

**MINUTES OF COUNCIL SPECIAL STRATEGIC MID-YEAR PLANNING MEETING –  
OCTOBER 21, 2016**

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THE WEST VALLEY CITY COUNCIL MET IN SPECIAL SESSION ON FRIDAY, OCTOBER 21, 2016, AT 9:15 A.M. IN THE CONFERENCE ROOM, WEST VALLEY CITY ANIMAL SHELTER, 4522 WEST 3500 SOUTH, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor  
Lars Nordfelt, Councilmember At-Large  
Don Christensen, Councilmember At-Large  
Tom Huynh, Councilmember District 1  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3  
Steve Vincent, Councilmember District 4

STAFF PRESENT:

Wayne Pyle, City Manager  
Paul Isaac, Assistant City Manager/HR Director  
Nicole Cottle, Assistant City Manager/ CED Director

Mayor Bigelow asked Wayne to give a brief overview of the objective of the discussion.

Wayne introduced the meeting by saying that he sensed the need for some time for the council to consider topics that concern the city without the added pressure of having to budget for or approve any particular project like the Council does in their normal strategic plan discussions. The question he posed was essentially how do we look into the future and prioritize the top issues facing the City, come away with a general agreement of those topics and then order the priorities based on their future effect on the City. Wayne said this would give Administration a chance to at least understand from a “30000 foot level” what the council and the staff should begin to think about 5 years out.

To get the discussion moving along, Wayne mention Demographics, Taxation, Technology has possible discussion items. Councilman Buhler mentioned Cyber Security as another.

Wayne then began the conversation by talking about the aging population. Council discussed that population age as it related to senior housing needs. Councilman Vincent spoke about the mix of housing. Housing standards will change as population ages. Vincent spoke about the type of house that would be needed in the future which would be powered by solar energy, garages with car charging capabilities and the use of the Internet as major demands in our neighborhoods. Councilman Buhler mentioned that solar power is booming but mostly because of the rebates from

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the federal govt. Council asked about the average age of our citizen population. Nicole mentioned that current demographics suggest that we have a relative young population age averaging around 24 years old. Nicole also said we are no longer a starter home city. Councilman Nordfelt said that another trend was that many millennials are interested in smaller homes, apts, etc.

Wayne mentioned that it is interesting that as we mentioned age of our population how quickly we moved to speaking about housing and the future needs there has well. Wayne showed the council a chart on racial and ethnic composition talked about age we moved to housing for example. Wayne showed the council a chart on racial and ethnic composition.

The council then turned their discussion into sort of a brain storming session of important topics to think about. Below is a summation of that discussion;

- Tax on occupancy vs. property tax
- More housing to accommodate assisted living
- Cultural differences regarding property i.e. cleaning up the yards, parking on the grass.
- There will be more Hispanics that will need our services than ever before.
- All growth that occurs in economic development covers the past instead of the future
- We also have to concede that single-family housing is a thing of the past.
- Even if we stayed up with ordinance enforcement we need help with health department and other government entities to help us in the future.
- Do we really care if there are multi families in homes
- Can we have the legislature give us authority to make ordinances
- We need to find a way to shut the transient nature of people living in a home renting rooms, solving one problem creates another.
- We need to enforce the laws with respect to code enforcement.
- We know the problem but do we want to change it and at what price. We know it is a problem but that is just the way it is.
- What is the solution to these problems going forward into the future when high density comes before the council?
- Do we want to look more urban or suburban
- Redevelopment is going to be important to us in the future.
- What do residents want – safety and security? Appearance and actual crime or police presents
- When people clean up their property it appears to others that it is a safer area.
- Police presents in the neighborhoods is important.
- Someone (not necessarily police) can go out to handle certain “police” issues. Face to face or presents give the residents a feeling of security.
- Can we use retired police officers to help us in the neighborhoods? If so, Police attitude has to be one of welcoming these volunteers to the dept. not to make fun of them or

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dismiss them. We need to focus on doing things that help us eliminate the need for the call in the first place.

- We need to share with the public information regarding taxation and the fact that their tax dollars do not pay for the services that the citizens want.
- Would the public actually give more if they understood more regarding what it takes to increase police service?

Break at 10:55 Meeting continued at 11:10

- Council would like Wayne to look at ways for better contact with citizens from the city to handle calls to citizens to help them with their needs.
- Council discussed having a summary of how the depts. are assisting each other in solving some of these problems.
- Does it help to contact citizens and let them know when we fix things?
- Staff needs to follow up with citizens that call in. Follow up with that 1 minute phone call, do you want me to take the message or do want to leave the message.

Broke for Lunch at approximately 12:05 pm Returned at 1:50 pm

Wayne showed a short video on driverless vehicles as an example of how things might be changing in our City. Council then discussed if certain dealerships were moving into the city. Councilwoman Lang asked how many businesses have we lost? Wayne indicated that we are a net winner depending on how we look at that question.

Councilman Huynh discussed the need for certain senior citizens to be given discounts or wavers on their property taxes. He mentioned that it would only be a discount on taxes they paid to our city versus the entire property tax. Councilman Buhler said that the way we pay taxes it would be a problem because every one else would have to make up the discount that the seniors would get. And they can already do it. Mayor Bigelow wanted to know what would be the purpose? What will change if we do that? Councilman Huynh point was that he thinks we should do everything we can to help the seniors keep their head above water.

Mayor sits on the TRCC, bond by County we get 3 million and the lobbyist need to help us get that money. We pay the tax and we don't get any of the benefit. We need to be able to take the tax ourselves. Councilman Huynh mentioned it was the same with Internet sales tax.

Outdoor recreation, parks and rec. was the next issue

- Land is going to be gone.
- Should we be pursuing additional land for future parks?
- Councilman Vincent said we do well in providing neighbor parks and the county does a better job with regional parks. Councilman Buhler said that one advantage about our

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parks is that we can control them and we should make the parks in WVC gems but we need to put the money into them.

- Each park has got to be unique. With a theme. Big parks with nice trees.
- Is there more we can do to make our City GREEN?

Mayor Bigelow brought up long-term debt. Would like to see a plan put in place so that the average debt over a decade is lower. Prioritize major capital projects.

Councilman Vincent asked about UTOPIA and the marketing plan going forward. Mayor is requesting a presentation or an update on Utopia and marketing plan to get into the Cities.

Councilman Vincent also talked a little bit about place making in the city he wanted to continue the theme of windmills etc. Would like an update on Hale center theater and wondered if we could can we ramp up the Shakespearian theater option.

Mayor wanted to discuss Governance. We are not accorded as much credibility as we could get as a result of being the 2<sup>nd</sup> largest city.

Council made a decision to cancel the election night study and reg meeting.

**WRAP UP**

Council determined that the following topics were considered their top priorities for future discussions;

1. Safety and Security
2. Citizen outreach
3. Economic Development
4. Outdoor Recreation “Park City”(in context of discussion above)
5. Taxation/Budget
6. Environment

Instruction To Staff: Continue to do what you are doing but set these as priorities as we continue forward.

Wayne summarized the day by thanking the council for their unique and positive relationship with one another, which allows for open and free discussion.

**ADJOURN**

The meeting was adjourned at 5:00 PM

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE SPECIAL MEETING OF FRIDAY, OCTOBER 21, 2016, WAS ADJOURNED AT 5:00 P.M. BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Friday, October 21, 2016.

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Paul Isaac  
Assistant City Manager/ HR Director