

MINUTES OF COUNCIL STUDY MEETING – APRIL 2, 2024

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, APRIL 2, 2024 AT 4:30 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1 (*arrived as noted*)
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4 (*arrived as noted*) (*virtual*)

STAFF PRESENT:

John Flores, Interim Assistant City Manager / HR Director
Nichole Camac, City Recorder
Eric Bunderson, City Attorney
Brandon Christiansen, Acting Police Chief
John Evans, Interim City Manager/ Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Ken Cushing, IT (*electronically*)

APPROVAL OF MINUTES OF STUDY MEETING HELD MARCH 26, 2024

The Council considered the Minutes of the Study Meeting held March 26, 2024. There were no changes, corrections or deletions.

Councilmember Whetstone moved to approve the Minutes of the Study Meeting held March 26, 2024. Councilmember Harmon seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

**REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING AND
REGULAR HOUSING AUTHORITY MEETING OF APRIL 2, 2024**

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Councilmember Huynh arrived at 4:33 PM.

Jamie Young, Parks and Recreation Director, presented an update to the Parks and Recreation fee rate proposal scheduled later this evening.

- The Ridge
 - o Senior 9-hole rounds= 3,139
 - o Military 9-hole rounds= 992
- Stonebridge
 - o Senior 9-hole rounds= 3,648
 - o Military 9-hole rounds= 642

- =If regular rates paid=~\$26,000 annually/course
- If 10% discount (\$16/9)=~17,000 annually/course
- If increased by \$3 each=~\$12,000

- Staff recommendation:
 - o Senior rate to \$14 (+\$2, 22% discount)
 - o Military/Veteran rate to \$14 (+\$3)

- Possibly increase more in the future
- Allow discount only Monday-Thursday
~\$9,000/course

Councilmember Harmon stated that he feels more comfortable with the updated proposed rate. He noted that it is closer to other golf courses throughout the county.

Councilmember Fitisemanu arrived virtually at 4:35 PM.

Mayor Lang asked if delay agreements can be called at any time. Steve Pastorik, CED Director, replied yes.

Upon inquiry by Mayor Lang, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular City Council meeting scheduled later this night.

RESOLUTION 24-53: APPROVE A MEMORANDUM OF UNDERSTANDING TO SUPPORT THE CHILDREN'S JUSTICE CENTER

Brandon Christiansen, Police Department, presented proposed Resolution 24-53 that would approve a Memorandum of Understanding to Support the Children's Justice Center

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Written documentation previously provided to the City Council included information as follows:

The Salt Lake County Children’s Justice Center (CJC) is required to maintain a Memorandum of Understanding (MOU) with Allied Agencies to comply with Utah law and to meet the Accreditation Standards of the National Children’s Alliance. Failure to maintain this agreement would negatively impact the funding awarded to the CJC from state and federal sources.

The first agreement was signed with 6 Allied Agencies in 2013. It was renewed again in 2016 due to changes in leadership. In 2019, updates were made to the MOU due to changes in agency leadership in the previous year. The current request to update the MOU is based on a 5-year commitment and merely makes minor adjustments to a few definitions within the MOU.

As an allied agency, West Valley City Police commit to continual use of the Children’s Justice Center to coordinate child abuse investigations, conduct the child victim interviews at the CJC, and participate in team staffing to review the investigative and child protection process.

The City Council will consider Resolution 24-53 at the Regular Council Meeting scheduled April 9, 2024 at 6:30 P.M

RESOLUTION 24-54: APPROVE THE PURCHASE OF GARBAGE CANS FROM WASTEQUIP

Dan Johnson, Public Works Director, presented proposed Resolution 24-54 that would approve the Purchase of Garbage Cans from Wastequip.

Written documentation previously provided to the City Council included information as follows:

The Sanitation Division regularly purchases new garbage cans to satisfy demand from customers for new cans and to replace damaged cans.

The pricing for the containers is based upon a bid award to other government entities and the containers are procured through OMNIA Partners, a national purchasing organization. The bids obtained through this organization enable the City to benefit from very competitively priced bids from another government agency, satisfying the City’s procurement requirements.

This resolution authorizes the purchase of 624 garbage containers.

Mayor Lang asked if extra lids are purchased as well. Dan replied yes. He noted that extra

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stock parts are also purchased for garbage can repair. Councilmember Nordfelt asked if the purchase is coming from sanitation fees. Dan replied yes and noted that it's already budgeted.

The City Council will consider Resolution 24-54 at the Regular Council Meeting scheduled April 9, 2024 at 6:30 P.M

CONSENT AGENDA SCHEDULED FOR APRIL 9, 2024

A. RESOLUTION 24-55: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE CONTRACT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM RACHELLE SIERRA FOR PROPERTY LOCATED AT 2765 WEST 3650 SOUTH

Mayor Lang discussed proposed Resolution 24-555 that would authorize the City to Enter Into a Real Estate Purchase Contract and Accept a Temporary Construction Easement With and From Rachelle Sierra for Property Located at 2765 West 3650 South.

Written documentation previously provided to the City Council included information as follows:

The Rachelle L. Sierra parcel located at 2765 West 3650 South is one of several parcels affected by the Lancer Way Reconstruction Project; 2700 West to 3200 West. This project will widen 3650 South and provide for curb, gutter and sidewalk on Lancer Way from 2700 West to 3200 West where it does not currently exist. The project will also install textured, colored concrete park strip, street trees, streetlights and new ramps at street intersections on Lancer Way. Compensation for the purchase of the temporary construction easement is \$4000.00 and was based upon an administrative compensation estimate prepared by HDR Engineering, Inc.

The project is being funded through the Surface Transportation Program (STP). The city is responsible for 6.77% of all project costs, including right of way, making the West Valley City share of the acquisition \$270.80.

B. RESOLUTION 24-56: ACCEPT A WARRANTY DEED FROM THE NEW LIFE CENTER UNITED PENTECOSTAL CHURCH FOR PROPERTY LOCATED AT 3885 WEST 4100 SOUTH

Mayor Lang discussed proposed Resolution 24-555 that would accept a Warranty Deed from the New Life Center United Pentecostal Church for Property Located at 3885 West 4100 South

Written documentation previously provided to the City Council included

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information as follows:

The New Life Center United Pentecostal Church property is located on the southeast corner of 4100 South and 3920 West. As a condition of approval for a building permit for an additional building on the property, conveyance of additional 4100 South right of way was required to accommodate an existing pedestrian ramp on the northwest corner of the property.

The City Council will consider Resolutions 24- 55 and 24-56 on the Consent Agenda at the Regular Council Meeting scheduled April 9, 2024 at 6:30 P.M

COMMUNICATIONS

A. FUTSAL COURT

Jamie Young, Parks and Recreation Director, Public Works Director, provided a memo summarized as follows:

Parks and Recreation has an opportunity to partner with non-profit Rise Athletic Foundation to replace two outdoor basketball courts at Centennial Park with two futsal courts (small, hard-surface soccer field). The mission of the foundation is to make soccer more accessible, especially in low-income communities. 100% of the conversion cost is covered by the foundation and there is no obligation of the City to allow future use to the foundation. Parks and Recreation has received many requests for futsal courts in the City, most recently by a few areas of the My Hometown projects.

Centennial Park currently has eight outdoor basketball courts. Repurposing two courts to futsal would minimally impact those wanting to play basketball and will better serve the soccer community. Currently, unauthorized futsal is being played on the tennis and pickleball courts, which damages the nets and takes away time for their intended use. Having designated courts for futsal serves a great need in West Valley City.

Parks and Recreation staff would like to move forward with the conversion of basketball courts to futsal courts.

Councilmember Christensen asked what a “hard surface” is defined as. Jamie replied that it would be the same type of surface as a tennis court or basketball court. Councilmember Christensen asked if there is a risk management aspect for the futsal courts. Jamie replied it wouldn’t be much different than basketball but with smaller groups. She noted that My Hometown has asked for futsal courts but there are not adequate courts in the My Hometown areas. Jamie indicated that the futsal courts would take the place of the two basketball courts on the southwest

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corner of Centennial Park. Councilmember Whetstone asked if there is a community league for futsal. Jamie replied that the City could look into leagues but stated that there could definitely be tournaments or other events. Councilmember Fitisemanu stated that futsal is popular and noted that this will be a good addition to the community.

The Mayor and Council had no further questions or concerns.

B. OPPORTUNITY SCHOLARS PRESENTATION

Nate Webster, RDA, presented a PowerPoint Presentation summarized as follows:

- About the Program
 - WVC and Opportunity Scholars partnership started in 2017
 - Our participation: Approx \$180,000 in housing & scholarships. Additionally, Business partnerships, internships and job placement.
 - Criteria:
 - From West Valley City
 - Graduate High School
 - 1st Generation Student
 - Financial Need
 - Students earn a bachelors degree from business school
 - The Culture is Mana spirit and Ohana or family
 - Program is built around Aloha Leadership
 - Professional and Student Mentorship
- Numbers
 - 2017 – 2024
 - Scholarships =111 WVC students.
 - Internships = Approx. 65 students
 - 2023-2024
 - Scholarships = 46 WVC students.
 - *60+ students are in the program from WVC
 - Graduating = 16 students.
 - Undergraduate rate at University of Utah 35%
 - My Hometown Scholars graduation is 2.5x higher than the University average.
- I recently embarked on a unique trip to explore economic development and tourism in Hawaii with the University of Utah - David Eccles School of Business Opportunity Scholars, including five local West Valley City Hometown Scholars.
 - **Objectives:**

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- Understand the governmental, social science foundations of tourism and economic development.
 - Compare and contrast the cultural, political, and societal aspects of economic development and tourism in Utah and Hawaii.
 - Explore the ethical implications of economic pursuits in the development and tourism industries.
 - Foster critical thinking and analytical skills through real-world applications, site visits, guest speakers, and economic development influencers.
- The group was privileged to gain insights from representatives of various prominent organizations. Speakers included voices from Hawaiian Airlines, offering perspectives on the dynamics of aviation and its impact on regional economic growth, Brigham Young University-Hawaii, contributed valuable insights into the intersection of education and economic development, shedding light on the role of academia in fostering innovation and workforce development. The Polynesian Cultural Center provided a unique cultural perspective, emphasizing the importance of preserving indigenous heritage while also driving economic vitality through tourism and cultural exchange. Additionally, Embassy Suites and Western States Group shared their expertise on hospitality and real estate development, highlighting the critical role of infrastructure and accommodations in attracting business and tourism. I wrapped up the trip by sharing the importance of creating an environment conducive to business growth, where businesses can thrive and contribute to the overall prosperity of the community. My insights served as a call to action for fostering a vibrant ecosystem that fosters innovation, entrepreneurship, and sustainable economic progress.
 - This trip was more than just an educational excursion; it was a testament to our commitment to nurturing the leaders of tomorrow by providing them with firsthand experiences of how businesses and communities can come together to create meaningful change. By learning from diverse cultures and industries, our scholars are poised to bring back insights that will benefit our community in numerous ways.
 - Students met with BYU-Hawaii Staff and students where they spoke about their University, Public and Private Partnerships influence, Cultural Influence.

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- For example, Students learned about educational opportunities and scholarship partnerships between Pacific Island and Mainland cultures.
- Polynesian Cultural Center
 - The PCC spoke of their business culture, model, business strategy, and marketing strategies and private and public partnerships. They have changed their proforma from quantity of visitors to the quality of experience. One statistic they love to share was a key performance indicator regarding cost of experience. An example of this is Disney the Happiest place on earth had a KPI of around 50%. The PCC has a KPI of 96%. This leads the nation, and the second best was Costco.
- Hospitality and Econ Dev
 - Embassy Suites
 - Residence Inn
 - Western States Management
 - WVC Economic Development

Councilmember Fitisemanu asked if the housing component is still part of the program. Nate replied yes.

The Mayor and Council had no further questions or concerns.

C. UTOPIA FINANCIAL UPDATE

Jim Welch, Finance Director, presented a PowerPoint summarized as follows:

- Utopia Payments and UIA Dividend from 2012-present

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- UTOPIA Debt and WVC Pledge

West Valley City Pledge

Year	Payment	Year	Payment
2009	3,319,460	2025	4,556,908
2010	3,385,850	2026	4,648,046
2011	3,453,567	2027	4,741,007
2012	3,522,638	2028	4,835,827
2013	3,593,091	2029	4,932,543
2014	3,664,952	2030	5,031,194
2015	3,738,252	2031	5,131,818
2016	3,813,017	2032	5,234,455
2017	3,889,277	2033	5,339,144
2018	3,967,062	2034	5,445,927
2019	4,046,404	2035	5,554,845
2020	4,127,332	2036	5,665,942
2021	4,209,878	2037	5,779,261
2022	4,294,076	2038	5,894,846
2023	4,379,957	2039	6,012,743
2024	4,467,557	2040	6,132,998

Mayor Lang asked what the total amount the City’s contribution is. Jim replied approximately 194,000,000 over the lifetime. Mayor Lang asked if the City will be reimbursed in both principal and interest. Jim replied yes and noted that the return will grow significantly over time. Councilmember Huynh expressed concern about the number and total cost of payments coming from the General Fund and asked when the City could expect to be even. Jim replied that it’s hard to say and will depend how UTOPIA grows over time. Councilmember Huynh asked if the City could bail out of the program. Jim replied no and stated that the City is committed to paying those funds. Councilmember Huynh expressed concern about competition. Jim replied that UTOPIA has proven to be competitive, and their model seems to be working well. The Mayor and Council further discussed the financial cost and return of the program.

The Mayor and Council had no further questions or concerns.

D. BUDGET UPDATE

John Flores, Interim Assistant City Manager, provided a PowerPoint Presentation summarized as follows:

- **One-Time Expenses for Approval**
 - Tow vehicle for new mobile EOC
 - Cameras for police vehicles
 - Bridge replacements – golf courses

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- Backflow preventers – golf courses
- Power conditioner for FFC
- Elevator and Harmon home
- Handguns for police
- My Hometown equipment
- Equipment and Supplies – Public Works
- Generator for City Hall
- Uninterrupted Power Source – Courts
- Roof replacement – UCCC
- Gate replacement – Police Vehicle Storage
- Fleet Replacement
- Courts Computer Replacement
- Graffiti Bay
- Hardware Replacement – IT

\$3,500,000

○ **Ongoing Expenses for Approval**

- Federal Lobbyist Contract Increase
- Veteran's Day Dinner
- My Hometown – Community Development
- Personnel increases for year
- Youth City Council
- Skunk racoon removal
- Fire inspector position
- Three Firefighters
- Fire equipment
- One Emergency Management employee
- I.T. Software
- One Park Worker employee

\$5,600,000

- Approving these program mods and the personnel increases we started \$3M short
 - Narrowed the gap to \$300k
 - Still some work to do, but the budget is in a good position
- Additional Consideration
 - Homeless shelter open an additional 12 months
 - State funding will continue, funding will likely be short of what is needed
 - Waiting on update from State on the level of funding
 - Likely need a budget opening next year to cover difference

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Councilmember Harmon asked if the Council could get a summary of what adjustments were made to make the budget closer to being balanced. John replied this can be provided but noted that the biggest impact was sales tax revenue. He noted that staff does a great job of tracking trends and considering other economic impacts to ensure estimated numbers are not too risky. Councilmember Whetstone asked if cost of living/merit increases are still in line. John replied that this is one of the final considerations of the budget and will be finalized in the coming weeks. Mayor Lang verified that a truth in taxation hearing would be held in August but there is currently no proposed increase. John replied yes. Councilmember Nordfelt stated that this wouldn't reflect judgment levies.

The Mayor and Council had no further questions or concerns.

E. COUNCIL CALENDAR

Mayor Lang referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events.

Members of the City Council had no further questions regarding the Council Update.

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Fitisemanu asked for a draft letter or document that clarifies freedom of speech signage on various buildings. John replied yes.

B. COUNCIL REPORTS

COUNCILMEMBER NORDFELT- UNIVERSITY OF UTAH HEALTH EVENT

Councilmember Nordfelt stated that he attended the University of Utah's Center for Business, Health, and Prosperity dinner meeting. He indicated that there is a program in place where students and faculty work together to make West Valley City a better place. He noted it was a great meeting with lots of good ideas.

COUNCILMEMBER WHETSTONE- BREAKFAST WITH THE BUNNY

Councilmember Whetstone stated that he attended the Breakfast with the Bunny event and his family enjoyed it. He added that the Fire Department put on a great Facebook live event.

**COUNCILMEMBER CHRISTENSEN- BINGHAM POINT
HOMEOWNERS ASSOCIATION**

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Councilmember Christensen stated that he attended a Bingham Point Homeowner’s Association meeting with other Councilmembers. He indicated that they listened to the concerns of the community and discussed bollards and fencing.

MAYOR LANG- EASTER EGG HUNT

Mayor Lang stated that she was able to participate in the Easter Egg Hunt over the weekend. She congratulated staff on a well-organized, well-attended event.

MOTION FOR CLOSED SESSION

Councilmember Harmon moved to adjourn and reconvene in a Closed Session for discussion of disposition of real property and pending litigation. Councilmember Huynh seconded the motion.

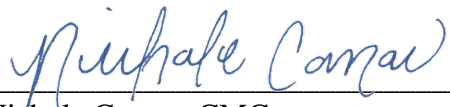
A voice vote was taken and all members voted in favor of the motion.

Councilmember Fitisemanu	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY APRIL 2, 2024 WAS ADJOURNED AT 5:20 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Study Meeting of the West Valley City Council held Tuesday, April 2, 2024.



Nichole Camac, CMC
City Recorder

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THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, APRIL 2, 2024 AT 5:26 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
Will Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4 (*electronically*)

STAFF PRESENT:

John Evans, Interim City Manager
John Flores, Interim Assistant City Manager
Nichole Camac, City Recorder
Eric Bunderson, City Attorney
Steve Pastorik, CED Director
Jonathan Springmeyer, RDA Director

The City Council met in Closed Session and discussed disposition of real property and pending litigation.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF APRIL 2, 2024 WAS ADJOURNED AT 5:49 P.M. BY MAYOR LANG.



Nichole Camac – City Recorder