600 South. As the project was federally funded it would be advertised through the Utah Department of Transportation (UDOT). The agreement defined cost sharing responsibilities between the two cities for the project. West Valley City's share of matching funds and overrun costs under the agreement would be no more than \$300,000.00, with the actual amount paid based on the actual cost that would be known after bids were opened. While West Jordan City would oversee all construction management and coordination with UDOT, West Valley City would participate in the project to ensure the needs of West Valley City residents and businesses were being met throughout the construction.

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He reported the project was expected to bid in the fall of 2014 and be completed in the fall of 2015.

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

The City Council will consider proposed Resolution No. 14-147 at the Regular Council Meeting scheduled September 2, 2014, at 6:30 P.M.

4. **RESOLUTION NO. 14-148, APPROVE A DELAY AGREEMENT WITH SALT LAKE COUNTY FOR PROPERTY LOCATED AT 6252 WEST 6200 SOUTH**
City Manager, Wayne Pyle, discussed proposed Resolution No. 14-148, that would approve a Delay Agreement with Salt Lake County for property located at 6252 West 6200 South.

He stated Salt Lake County Parks and Recreation was constructing Lodestone Park in phases and desired to install sidewalk and streetlights in phases. He indicated the subject agreement would allow the County to install sidewalk and streetlights as they developed the park rather than all at once.

He indicated Salt Lake County was constructing Lodestone Park in phases because of budget constraints. The County was responsible to install sidewalk and streetlights along 6200 South on their property. Installing the improvements in phases allowed more direct investment in park improvements. There were sidewalk and streetlights already installed on the other side of 6200 South. The next phase of Lodestone Park would include a dirt trail along 6200 South that would be paved as each phase was completed.

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. 14-148 at the Regular Council Meeting scheduled September 2, 2014, at 6:30 P.M.

5. **COMMUNICATIONS:**

A. **INTERIOR FEATURES FOR NEW HOMES DISCUSSION**

Upon direction, Steve Pastorik, CED Department, discussed background information regarding interior features for new homes. He reminded this matter had been previously discussed by the City Council when considering the point system for exterior features and materials. He stated the Council had directed to bring the matter back for further discussion. He referenced a draft document entitled "Single Family Home Interior Features Checklist" that included points and categories for interior features. He reviewed the document and answered questions from members of the City Council.

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He also discussed and shared some reservations and concerns of staff that this matter would go beyond the typical zoning regulations.

Upon discussion, members of the Council commented and discussed the issue as follows:

Councilmember Buhler inquired regarding the legality of adopting an ordinance that regulated interior features and possible challenges if adopted. He also stated these matters seemed to be building code issues. He expressed some agreement as it would send a message to builders that the City desired nicer and higher quality homes.

Councilmember Rushton indicated he viewed two different issues such as a master bedroom on the main floor versus the materials used. He stated the floor plan was not that much of a stretch.

Mayor Bigelow stated section 1 seemed very real and sections 2 and 3 less so as they were things that could be replaced easily at some expense. He stated section 4 would change long-term use of the home. He also indicated other things could be modified at a later time.

Councilmember Rushton expressed agreement with the Mayor's comments and indicated a desire to see more in section 1 and he discussed reasons. He stated section 1 fit in with zoning and indicated he would like to see the list expanded.

Councilmember Buhler suggested some items in other sections could be moved to section 1. He also indicated preference for focus on structural issues rather than paint and carpet, as there was a need to draw the line somewhere.

Mayor Bigelow expressed the importance of including structural items on the list.

Councilmember Vincent indicated a desire to see points listed for ADA accessibility listed in the first section.

Mayor Bigelow suggested environmentally friendly or green issues also be included.

Councilmember Nordfelt also expressed preference for inclusion of separate requirements for green materials to include construction for residential and commercial buildings. He suggested they be included and required, but not given points.

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Councilmember Buhler expressed agreement with Councilmember Nordfelt's comments and stated it should be a separate standard.

Councilmember Huynh also expressed agreement with comments made by Councilmember Nordfelt.

Councilmember Vincent expressed agreement with comments regarding energy standards and having separate standards, perhaps energy star for residential and LEED standards for commercial.

Councilmember Nordfelt expressed the need to make certain City inspectors were trained regarding the above-discussed requirements.

Steve Pastorik, CED Department, further discussed the checklist and answered questions from members of the City Council. He advised a discussion regarding energy efficiency was scheduled on a future Study Meeting agenda. He also noted a request by Mayor Bigelow to include costs as part of that discussion.

City Manager, Wayne Pyle, thanked City staff for their efforts and the City Council for their input regarding improving residential housing stock in the City. He indicated there were issues to consider and the Council was within their authority to enact an ordinance with those requirements. He advised of the need to consider balance to effect mutual acceptance of all entities involved - the developers, builders, residents, legislators, and others. He asked the Council to keep in mind the possible ripple effects and discussed some examples. He expressed the need to move forward with care as to not "go over the line" regarding this issue. He also expressed concern with the overall impression and action that could result at the State level. He clarified that his comments referred to interior improvements and not energy issues. He discussed the importance of protecting personal property rights and considering the rights of neighboring properties. He explained this was a new area and requested deep thought and consideration by the Council before moving forward.

Councilmember Rushton stated he welcomed discussion at the State level and other levels regarding this issue. He indicated if neighborhoods were not strong and had no investment, they would just go downhill. He stated this was an overall issue for the common good of the City as fundamental budget issues would depend on strength of neighborhoods in the future.

Councilmember Buhler stated he did not disagree with Councilmember Rushton's comments, but did have concern regarding potential lawsuits and types of challenges that could occur. He indicated there could also be political issues in the future. He expressed desire to increase housing standards in large

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developments. He suggested the City be proactive and discuss these issues with legislators rather than be reactionary.

City Manager, Wayne Pyle, advised the City had made efforts to speak with legislators, but meeting with individual legislators had been difficult. He further discussed some of the comments made above and advised staff believed tools presently existed to address some issues brought up by members of the City Council, and he discussed examples. He advised of the next steps that could be taken in terms of build and longevity regarding undeveloped parcels in combination with use of development agreements. He suggested this would be a more effective approach rather than doing “piece meal” and would bring more reward for the effort.

Mayor Bigelow inquired if there would be value in hearing a presentation from developers and/or homebuilders regarding this matter.

Councilmember Vincent stated the issue with the developers and/or builders was usually costs.

Mayor Bigelow suggested staff continue with the process regarding further studying the matter and suggested the City Council may want to make inquiries of legislative “friends” to get their feedback. He suggested perhaps a better place to discuss the issue would be at the Utah League of Cities and Towns.

Councilmember Rushton indicated support would be there from some cities and other cities would think it was not their fight.

City Manager, Wayne Pyle, indicated staff would continue to have conversations with appropriate parties regarding this issue.

Mayor Bigelow suggested while pursuing specific avenues, a refined list should be developed before moving forward.

Councilmember Buhler stated the legislature did not always know what they were up against unless someone lobbied them.

Mayor Bigelow concurred with Councilmember Buhler’s assessment; and stated it was a valid point and where there was no fight the legislature did not usually desire to take action. He indicated it would be a non-issue for the legislature if an agreement had been reached with the developers/builders.

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B. **WEST VALLEY FIBER NETWORK UPDATE**

Mayor Bigelow advised that regarding the West Valley fiber network he had requested the City Manager review information previously distributed to mayors and representative staff and that would be of interest and value for members of the Council to hear.

City Manager, Wayne Pyle, reviewed and discussed updated information regarding the Macquarie milestone. He indicated mayors were getting ready to meet with Macquarie and should receive estimates regarding the utility fee that would be important in terms of other considerations about the project when moving forward. He also discussed ballot/questionnaire language that had been submitted to the policy group and Macquarie, which still needed to be discussed by the mayors.

Mayor Bigelow advised regarding a number of matters currently underway and expressed the importance for discussion with the City Council. He stated he was reviewing proposals from consultants and we were at the point of needing to narrow down the proposals. He inquired how the Council desired to proceed with that process. He also discussed the next issues in the process regarding the six cities moving forward with milestone two. He indicated there were still some questions needing to be answered. He also noted the City Manager had covered most of the items in flux and he assumed the Council would want to weigh in heavily on some of those issues. He advised one of the mayors had given an interview to the press and he read aloud excerpts of those comments. He inquired as to how much of a role the Council desired him to play. He stated officially the only action taken by the Council was to appoint him as a liaison in engaging a consultant for independent study of the Macquarie proposal. He discussed some of the suggestions and desires of the six mayors, including feedback and conversations with staff. He requested input from the City Council regarding the role he should take with mayors of milestone two cities. He expressed desire to make sure he represented the City Council and West Valley City.

Upon further discussion, members of the City Council expressed individual thoughts and opinions regarding the Mayor's comments.

Mayor Bigelow discussed maintaining relationships with mayors of other cities and moving forward with the Macquarie proposal.

Discussion by members of the Council included individual comments, feedback and expressions regarding matters discussed above.

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- C. **REVIEW DRAFT AGENDAS FOR REDEVELOPMENT AGENCY AND HOUSING AUTHORITY MEETINGS SCHEDULED SEPTEMBER 2, 2014**
Mayor Bigelow reviewed the draft Agendas for the Redevelopment Agency and Housing Authority Meetings scheduled September 2, 2014. He advised consideration for approval of Minutes were the items listed to date.

- D. **COUNCIL UPDATE**
Mayor Bigelow referenced a Memorandum from the City Manager that outlined upcoming meetings and events as follows:

September 1, 2014	Labor Day Holiday – City Hall closed
September 2, 2014	Council Study Meeting, 4:30 P.M and Regular Council Meeting, 6:30 P.M.
September 3, 2014	Community Meeting with Mayor Bigelow, City Hall Multi-purpose Room, 7:00 P.M. – 8:30 P.M.
September 9, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
September 10-12, 2014	ULCT Annual Convention, Salt Lake Sheraton (Details to follow)
September 13 – October 24, 2014	<i>Journey Stories</i> Traveling Smithsonian Exhibit, UCCC (Opening Reception on September 15th, 6:00P.M. – 8:00 P.M.)
September 16, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
September 16, 2014	Five Finger Death Punch & VolBeat, Maverik Center, 6:10 P.M.
September 19, 2014	Elton John, Maverik Center, 8:00 P.M.
September 21, 2014	Joan Sebastian – Los Tigres del Norte, Maverik Center, 7:00 P.M.
September 23, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
September 24, 2014	Lake Park Golf Social, Stonebridge Golf Course, 8:30 A.M. – 1:30 P.M.

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September 27, 2014	Hunter Library Grand Re-opening & Ribbon Cutting, 4740 West 4100 South, 10:00 A.M.
September 30, 2014	No Council Meeting Scheduled (5 th Tuesday)
October 3, 2014	Annual VIP Night for Members, Family Fitness Center, 6:00 P.M. – 9:00 P.M.
October 7, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
October 7, 2014	Domestic Violence Awareness Program, City Hall Lobby, 6:00 P.M.
October 14, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
October 21, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
October 21 – 31, 2014	Early Voting for General Election, City Hall Lobby, 12:00 P.M. – 6:00 P.M. (weekdays only)
October 24, 2014	Member Event – Pumpkin Painting & Refreshments, Fitness Center, 6:00 P.M. – 7:00 P.M.
October 25, 2014	Bewitching Breakfast, Fitness Center, 9:30 A.M. – 10:30 A.M.
October 25, 2014	Halloween Safety Fair, Fitness Center, 11:00 A.M. – Noon
October 27 & 28, 2014	Nightmare Alley, Fitness Center (Edutainment Center), 7:00 P.M. – 10:00 P.M.
October 28, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 4, 2014	General Election, Polls Open 7:00 A.M. – 8:00 P.M.
November 4, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 11, 2014	Veteran's Day Holiday – City Hall closed

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November 11, 2014	Veteran’s Day Program and Events, Family Fitness Center (Details to Follow)
November 12, 2014	The Black Keys – Turn Blue World Tour, Maverik Center, 8:00 P.M.
November 18, 2014	Council Study Meeting, 4:30 P.M. and Council Meeting, 6:30 P.M.
November 18, 2014	Judas Priest – Redeemer of Souls Tour 2014, Maverik Center, 7:30 P.M.
November 25, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 27, 2014	Thanksgiving Holiday – City Hall closed
December 2, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 3, 2014	Blood Drive, City Hall, 8:30 A.M. – 12:30 P.M.
December 9, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 16, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 19, 2014	So You Think You Can Dance Live, Maverik Center, 8:00 P.M.
December 24 & 25, 2014	Christmas Holiday – City Hall closed

E. CITY MANAGER UPDATE

City Manager, Wayne Pyle, updated the Council regarding response to a gentleman who had spoken recently during the public comment period regarding code enforcement. He reported he and Layne Morris, Community Preservation Director, had visited the neighborhood.

He also advised regarding moving forward with the food truck event scheduled September 1, 2014. Upon discussion, Councilmember Vincent suggested Wednesday might be a better day for the event than Monday.

Councilmember Rushton advised he had requested research from the NLC (National League of Cities and Towns) regarding food truck events.

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6. COUNCIL REPORTS:

A. COUNCILMEMBER RUSHTON – FIRE OPS TRAINING AND JORDAN RIVER COMMISSION MEETING

Councilmember Rushton reported regarding a Fire Ops training in which he and Councilmembers Huynh and Nordfelt had recently participated.

He reported regarding a recent meeting of the Jordan River Commission and discussed a grant received by the Public Works Department to clean up the pond along the River. He also shared and discussed some photographs. He indicated West Valley City had received an invoice for membership in the organization that had been submitted to the City Manager.

B. COUNCILMEMBER TOM HUYNH – FIRE OPS TRAINING AND NEED FOR AMBULANCE LIFTS

Councilmember Huynh reported regarding his recent participation in a fire ops training and he discussed the need for ambulance lifts.

C. COUNCILMEMBER LARS NORDFELT – FIRE OPS TRAINING

Councilmember Nordfelt reported regarding his recent participation in a fire ops training and he discussed additional information regarding ambulance lifts.

D. MAYOR RON BIGELOW – RIBBON CUTTINGS AND ROTARY CLUB

Mayor Bigelow advised regarding his participation in recent ribbon cutting events for new businesses in West Valley City.

He advised regarding speaking at a recent Rotary Club meeting and advised he had made suggestions for service projects including a Veterans' memorial. Upon inquiry by Councilmember Rushton regarding a recent suggestion by a resident for a Veterans' memorial, the Parks and Recreation Director provided an update to the City Council. Mayor Bigelow advised the Rotary Club had not decided how to move forward as yet.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, AUGUST 26, 2014, WAS ADJOURNED AT 6:07 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, August 26, 2014.

Sheri McKendrick, MMC
City Recorder