

## MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, OCTOBER 7, 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  
Karen Lang, Councilmember District 3  
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
Russell Willardson, Public Works Director  
Kevin Astill, Parks and Recreation Director  
Layne Morris, CPD Director  
Lee Russo, Police Chief  
John Evans, Fire Chief  
Mark Nord, CED Department  
Steve Pastorik, CED Department  
Jody Knapp, CED Department  
Chris Barnhurst, CED Department  
Pauline Davies, CED Department  
Dan Johnson, Public Works Department  
Jake Arslanian, Public Works Department  
Stan Varney, Fire Department  
Ross Olsen, Administration  
Rick Westphal, Administration  
Aaron Crim, Administration  
Jason Nau, Administration

1. **APPROVAL OF MINUTES OF STUDY MEETINGS HELD SEPTEMBER 16, 2014 AND SEPTEMBER 23, 2014**

The Council read and considered Minutes of the Study Meetings held September 16, 2014, and September 23, 2014. There were no changes, corrections or deletions.

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014**

**-2-**

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meetings held September 16, 2014, and September 23, 2014, as written. Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

**2. INTRODUCTION OF NEW EMPLOYEES**

Upon invitation by Mayor Bigelow, new employees in attendance introduced themselves to members of the City Council.

The Council previously received a list, as follows:

Administration:	Maria Alvarado, Court Clerk
Community Preservation Department:	Porter Fallows, Animal Services Officer Jacquelyn Penrose, Section 8 Coordinator Sharena Sweeny, Executive Secretary
Parks and Recreation Department:	Zachary Clark, Custodian
Police Department:	Kevin Johnson, Police Officer Victoria Jeppson, Police Officer George Martinez, Police Officer Joshua Steele, Police Officer Darwin Zierse, Police Officer
Public Works Department:	Richard Barker, Operator I

The City Council welcomed the new employees to service with West Valley City.

## MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014

-3-

### 3. **REVIEW AGENDAS FOR COUNCIL REGULAR, REDEVELOPMENT AGENCY AND HOUSING AUTHORITY MEETINGS SCHEDULED OCTOBER 7, 2014**

Mayor Bigelow advised no new items had been added to the Agenda for the Council's Regular Meeting scheduled October 7, 2014, at 6:30 P.M.

City Manager, Wayne Pyle, stated the Agenda for the Redevelopment Agency Meeting scheduled later this night had consideration of approval of minutes, a public hearing and an action item regarding a budget opening, and three resolutions.

Upon direction, Mark Nord, CED Department, reviewed the referenced resolutions to be considered by the RDA later this night, and he answered questions.

He used PowerPoint and discussed information summarized as follows:

- Freeport West Incentive Proposal/ADL
  - Purchased 124 acres at 6400 West off 2100 South
  - Plans reflect a new standard
  - Raising bar in look and efficiency
  - Drawings and details regarding buildings and landscaping
  - New name and groundbreaking/ARA Industrial Park
  - Northwest EDA created and will help alleviate high cost of development and infrastructure
  - Details regarding Phase 1 and 2
  - Site development and infrastructure costs
  - Project benefits including sales tax (subject to tenant) property tax and employees (Phase 1 - 3,500/Phase 2 – 1,000)
- SPS Incentive Proposal
  - Leasing former Hollywood Connection facility
  - Substantial remodel of building
  - Incentive to cover building permit fees
- CCI Mechanical Incentive Proposal
  - Cache Valley Electric moved to Salt Lake City and left large vacant building
  - Recruited CCI Mechanical that was looking to expand
  - Requested incentive to assist in offsetting construction of new manufacturing facility

City Manager, Wayne Pyle, advised consideration of approval of minutes had been listed on the Housing Authority Agenda.

Upon inquiry by the Mayor, there were no further questions from members of the Council regarding the subject agendas.

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014**

**-4-**

**4. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED OCTOBER 14, 2014:**

**A. EMPLOYEE OF THE MONTH AWARD, OCTOBER 2014 – NURIA WHYTOCK, FINANCE DEPARTMENT**

Mayor Bigelow informed Nuria Whytock, Finance Department, had been nominated and would be recognized as the Employee of the Month for October 2014, at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M. Upon inquiry if a Council member desired to read the nomination, Councilmember Buhler advised he would do so.

**B. DIVISION OF THE QUARTER AWARD – PLANNING AND ZONING DIVISION, CED DEPARTMENT**

Mayor Bigelow informed that the Planning and Zoning Division of the Community and Economic Development (CED) Department had been nominated to receive the Division of the Quarter Award at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M. After inquiry by the Mayor, Councilmember Vincent advised he would read the nomination and present the award.

**5. RESOLUTION NO. 14-161, AWARD CONTRACT TO GENEVA ROCK PRODUCTS, INC. FOR THE 2600 SOUTH DITCH PIPING PROJECT**

Dan Johnson, Public Works Department, discussed proposed Resolution No. 14-161 that would award a contract to Geneva Rock Products, Inc., in the amount of \$175,726.00 and authorize expenditure of no more than \$195,000.00 in change orders, for the 2600 South Ditch Piping Project.

He stated bids had been solicited and 11 bids received, as follows:

Geneva Rock Products Inc.:	\$173,968.74 (w/preference reduction)
Dennis Lierd II Construction:	\$187,017.00
Westbrook Construction:	\$200,768.00
Stapp Construction:	\$230,580.00
Noland & Son Construction:	\$237,898.00
Vancon Inc.:	\$237,581.19 (w/preference reduction)
Braker Construction:	\$246,452.00
Cody Ekker Construction:	\$252,224.00
KK&L Administration:	\$252,455.00
M.C. Green & Sons, Inc.:	\$310,154.00
Beck Construction:	\$398,700.00

The lowest responsible bid had been submitted by Geneva Rock Products Inc. for an initial amount of \$175,726.00, with preference reduction applied, \$173,968.74. He also advised the engineer's estimate had been in the amount of \$205,610.00

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014**

**-5-**

He indicated the 2600 South ditch was an open channel that was part of the City's storm drain system. This particular segment of open ditch was the last remaining un-piped portion of a major storm drain line that drained a large area between 3600 West and 3270 West from approximately 2200 South to 2600 South. The ditch in its current condition was nearly un-maintainable. The project consisted of the installation of approximately 550 feet of 60-inch pipe, along the back lot lines of multiple properties. This project would ease the maintenance burden and reduce upstream flooding risks.

He advised funds were available in the FY 2014-2015 Budget.

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. 14-161 at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M.

**6. RESOLUTION NO. 14-162, AUTHORIZE ADDITIONAL FUNDING FOR CHANGE ORDERS TO THE CONTRACT WITH NOLAND AND SONS CONSTRUCTION COMPANY FOR THE LUND PARK TO BRIGHTON CANAL STORM DRAIN PROJECT**

Dan Johnson, Public Works Department, discussed proposed Resolution No. 14-162 that would authorize additional funding for overruns and change orders to the contract with Noland and Sons Construction Company, in the total amount of \$16,743.05, for the Lund Park to Brighton Canal Storm Drain Project.

He explained that during the closeout process it had been noted certain items of work had overrun estimated quantities causing the total amount owed to the contractor to exceed the amount previously authorized. He stated there was also a change order (No. 4) for a waterline relocation that had been necessary to be added to the contract for a cost of \$10,095.80 that needed to be approved. He reported the total additional funding to be authorized would be in the amount of \$16,743.05.

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. 14-162 at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M.

**7. RESOLUTION NO. 14-163, AUTHORIZE PURCHASE OF A TRUCK FROM WASATCH FRONT ISUZU FOR USE BY THE PUBLIC WORKS SANITATION DIVISION**

Russell Willardson, Public Works Director, discussed proposed Resolution No. 14-163 that would authorize purchase of a truck from Wasatch Front Isuzu, in the amount of

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014**

**-6-**

\$43,700.00 and additional necessary equipment in an amount not to exceed \$54,000.00 in total for the purchase, for use by the Public Works Sanitation Division.

He stated the Public Works Sanitation Division was in need of a second delivery truck to pick up and deliver garbage cans. Picking up garbage cans from 90-day delinquent accounts had proven to be the most effective method of collecting past due debt. When payment was made to bring the account current, plus a \$25.00 redelivery fee, the garbage can was returned.

The City first purchased garbage containers in 1994 and many of those cans were still in service, but were well beyond their expected service life. There would be an on-going need for additional help to replace the cans as they became unserviceable.

He reviewed the cost breakdown for the proposed truck purchase as follows:

Truck (215 Isuzu NPR-HD)	\$34,700
Bed and lift gate (including installation)	\$11,500
CNG System (including installation)	\$ 5,200
LED amber lighting system (including installation)	<u>\$ 2,500</u>
Total:	\$53,900

The cab and chassis would be purchased from Wasatch Front Isuzu in accordance with Section 5-3-110 of the City Code, Procurement to Meet Existing Needs. This was the same model as the City's existing can delivery truck with a low bed for easy loading.

In addition, the new truck would be equipped with a CNG alternative fuel system. Use of CNG fuel was a good match for this vehicle that would be heavily used and the fuel savings would offset the additional capital cost in 2-3 years.

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

The City Council will consider proposed Resolution No. 14-163 at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M.

8. **RESOLUTION NO. 14-164, APPROVE A FRANCHISE AGREEMENT WITH CENTRAL TELECOM SERVICES, LLC, FOR A TELECOMMUNICATIONS NETWORK IN THE CITY**

Eric Bunderson, City Attorney, discussed proposed Resolution No. 14-164 that would approve a Franchise Agreement with Central Telecom Services, LLC for a telecommunications network in the City.

## MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014

-7-

He stated the agreement would allow Central Telecom Services to establish a telecommunications network in, under, along, over and across present and future rights-of-way of West Valley City.

He indicated applications for telecommunications networks in the City were governed by Chapter 20-5 of the City Code. The franchise granted by this Agreement was for a ten year period with the option to renew for an additional ten years with the same terms and conditions. Chapter 20-6 of the City Code permitted the City to require all telecommunications providers to collect taxes from their customers and deposit them with the Utah State Tax Commission. The subject agreement memorialized this provision as well as acknowledging Central Telecom's duty to secure permits from Public Works for an excavation or construction.

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

The City Council will consider proposed Resolution No. 14-164 at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M.

9. **RESOLUTION NO. 14-165, APPROVE PURCHASE OF FIVE 12 LEAD EKG MONITORS FROM ZOLL MEDICAL CORPORATION FOR USE BY THE FIRE DEPARTMENT**

Fire Chief, John Evans, discussed proposed Resolution No. 14-165 that would approve purchase of five 12 lead EKG monitors from Zoll Medical Corporation, in an amount not to exceed \$143,893.74, for use by the Fire Department.

He stated the proposed purchase would replace existing equipment and would be placed on all of the front line advanced medical ambulances. The current Zoll monitors and equipment would be able to match up with new units. Also the training of personnel would be very short. The units also had a patch to all of the medical facilities that were currently in service and would not require additional money for transmission of data to medical facilities by keeping the same type of monitors.

The current Zoll Cardiac Monitors were over seven years old. The current monitors were out of warranty and if used as front line units would overspend the current maintenance money in the budget. The old monitors would be used on other units that were not constantly required use for the monitors. The new monitors had many features the current monitors did not have. The monitors were used on almost every medical call that the Department responded to and by placing these on front line units the City would be assured the Fire Department was utilizing the most up to date equipment on the market.

Also, the first three lead cardiac monitors would be traded in to Zoll for the new purchase. Zoll would allow some trade in value for the old machines that were over eight to ten years old and facing high repair costs.

MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014

-8-

Chief Evans further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-165 at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M.

10. **RESOLUTION NO. 14-166, AUTHORIZE THE CITY TO EXECUTE SCHEDULE 40 OF THE HP MASTER LEASE PURCHASE AGREEMENT FOR PURCHASE OF A BARRACUDA WEB FILTER FROM VLCM**

Rick Westphal, Administration, discussed proposed Resolution No. 14-166 that would authorize the City to execute Schedule 40 of the HP Master Lease Purchase Agreement in an amount not to exceed \$47,550.24, including interest, for purchase of a Barracuda Web Filter from VLCM.

He stated for the amount of Web traffic the current Web Filter was not providing needed protection or monitoring. He advised formal bidding had not been required because VLCM held a contract with the State of Utah. If approved, the purchase would give the City the needed security from Web born malware, viruses and misused bandwidth. In addition, the Barracuda would provide the City with advanced policy and reporting management tools.

The purchase would be financed through the HP Lease Purchase Agreement previously approved on January 3, 2006, under Resolution No. 06-04.

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

The City Council will consider proposed Resolution No. 14-166 at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M.

11. **RESOLUTION NO. 14-167, APPROVE AN AGREEMENT WITH EDA ARCHITECTS, INC. FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES, CONSTRUCTION DOCUMENT PREPARATION, AND CONSTRUCTION CONTRACT ADMINISTRATION FOR THE UTAH CULTURAL CELEBRATION CENTER PLAZA LEVEL RENOVATION PROJECT**

Jake Arslanian, Public Works Department, discussed proposed Resolution No. 14-167 that would approve an agreement with EDA Architects, Inc. for architectural and engineering design services, construction document preparation, and construction contract administration, in the amount of \$325,000.00, for the Utah Cultural Celebration Center (UCCC) Plaza Level Renovation Project.



**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014**

**-9-**

He stated the proposed agreement would authorize EDA Architects to provide architectural and engineering services for the UCCC basement renovation project. EDA Architects would prepare master plans and construction documents, assist with the bidding process, and provide contract administration services for the construction contract.

The project would include basement plaza level renovation with a black box theater and supporting classrooms, art, dance, and theater rooms, and additional amenities that would provide the citizens of West Valley City and Salt Lake County with an excellent facility in which to experience the visual and performing arts.

Funding for the project would be provided by Salt Lake County in the total amount of \$2,500,000.00 in order to enhance the UCCC's ability to provide arts programming by professional and community based arts organizations to citizens of West Valley City and Salt Lake County. It was anticipated the UCCC basement renovation project would begin construction in the winter of 2015.

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

The City Council will consider proposed Resolution No. 14-167 at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M.

**12. CONSENT AGENDA SCHEDULED FOR OCTOBER 14, 2014:**

**A. RESOLUTION NO. 14-168, ACCEPT A STORM DRAIN EASEMENT AND A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM JOHN G. DILLON AND LISA D. DILLON FOR PROPERTY LOCATED AT 2560 SOUTH 3270 WEST REGARDING THE 2600 SOUTH DITCH PIPING PROJECT**

Resolution No. 14-168 would accept a Storm Drain Easement and a Grant of Temporary Construction Easement from John G. Dillon and Lisa D. Dillon for property located at 2560 South 3270 West regarding the 2600 South Ditch Piping Project.

The subject property was one of eight properties affected and benefitted by construction of the 2600 South Ditch Piping Project. The easement would run along the southern 10 feet of the grantors' property. The grant of Temporary Construction Easement would be an additional 20 feet north of and abutting the Storm Drain Easement. The project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600 feet to a storm drain clean-out box. This ditch ran along the rear property lines of properties located on either side of the ditch. The ditch was the last open section of the storm drain system

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014**

**-10-**

that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

**B. RESOLUTION NO. 14-169, ACCEPT A STORM DRAIN EASEMENT AND A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM BARNEY INVESTMENT COMPANY, A UTAH LIMITED PARTNERSHIP, FOR PROPERTY LOCATED AT 3329 WEST 2555 SOUTH REGARDING THE 2600 SOUTH DITCH PIPING PROJECT**

Proposed Resolution No. 14-169 would accept a Storm Drain Easement and a Grant of Temporary Construction Easement from Barney Investment Company, a Utah Limited Partnership, for property located at 3329 West 2555 South regarding the 2600 South Ditch Piping Project.

The subject property was one of eight properties affected and benefitted by construction of the 2600 South Ditch Piping Project. The easement would run along the southern 10 feet of the grantors' property. The grant of Temporary Construction Easement would be an additional 20 feet north of and abutting the Storm Drain Easement. The project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600 feet to a storm drain clean-out box. This ditch ran along the rear property lines of properties located on either side of the ditch. The ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

**C. RESOLUTION NO. 14-170, ACCEPT A STORM DRAIN EASEMENT AND A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM MLB PROPERTY MANAGEMENT, LLC, FOR PROPERTY LOCATED AT 2608 SOUTH 3270 WEST REGARDING THE 2600 SOUTH DITCH PIPING PROJECT**

Proposed Resolution No. 14-170 would accept a Storm Drain Easement and a Grant of Temporary Construction Easement from MLB Property Manager, LLC, for property located at 2608 South 3270 West regarding the 2600 South Ditch Piping Project.

The subject property was one of eight properties affected and benefitted by construction of the 2600 South Ditch Piping Project. The easement would run along the southern 10 feet of the grantors' property. The grant of Temporary Construction Easement would be an additional 20 feet north of and abutting the Storm Drain Easement. The project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600 feet to a storm drain clean-out box. This ditch ran along the rear property lines of properties located

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014**

**-11-**

on either side of the ditch. The ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

**D. RESOLUTION NO. 14-171, ACCEPT A STORM DRAIN EASEMENT AND A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM BAILEY LOT LEASING, LC, FOR PROPERTY LOCATED AT 2602 SOUTH 3270 WEST REGARDING THE 2600 SOUTH DITCH PIPING PROJECT**

Proposed Resolution No. 14-171 would accept a Storm Drain Easement and a Grant of Temporary Construction Easement from Bailey Lot Leasing, LC, for property located at 2602 South 3270 West regarding the 2600 South Ditch Piping Project.

The Bailey Lot Leasing property was one of eight properties affected and benefitted by construction of the 2600 South Ditch Piping Project. The Storm Drain Easement would be along the north five feet of Grantor's property. The easement would be an additional five feet north of and abutting the Storm Drain Easement. This project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600 feet to a storm drain clean-out box. The ditch ran along the rear property lines of properties located on either side of the ditch. This ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

**E. RESOLUTION NO. 14-172, ACCEPT A STORM DRAIN EASEMENT AND A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM CUBAN CIGAR CO., INC. FOR PROPERTY LOCATED AT 3379 WEST 2555 SOUTH REGARDING THE 2600 SOUTH DITCH PIPING PROJECT**

Proposed Resolution No. 14-172 would accept a Storm Drain Easement and a Grant of Temporary Construction Easement from Cuban Cigar Co., Inc. for property located at 3379 West 2555 South regarding the 2600 South Ditch Piping Project.

The Cuban Cigar Co., Inc. property was one of eight properties affected and benefitted by construction of the 2600 South Ditch Piping Project. The easement would be along a portion of the southern 10 feet of the grantor's property. The Grant of Temporary Construction Easement would be an additional 20 feet north of and abutting the Storm Drain Easement. The project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600 feet to a

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014**

**-12-**

storm drain clean-out box. The ditch ran along the rear property lines of properties located on either side of the ditch. This ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

F. **RESOLUTION NO. 14-173, ACCEPT A STORM DRAIN EASEMENT AND A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM CUBAN CIGAR, INC. FOR PROPERTY LOCATED AT 3349 WEST 2555 SOUTH REGARDING THE 2600 SOUTH DITCH PIPING PROJECT**

Proposed Resolution No. 14-173 would accept a Storm Drain Easement and a Grant of Temporary Construction Easement from Cuban Cigar, Inc. for property located at 3349 West 2555 South regarding the 2600 South Ditch Piping Project.

The subject property was one of eight properties affected and benefitted by construction of the 2600 South Ditch Piping Project. The easement would be along a portion of the southern 10 feet of the grantor's property. The Grant of Temporary Construction Easement would be an additional 20 feet north of and abutting the Storm Drain Easement. The project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600 feet to a storm drain clean-out box. The ditch ran along the rear property lines of properties located on either side of the ditch. The ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

G. **RESOLUTION NO. 14-174, ACCEPT A STORM DRAIN EASEMENT AND A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM KH MOUNTAIN INVESTMENTS, LLC, FOR PROPERTY LOCATED AT 2594 SOUTH 3270 WEST REGARDING THE 2600 SOUTH DITCH PIPING PROJECT**

Proposed Resolution No. 14-174 would accept a Storm Drain Easement and a Grant of Temporary Construction Easement from KH Mountain Investments, LLC, for property located at 2594 South 3270 West regarding the 2600 South Ditch Piping Project.

The subject property was one of eight properties affected and benefitted by construction of the 2600 South Ditch Piping Project. The easement would be along the north five feet of grantor's property. The Grant of Temporary Construction Easement would be an additional five feet north of and abutting the Storm Drain Easement. The project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600 feet to a storm drain clean-out box. The ditch ran along the rear property lines of properties located on either side of the ditch. The ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014**

**-14-**

3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

**H. RESOLUTION NO. 14-175, ACCEPT TWO QUIT CLAIM DEEDS FROM FIRST INDUSTRIAL, L.P. FOR PORTIONS OF 2200 SOUTH LOCATED EAST OF REDWOOD ROAD**

Proposed Resolution No. 14-175 would accept two Quit Claim Deeds from First Industrial, L.P. for portions of 2200 South located east of Redwood Road.

2200 South was a private road located within the Metro Business Park. Metro Business Park located south of SR-201 and east of Redwood Road was a commercial office park developed from the late 1980's to the mid 1990's and was currently home to some quality tenants including Zions Bankcorp, IHC, Raytheon Company, Raster, and others. However, over the years quality of the park had declined and vacancy rates increased. To complicate the problem, no owners association had existed for more than 15 years. Due to lack of a functioning owners association, 2200 South had not been adequately maintained in recent years. In January of this year, F.C. Stangl, III, conveyed its portion of the road to West Valley City. First Industrial, L.P. had now executed two Quit Claim Deeds in favor of the City for its portions of the road. The road currently functioned as if it were a public street. Ownership of the road would allow the City to maintain, repair and provide snow removal, which was necessary to help improve the viability of this business park and help prevent further exodus of businesses.

**I. RESOLUTION NO. 14-176, ACCEPT A PUBLIC SIDEWALK, LIGHTING AND UTILITY EASEMENT FROM GRANGER-HUNTER IMPROVEMENT DISTRICT FOR PROPERTY LOCATED AT 1311 WEST 3300 SOUTH**

Proposed Resolution No. 14-176 would accept a Public Sidewalk, Lighting and Utility Easement from Granger-Hunter Improvement District for property located at 1311 West 3300 South.

The subject easement was for the proposed Granger-Hunter Improvement District – Well #1 site improvements. The project was subject to requirements of the 3500 South Streetscape Ordinance that required wider sidewalks and landscape frontage along with decorative sidewalk lighting on 3500 South Street.

He explained as portions of the proposed sidewalk and lighting fell outside of the public eight-of-way, a Public Sidewalk, Lighting and Utility Easement would be required as a condition of approval for the project.

Mayor Bigelow inquired if there were any questions regarding items listed on the Consent Agenda. Hearing none, he moved to the next item on the Agenda.

MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014

-15-

13. **UNFINISHED BUSINESS SCHEDULED OCTOBER 14, 2014:**

A. **CONSIDER RESOLUTION NO. 14-126, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CHUN HSIANG AND HONG XIAO FOR APPROXIMATELY 1.01 ACRES OF PROPERTY LOCATED AT 4758 WEST 4100 SOUTH (APPLICATION NO. GPZ-6-2013 – CONTINUED FROM REGULAR MEETING HELD AUGUST 19, 2014)**

Jody Knapp, CED Department, discussed proposed Resolution No. 14-126 that would authorize the City to enter into a Development Agreement with Chun Hsiang and Hong Xiao for approximately 1.01 acres of property located at 4758 West 4100 South, and related to Application No. GPZ-6-2013 which was continued from the Regular Meeting held August 19, 2014.

She stated Chun Hsiang and Hong Xiao had submitted a General Plan/Zone change application to change 1.01 acres of property from Low Density Residential to Neighborhood Commercial in the General Plan and from the ‘R-1-8’ (Single-Family Residential with an 8,000 square foot lot minimum) to ‘C-1’ (Neighborhood Commercial) zone. Staff and the Planning Commission had recommended a development agreement in conjunction with the General Plan/Zone change to help the new building planned to be compatible with the residential character of 4100 South Street.

The proposed Development Agreement contained the following requirements:

1. The building shall have a pitched roof design with no parapet walls.
2. The parking shall be located to the north or east side of the site and the building shall be oriented towards the street.

Ms. Knapp reviewed and discussed additional background information regarding the application and proposed development agreement. She discussed the latest proposal (#3) in detail, which documents had recently been made available to members of the City Council.

She used PowerPoint and discussed information summarized as follows:

- Revised elevations and site plan
- Photographs of nearby commercial uses
- Will have to meet the City’s commercial design standards

Ms. Knapp also discussed an e-mail received from Salt Lake County responding to issues raised by the City Council regarding the Hunter Library, and she answered questions from members of the City Council.

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014**

**-16-**

Upon discussion, members of the City Council expressed individual opinions and concerns regarding elevations and design of the building including the need for more windows on the south side of the building facing 4100 South Street.

Councilmember Lang suggested the City Council consider review of commercial design standards.

Councilmember Rushton advised he would like to see clear standards regarding neighborhood commercial uses and fencing or walls to protect the integrity of neighborhoods.

City Manager, Wayne Pyle, advised the proposal met commercial design standards and, in this particular case, he did not feel that was the problem. He stated the subject property had some site and topographical issues and he made suggestions regarding various options for consideration by the City Council if they did not like the latest design proposal.

Upon expression of a desire for the library wall to be taken down, the City Manager advised staff would be willing to talk with Salt Lake County regarding the wall.

Councilmember Nordfelt expressed excitement about the proposal and shared his conversation with the owner who felt there was a disconnect with what the City Council and Planning Commission desired and the difficulty to please both.

Jody Knapp, CED Department, addressed Councilmember Nordfelt's comments and discussed meetings with the applicant and architect regarding design and orientation of the building.

Mayor Bigelow inquired if some issues could be resolved with landscaping.

City Manager, Wayne Pyle, advised staff would work with the applicant to determine if there were other improvements that could be made. He indicated staff, along with the City Council, were excited that something was being planned for the subject corner. He stated there were solutions and cited some examples relating to existing restaurants.

**14. COMMUNICATIONS**

**A. WEST VALLEY FIBER NETWORK UPDATE**

City Manager, Wayne Pyle, recommended the scheduled update regarding the West Valley Fiber Network be postponed due to time constraints.

**B. COUNCIL UPDATE**



**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014**

**-17-**

Mayor Bigelow referenced a Memorandum from the City Manager that outlined upcoming meetings and events as follows:

September 13 – October 24, 2014	<i>Journey Stories</i> Traveling Smithsonian Exhibit, UCCC
October 11, 2014	Fire Department Open House, Station 73, 2834 South 2700 West, 10:00 A.M. – 4:00 P.M.
October 11, 2014	Latino Educational and Cultural Fair 2014 – Sponsored by Latino Community Center, UCCC, 10:00 A.M. – 7:00 P.M.
October 13, 2014	ARTRageous Student Activity: Journey Stories Journal Sketchbooks, UCCC, 9:00 A.M.
October 14, 2014	ARTRageous Student Activity: Journey Stories Journal Sketchbooks, UCCC, 9:00 A.M.
October 14, 2014	Utah Grizzlies Face-off Luncheon, Maverick Center Centennial Room (4 <sup>th</sup> floor), 11:30 A.M. – 1:30 P.M.
October 14, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
October 15, 2014	WVC Watch Wednesday – Information Update, City Hall, 6:30 P.M. – 8:00 P.M.
October 15, 2014	Community Meeting with Chief Russo, Location TBD, 7:00 P.M.
October 18, 2014	West Valley Women in Motion Conference, UCCC, 9:00 A.M. – 2:00P.M.
October 21, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014**

**-18-**

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
November 11, 2014	Veteran’s Day Program and Events, Family Fitness Center
November 12, 2014	The Black Keys – Turn Blue World Tour, Maverik Center, 8:00 P.M.
November 14, 2014	Member Appreciation Activity – Movie Night, Fitness Center, 7:00 P.M.
November 18, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014**

**-19-**

November 18, 2014	Judas Priest – Redeemer of Souls Tour 2014, Maverik Center, 7:30 P.M.
November 19-22, 2014	NLC Conference, Austin, Texas
November 25, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 22, 2014	Turkey Trot 5K, Fitness Center, 8:00 A.M.
November 27, 2014	Thanksgiving Holiday – City Hall closed
December 1, 2014	Annual Christmas Tree Lighting and Walk with Santa, Fitness Center, 6:00 P.M.
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 6, 2014	Breakfast with Santa, Fitness Center, 9:00 A.M.
December 9, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 10, 2014	Stories & S'mories, Plaza at Fairbourne Station, 6:00 P.M.
December 11, 2014	International Christmas Celebration 2014 – Sponsored by Latino Community Center, UCCC, 5:00 P.M. – 9:00 P.M.
December 13, 2014	Breakfast with Santa, Fitness Center, 9:00 A.M.

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014**

**-20-**

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
January 1, 2015	New Year’s Day Holiday – City Hall closed

**15. COUNCIL REPORTS**

**A. COUNCILMEMBER COREY RUSHTON – COG MEETING AND PUBLIC WORKS SUBCOMMITTEE MEETING**

Councilmember Rushton reported regarding a recent COG meeting including issues discussed at the public works subcommittee meeting.

**B. MAYOR RON BIGELOW – BODY CAMERAS FOR POLICE OFFICERS**

Mayor Bigelow advised that due to recent news reports he was in support of body cameras for police officers. He requested time be scheduled for a discussion on this issue in the future.

In response City Manager, Wayne Pyle, advised movement in that direction had already begun.

**16. NEW BUSINESS SCHEDULED IN THE LOBBY OF CITY HALL AT 6:00 P.M.**

**A. DOMESTIC VIOLENCE AWARENESS PROGRAM**

Mayor Bigelow invited the City Council, City staff and others in attendance to move to the lobby of City Hall upon adjournment of study session for the annual Domestic Violence Awareness Program scheduled at 6:00 P.M.

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, OCTOBER 7, 2014, WAS ADJOURNED AT 6:02 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, October 7, 2014.

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014**

**-21-**

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Sheri McKendrick, MMC  
City Recorder