



The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, April 16, 2024, at 4:30 PM, in the Multipurpose Room, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>.

## A G E N D A

1. Call to Order
2. Roll Call
3. Approval of Minutes:
  - A. April 9, 2024
4. Review Agenda for Regular Meeting of April 16, 2024
  - A. Regular Meeting Agenda
5. Awards, Ceremonies and Proclamations Scheduled for April 23, 2024
  - A. Proclamation Declaring the 26th Day of April 2024 as Arbor Day in West Valley City
6. Resolutions:

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

- A. 24-62: Ratify the City Manager's Appointment of John Flores as Assistant City Manager
- B. 24-63: Approve an Agreement With Rocky Mountain Power to Provide Service to a City Park

7. Communications:

- A. Veterans Facility Update (15 min)
- B. Budget Update (5 min)
- C. Animal Shelter Hours (10 min)
- D. Council Calendar

8. New Business:

- A. Potential Future Agenda Items
- B. Council Reports
- C. Review Agenda for Special Housing Authority Meeting of April 23, 2024

9. Motion for Closed Session (if necessary)

10. Adjourn

**MINUTES OF COUNCIL STUDY MEETING – APRIL 9, 2024**

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, APRIL 9, 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  
Tom Huynh, Councilmember District 1  
Scott Harmon, Councilmember District 2  
William Whetstone, Councilmember District 3  
Jake Fitisemanu, Councilmember District 4 (*arrived as noted*)

ABSENT:

Don Christensen, Councilmember At-Large

STAFF PRESENT:

Ifo Pilo, City Manager  
Nichole Camac, City Recorder  
John Flores, Interim Assistant City Manager / HR Director  
Eric Bunderson, City Attorney  
Colleen Jacobs, Police Chief (*electronically*)  
John Evans, Interim City Manager/ Fire Chief  
Steve Hyde, Acting 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  
Sam Johnson, Strategic Communications Director  
Shaun Trujillo, IT (*electronically*)  
Travis Crosby, IT

**APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 2, 2024**

The Council considered the Minutes of the Study Meeting held April 2, 2024. There were no changes, corrections or deletions.

Councilmember Huynh moved to approve the Minutes of the Study Meeting held April 2, 2024. Councilmember Harmon seconded the motion.

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

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

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 24-57: AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH DLS CONSULTING, INC.**

Brandon Hill, Legal, presented proposed Resolution 24-57 that would authorize the Execution of a Professional Services Agreement with DLS Consulting, Inc.

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

During the general and interim sessions of the Utah Legislature, the City often requires assistance in achieving the legislative priorities established by the City Council and City Manager. Since 2005, the City has contracted with DLS Consulting, Inc. to provide governmental relations services. DLS has proven to be an effective and reliable partner in assisting the City at the Capitol and in navigating other challenges. DLS proved to be a particularly valuable partner in managing the unique issues that arose during the 2024 legislative session and helped the City achieve significant results in both appropriations and substantive policy.

The compensation remains unchanged from the prior agreement, which was executed in 2020.

*Councilmember Fitisemanu arrived at 4:33 PM.*

The City Council will consider Resolution 24-57 at the Regular Council Meeting scheduled April 16, 2024 at 6:30 P.M

**CONSENT AGENDA SCHEDULED FOR APRIL 16, 2024**

**A. RESOLUTION 24-58: ACCEPT A STORM DRAINAGE EASEMENT FROM CAPITOL PROPERTIES SIX LLC FOR PROPERTY LOCATED AT 2105 WEST PRINTERS ROW**

Mayor Lang discussed proposed Resolution 24-58 that would accept a Storm Drainage Easement from Capitol Properties Six LLC for Property Located at 2105 West Printers Row.

Written documentation previously provided to the City Council included

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information as follows:

The Capitol Properties Six LLC parcel located at 2329 – 2329 W. Orton Circle is one of several properties affected by the Brighton Canal Storm Drain Project; 2600 West to Redwood Road, scheduled to be constructed in 2024. This project will include construction of storm drain piping through portions of the former Brighton Canal and eliminate any open storm water ditches through the project area.

Decker Lake Business Park was developed prior to the incorporation of West Valley City. Storm water was historically allowed to drain into two ditches on either side of the Brighton Canal. This existing system does not function very well and has caused ongoing maintenance and flooding problems. The Brighton Canal no longer operates in this area and has largely been abandoned, which now provides the opportunity to consolidate and pipe the storm water into one system.

**B. RESOLUTION 24-59: ACCEPT A STORM DRAIN EASEMENT FROM AMBER VIEW RENTAL SPE, LLC AND MISSION 1160, LLC FOR PROPERTY LOCATED AT 2064 WEST ALEXANDER STREET**

Mayor Lang discussed proposed Resolution 24-59 that would accept a Storm Drain Easement from Amber View Rental SPE, LLC and Mission 1160, LLC for Property Located at 2064 West Alexander Street

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

The Amber View Rental SPE, LLC and Mission 1160, LLC parcel located at 2064 W. Alexander Street is one of several properties affected by the Brighton Canal Storm Drain Project; 2600 West to Redwood Road, scheduled to be constructed in 2024. This project will include construction of storm drain piping through portions of the former Brighton Canal and eliminate any open storm water ditches through the project area.

Decker Lake Business Park was developed prior to the incorporation of West Valley City. Storm water was historically allowed to drain into two ditches on either side of the Brighton Canal. This existing system does not function very well and has caused ongoing maintenance and flooding problems. The Brighton Canal no longer operates in this area and has largely been abandoned, which now provides the opportunity to consolidate and pipe the storm water into one system.

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**C. RESOLUTION 24-60: ABANDON A STORM DRAIN EASEMENT AND ACCEPT A STORM DRAINAGE EASEMENT FROM HUNT 1920 LLC FOR PROPERTY LOCATED AT 1920 WEST ALEXANDER STREET**

Mayor Lang discussed proposed Resolution 24-59 that would abandon a Storm Drain Easement and Accept a Storm Drainage Easement from Hunt 1920 LLC for Property Located at 1920 West Alexander Street,

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

The Hunt 1920 LLC parcel located at 1920 W. Alexander Street is one of several properties affected by the Brighton Canal Storm Drain Project; 2600 West to Redwood Road, scheduled to be constructed in 2024. This project will include construction of storm drain piping through portions of the former Brighton Canal and eliminate any open storm water ditches through the project area. Upon completion of this project, the existing Storm Drain Easement across the parcel located at 1940 W. Alexander Street will no longer be needed.

Decker Lake Business Park was developed prior to the incorporation of West Valley City. Storm water was historically allowed to drain into two ditches on either side of the Brighton Canal. This existing system does not function very well and has caused ongoing maintenance and flooding problems. The Brighton Canal no longer operates in this area and has largely been abandoned, which now provides the opportunity to consolidate and pipe the storm water into one system.

**D. RESOLUTION 24-61: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE CONTRACT AND ACCEPT A WARRANTY DEED, A PERPETUAL EASEMENT, AND TWO TEMPORARY CONSTRUCTION EASEMENTS WITH AND FROM THE UTAH TRANSIT AUTHORITY FOR PROPERTY LOCATED AT 3616 SOUTH MARKET STREET**

Mayor Lang discussed proposed Resolution 24-61 that would authorize the City to Enter Into a Real Estate Purchase Contract and Accept a Warranty Deed, a Perpetual Easement, and Two Temporary Construction Easements With and From the Utah Transit Authority for Property Located at 3616 South Market Street

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

The Utah Transit Authority parcels located at 3616 S. Market Maur Street is one of several parcels affected by the Lancer Way Reconstruction Project;

## MINUTES OF COUNCIL STUDY MEETING – APRIL 9, 2024

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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 Warranty Deed, a Perpetual Easement and two Temporary Construction Easements is \$68,100.00 and was based upon the appraisal report prepared by Integra Realty Resources.

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 \$4,610.37.

The City Council will consider Resolution 24- 58 through 24-61 on the Consent Agenda at the Regular Council Meeting scheduled April 16, 2024 at 6:30 P.M

### COMMUNICATIONS

#### A. GRANITE SCHOOL DISTRICT BOUNDARY STUDY

Ben Horsley, Granite School District, presented a PowerPoint presentation summarized as follows:

- 3500 S Corridor Study (2024)
  - o The process
  - o Area map
- Why?
  - o Optimizing elementary school size creates better outcomes and opportunities for students
- Benefits of Consolidation
  - o Include but are not limited to:
    - Having a minimum average of 500-550 students allows an elementary school to staff at a minimum of three teachers per grade level
    - No split grade-level classrooms
    - Provides more parental choice to match learning style and decrease personality conflicts
    - Professional Learning Communities and overall collaboration are much more effective
    - Team-teaching is more effective
    - Balances out classroom size
    - The economy of scale provides more funds for extra staffing and program supports

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- Easier to maintain larger and more effective SCC's, PTA's and other parent volunteer efforts because there are simply more parents to draw from
  - Teacher workload and burnout is decreased – more teachers and staff to fulfill committee assignments required for all schools
  - One effective classroom has less impact on school wide or grade level data
  - More efficient use of administrator-to-student-and-teacher ratios(e.g., one principal for a school of 275 students or one principal for a school of 600 students?)
  - More fiscally responsible use of building and district resources
  - Schools are appropriately sized to host programs like Dual-Language-Immersion
  - More inclusion opportunities for SPED students
- School info
  - Why 3500 S Corridor
    - *Low enrollment in multiple schools*
    - Many schools along this corridor are struggling to maintain effective traditional classes in conjunction with DLI because their total enrollment is too small.
    - New charter school opening
    - Reconfiguration in 2025 – 6<sup>th</sup> grade to Jr High
  - Prominent Factors Included
    - Including, but not limited to:
      - Current and Future Enrollment
      - Facility Condition (FCI)
      - Transportation
      - Safest Walking Routes
      - Fiscal Considerations
      - School/District Programs and their Impacts
      - Benefits of Consolidation

Mayor Lang asked where the location of the new family shelter would be located. Mr. Horsley replied east of 1-15. Mr. Horsley discussed dual immersion schools located in West Valley City. Councilmember Whetstone asked if charter schools are impacting enrollment rates. Mr. Horsley replied yes. Steve Hogan stated that many factors are being looked at and noted that the district is not closing schools to save money but to ensure the best education is being provided. He indicated that there is a balance between schools that are too large and too small. Councilmember Nordfelt indicated that changes to Bangerter Highway are occurring and UDOT has



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proposed potential pedestrian tunnels at 4100 South which is not desirable by the community or the Council. He encouraged the district to evaluate those boundaries if possible. Mr. Horsley stated that the district is looking at all options to ensure there are safe walking paths to schools. Councilmember Huynh asked if Redwood Elementary would possibly be moved or rebuilt. Mr. Horsley replied that nothing has been determined at this time but noted that there are challenges with Redwood Elementary including transient and unwanted activity on the property. He indicated that these boundary discussions are just beginning and neighborhood meetings would be occurring throughout the next year. Mayor Lang requested that the Council have information regarding the neighborhood meetings occurring within the City.

The Mayor and Council had no further questions or concerns.

**B. TEMPORARY LAND USE ORDINANCE**

Steve Pastorik, CED Director, stated that the Council previously discussed the potential of a moratorium in the southwest portion of the City. He stated that in light of new information received, staff does not feel that a moratorium would be needed. He explained that property that was traded with Kennecott north of 5400 West has a deed restriction that prohibits single family housing. He briefly discussed other parcels in the area and noted that due to existing zoning, businesses, and restrictions, a moratorium would likely be unnecessary. Councilmember Huynh asked what the large property to the west is. Steve replied this is owned by Northrup Grumman and noted that they have long term contracts so there will be no changes in the near future. Councilmember Harmon asked if the overpressure zone would cause any concern for commercial or industrial uses. Steve briefly described the overpressure zone and the impact and restrictions it has. Mayor Lang noted that she spoke with Kennecott recently and they indicated that they plan to abandon the railroad and were amenable to potential housing west of the existing rail and industrial to the east.

The Mayor and Council had no further questions or concerns.

**C. GENERAL PLAN UPDATE- OTHER AREAS**

Steve Pastorik, CED Director, stated that the Council has discussed various areas throughout the City and potential General Plan amendments. He indicated that Mayor Lang has requested conversation regarding 5600 West to the north and asked if there were any other areas that the Council had questions or concerns. Councilmember Harmon questioned who owned a particular property displayed on the map. Steve replied that this was owned by Granite School district and noted that it is zoned agriculture. Councilmember Whetstone stated that he likes the canal as a natural divider between industrial and other uses. The Council agreed.

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Councilmember Fitisemanu asked if there would be any impact to this area as related to Inland Port. Steve replied no. Mayor Lang asked if the City has the ability to be removed from Inland Port. Steve replied that he would check with Legal on this. Councilmember Nordfelt asked if there are any members of staff on the Inland Port board. Steve replied no.

Steve provided a map indicating residential properties vacant in the City and a summary of current and potential housing numbers based on type (single family, multi-family, etc.)

The Mayor and Council had no further questions or concerns.

**D. HOME BUSINESS DISCUSSION**

Mayor Lang stated that a resident in the City would like to conduct a woodworking business in his garage. She stated that she has received numerous complaints related to this type of use, particularly auto body repairs. Mayor Lang indicated that the gentleman with the woodworking business seems to be responsible but if the code were changed, it would apply citywide and could create other consequences. Councilmember Fitisemanu agreed and noted that there is a fine line. After brief discussion, the Mayor and Council agreed to no changes to this ordinance.

Mayor Lang stated that she has had multiple complaints regarding landscaping businesses operating outside of a home. She indicated that the concern is related to vehicles of other employees coming to the home in the morning, loading equipment, and leaving for the day with their vehicles parked on the street. Steve replied that this would be an enforcement issue because the Code currently requires employees of a home business to live at the home and prohibits outside employees. Councilmember Harmon stated that he would like to see an improvement of enforcement of heavy vehicles on City streets. Councilmember Fitisemanu suggested overlapping shifts to help catch these types of issues.

The Mayor and Council had no further questions or concerns.

**E. COUNCIL REQUESTED FOLLOW-UP**

Non-Commercial Signs

Nichole Camac, City Recorder, stated that the following information was emailed to the Mayor and Council:

The owner of several properties in the City has posted banner signs that state “Congress Act Now! Support Ukraine”. These signs are on private property and are in no way sponsored by the City. Not only are these signs

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not sponsored by the City, they are also not regulated by the City for the reasons explained below.

With signage, there are commercial signs and non-commercial signs. Commercial signs are used for advertising products, services, or businesses. They aim to promote economic activities and generate revenue for the advertiser. These signs often include information such as brand names, logos, product descriptions, prices, and contact details. Non-commercial signs convey messages related to non-commercial activities, such as political, ideological, religious, or personal expression. Non-commercial signs are protected under the First Amendment of the United States Constitution, which guarantees freedom of speech. Examples of non-commercial signs include:

- political campaign signs endorsing a particular candidate or issue,
- religious signs outside places of worship displaying inspirational messages, and
- signs at protests or rallies expressing a particular viewpoint.

The signs stating “Congress Act Now! Support Ukraine” are non-commercial signs. Municipalities cannot regulate non-commercial signs based on content, such as restricting certain viewpoints, as such regulations would be unconstitutional. Accordingly, West Valley City’s own code specifically exempts non-commercial banner signs from the regulations in the sign ordinance (see Section 11-2-109).

Mayor Lang indicated that this item would be discussed in closed session.

The Mayor and Council had no further questions or concerns.

### Fence in Bingham Point

Nichole Camac, City Recorder, stated that the following information was provided to the Council from Steve Pastorik, CED Director:

During the Council’s study meeting this week, Council members that attended a Bingham Point HOA meeting mentioned that there was opposition to the proposed fence along the south side of the community abutting the City’s park property. Jamie Young and I contacted our HOA contact, Thomas McLelland, to understand the extent of the opposition. According to Mr. McLelland, who is the HOA secretary, the HOA board

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unanimously supported the fence. Only one person in the community opposed the fence and that person is one of the two owners adjacent to the City park. The nature of the opposition is that the fence will make it less convenient to access the City's park.

Given that the park will still be accessible to Bingham Point residents once the fence is installed and only one person in the community opposed the fence, City staff still plans on installing the fence by this summer unless Council directs otherwise.

After brief conversation, the Mayor and Council agreed to move forward with installing a fence and bollards this summer.

The Mayor and Council had no further questions or concerns.

**F. 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 requested a communication item regarding graffiti efforts including hotspots, types of tagging, graffiti kits, and employee status. Mayor Lang agreed and suggested that employees report graffiti that they see as they go about their jobs.

**B. COUNCIL REPORTS**

**COUNCILMEMBER WHETSTONE- HAMLET HOMES RIBBON CUTTING**

Councilmember Whetstone stated that he attended the Hamlet Homes ribbon cutting. He indicated that the builder mentioned unrealistic building standards required in the City.

**MAYOR LANG- WOMEN IN BUSINESS**

Mayor Lang indicated that she attended the Women in Business conference at the Utah Cultural Celebration Center. She indicated that over 200 people attended and were impressed with the Cultural Center.

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**MOTION FOR CLOSED SESSION**

Councilmember Fitisemanu moved to adjourn and reconvene in a Closed Session for discussion of pending litigation, reasonably imminent litigation, and professional competency. Councilmember Harmon 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 9, 2024 WAS ADJOURNED AT 5:34 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 9, 2024.

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Nichole Camac, CMC  
City Recorder

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THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, APRIL 9, 2024, AT 5:39 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:

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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

**STAFF PRESENT:**

Ifo Pili, City Manager  
Nichole Camac, City Recorder  
Eric Bunderson, City Attorney  
John Flores, Interim Assistant City Manager/ HR Director  
Steve Pastorik, CED Director  
John Evans, Interim City Manager/ Fire Chief

The City Council met in Closed Session and discussed pending litigation, reasonably imminent litigation, and professional competency.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF APRIL 9, 2024 WAS ADJOURNED AT 6:17 P.M. BY MAYOR LANG.

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Nichole Camac – City Recorder



The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, April 16, 2024, at 6:30 PM, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>.

## A G E N D A

1. Call to Order
2. Roll Call
3. Opening Ceremony: Councilmember Will Whetstone
4. Special Recognitions
5. Approval of Minutes:
  - A. April 9, 2024
6. Comment Period:

*(The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to three minutes. Any person wishing to comment during the comment period shall request recognition by the Mayor. Upon recognition, the citizen shall approach the microphone. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate with the Mayor, City Council or City Staff; however, the Mayor, City Council or City Staff may respond within the 30-minute period. Speakers shall refrain from personal attacks against fellow citizens, city staff, or*

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

*members of the City Council.)*

- A. Public Comments
- B. City Manager Comments
- C. City Council Comments

7. Resolutions:

- A. 24-57: Authorize the Execution of a Professional Services Agreement with DLS Consulting, Inc.

8. Consent Agenda:

- A. Reso 24-58: Accept a Storm Drainage Easement from Capitol Properties Six LLC for Property Located at 2105 West Printers Row
- B. Reso 24-59: Accept a Storm Drain Easement from Amber View Rental SPE, LLC and Mission 1160, LLC for Property Located at 2064 West Alexander Street
- C. Reso 24-60: Abandon a Storm Drain Easement and Accept a Storm Drainage Easement from Hunt 1920 LLC for Property Located at 1920 West Alexander Street
- D. Reso 24-61: Authorize the City to Enter Into a Real Estate Purchase Contract and Accept a Warranty Deed, a Perpetual Easement, and Two Temporary Construction Easements With and From the Utah Transit Authority for Property Located at 3616 South Market Street



9. New Business:

A. Reso 24-62: Ratify the City Manager's Appointment of John Flores as Assistant City Manager

10. Motion for Closed Session (if necessary)

11. Adjourn

**WEST VALLEY CITY, UTAH**

**PROCLAMATION**

**A PROCLAMATION DECLARING THE 26TH DAY OF APRIL, 2024,  
AS ARBOR DAY IN WEST VALLEY CITY.**

**WHEREAS**, West Valley City, Utah, has committed considerable time and resources to the urban forest and has chosen to set aside a special day for the planting of trees; and

**WHEREAS**, this holiday called “Arbor Day” is observed in every state in the union and throughout the world; and

**WHEREAS**, trees can reduce the erosion by wind and water of our precious topsoil, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

**WHEREAS**, trees in our City increase property values, enhance the economic vitality of business areas and beautify the community; and

**WHEREAS**, wherever they are planted, trees are a source of joy and spiritual and mental renewal.

**NOW THEREFORE**, the City Council of West Valley City, Utah, does hereby proclaim April 26, 2024, as Arbor Day in West Valley City, Utah, and urge all citizens to support efforts to protect the trees and woodlands and to support the City’s urban forest, and urge all citizens to plant trees to gladden the hearts and promote the well-being of present and future generations. Dated this \_\_\_\_\_, 2024.

WEST VALLEY CITY

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER

Item: \_\_\_\_\_

Fiscal Impact: \_\_\_\_\_

Funding Source: \_\_\_\_\_

Account#: \_\_\_\_\_

Budget Opening Required: \_\_\_\_\_

**ISSUE:**

Assistant City Manager Appointment.

**SYNOPSIS:**

This resolution ratifies the City Manager's appointment of John Flores as Assistant City Manager.

**BACKGROUND:**

John Flores has been with West Valley City for 11 years, currently the HR Director. Since January 2024 he has served as the Interim Assistant City Manager. He has the background, knowledge, education, and experience to successfully fulfil the Assistant City Manager role.

**RECOMMENDATION:**

Approve the resolution appointing John Flores as Assistant City Manager.

**SUBMITTED BY:**

Ifo Pili, City Manager

**WEST VALLEY CITY, UTAH**

**RESOLUTION NO. 24-XX**

**A RESOLUTION RATIFYING THE CITY  
MANAGER’S APPOINTMENT OF JOHN FLORES  
AS ASSISTANT CITY MANAGER.**

**WHEREAS**, the Assistant City Manager performs several duties defined by ordinance;  
and

**WHEREAS**, the City Manager desires to appoint John Flores to serve as the Assistant City  
Manager; and

**WHEREAS**, Mr. Flores is willing to accept said appointment; and

**WHEREAS**, said appointment requires the advice and consent of the City Council.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of West Valley City,  
Utah, that it hereby ratifies the City Manager’s appointment of John Flores as Assistant City  
Manager, effective immediately upon passage of this resolution.

**PASSED, APPROVED and MADE EFFECTIVE** this XX day of April 2024.

WEST VALLEY CITY

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER

Item #:	
Fiscal Impact:	<u>\$32,126.00</u>
Funding Source:	<u>Park Impact Fees</u>
Account #:	<u>32-7680-40750</u>
Budget Opening Required:	<u>No</u>

**ISSUE:**

A resolution approving the payment of capital improvement costs and service contract with Rocky Mountain Power for the West View Park Expansion.

**SYNOPSIS:**

With the construction of the West View Park Expansion power needs to be consolidated and moved underground.

**BACKGROUND:**

West View Park Expansion is located at 4059 S 6000 W. It is between West View Park and the grass field installed by UDOT with Mountain View Corridor. This project will begin to combine these properties into one larger park complex. The homes that were purchased for this park had overhead power lines. As we are developing these lots into a park, we will be removing the overhead power and putting it underground. As part of this, we will need to install infrastructure and have a new agreement with Rocky Mountain Power. Costs for this will be \$32,126.00.

**RECOMMENDATION:**

Approve the contract and payment to Rocky Mountain Power for power at West View Park Expansion at the cost of \$32,126.00.

**SUBMITTED BY:**

Jason Erikson, Assistant Director, Parks and Recreation  
Jamie Young, Parks and Recreation Director

**WEST VALLEY CITY, UTAH**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING AN AGREEMENT WITH ROCKY MOUNTAIN POWER TO PROVIDE SERVICE TO A CITY PARK.**

**WHEREAS**, the City desires to obtain power service at a park facility (the “Project”); and

**WHEREAS**, Rocky Mountain Power is willing to perform said installation at the City’s expense, contingent upon the execution of an acceptable agreement; and

**WHEREAS**, a General Service Contract (hereinafter, the “Agreement”) has been prepared by and between the parties to set forth the rights, duties, and obligations of each of the parties with respect thereto; and

**WHEREAS**, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to approve the Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of West Valley City, Utah, that the Agreement is hereby approved in substantially the form attached and that the Mayor is hereby authorized to execute said Agreement and any other documents needed to accomplish the purposes set forth in said Agreement for and on behalf of West Valley City, subject to approval of the final form of the Agreement by the City Manager and the City Attorney’s Office.

**PASSED, APPROVED and MADE EFFECTIVE** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

WEST VALLEY CITY

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER

**GENERAL SERVICE CONTRACT  
(1000 KVA OR LESS)  
between  
ROCKY MOUNTAIN POWER  
and  
WEST VALLEY CITY**

This General Service Contract (“Contract”), dated September 8, 2023, is between Rocky Mountain Power, an unincorporated division of PacifiCorp (“Company”), and **WEST VALLEY CITY** (“Customer”), for electric service for Customer’s City Park operation at or near 4059 S 6000 W West Valley City, Utah.

Company’s filed tariffs (the “Electric Service Schedules” and the “Electric Service Regulations”) and the rules of the Utah Public Service Commission (“Commission”), as they may be amended from time to time, regulate this Contract and are incorporated in this Contract. In the event of any conflict between this Contract and the Electric Service Schedules or the Electric Service Regulations, such schedule and rules shall control. They are available for review at Customer’s request.

1. **Delivery of Power.** Company will provide 120/240 volt, single-phase electric service to the Customer facilities.
2. **Contract Demand.** The demand in kVA that Customer requires to meet its load requirement and Company agrees to supply and have available for delivery to Customer, shall be 14 kVA (diversified, based on Customer’s submitted load prior to the signing of this Contract)(the “Contract Demand”).

After 36 months of service the Company may reduce Contract Demand to the maximum recorded and billed demand in the previous 36 months. The reduction in Contract Demand shall become effective thirty (30) days after the Company provides notice.

Within fifteen (15) days of Customer’s written request for capacity above the Contract Demand, Company shall advise Customer in writing whether the additional power and energy is currently available, or if not currently available, initiate the processes to determine the costs to make it available.

3. **Extension Costs.** Company agrees to invest \$2,736.00 (the “Extension Allowance”) to fund a portion of the cost of the improvements (the “Improvements”) as per tariff. Customer agrees to pay Company the estimated construction costs in excess of the Extension Allowance (“Customer Advance”). Customer has paid for engineering, design, or other advance payment for Company’s facilities in the amount of \$0.00, which amount is reflected in the balance due in the Customer selected option below. Customer trenching, conduit, vault and/or right-of-way (“TCVR”), when provided for Company lines and equipment, may also be subject to refund as calculated using Company standard costs. (**Customer must initial** selected option on the blank space at the beginning of the option and pay the balance due given in that option.)

— **Refund Option.** The total Customer Advance for this work is \$32,376.00, and the **balance due is \$32,376.00**, and Customer remains eligible for refunds. Company will refund part of the Customer Advance if additional customers connect to the Improvements within ten (10) years of the date Company is ready to supply service. Company will refund 20% of the refundable Customer Advance allocable to the **shared** Improvements for four additional applicants. Company will try to inform Customer when a refund is due. However, in the event Company is unable to locate Customer or has not identified that a refund is due, **Customer is responsible for requesting a refund** within twenty-four (24) months of the additional applicant connecting to the Improvements.

— **Contract Administration Credit Option.** Customer chooses to receive a Contract Administration Credit of **\$250 and waives their right to refunds should additional applicants connect to the Improvements. Accordingly, the balance due is \$32,126.00.**

4. **Contract Minimum Billing.** Customer agrees to pay a contract minimum billing (the "Contract Minimum Billing") during the first sixty (60) months beginning from the date Company is ready to supply service. The Contract Minimum Billing shall be the greater of: (1) the **Customer's monthly bill**; or, (2) \$111.56 (the **monthly facilities charge**) plus eighty percent (80%) of the **Customer's monthly bill**. Billings will be based on Rate Schedule No. 23 and superseding schedules. Company will reduce the minimum charges by the amount of the facilities charges associated with refunds due from additional applicants connecting to the Improvements.
5. **Effective.** This Contract will expire unless Customer signs and returns an original of this Contract along with any required payment to Company within ninety (90) days of the Contract date shown on page 1 of this Contract.
6. **Contract Minimum Billing Term.** This Contract becomes binding when both Company and Customer have signed it, and will remain in effect for five (5) years following the date when Company is ready to supply service (the "Term").

Following execution of Contract but prior to completion of installation of Company's Improvements, Customer may terminate Contract by notifying Company of their intent to not take service. If Customer is not ready to receive service from Company within one-hundred fifty (150) days of the date Customer signs this Contract, then Company may terminate this Contract. Upon Customer or Company termination of Contract, Customer shall pay Company costs incurred for design, permitting, surveying, cancelation orders, Improvements installed and other associated Contract costs. Customer's Advance, if any, will be applied to costs incurred, and Customer will promptly pay Company any costs in excess of the Advance upon receipt of notice. If the Advance exceeds the costs incurred, Company will promptly refund the portion of the Advance in excess of costs incurred.

However, if Company has completed installation of Improvements and does not terminate Contract, Customer shall be responsible for paying the Contract Minimum Billing for the full Term irrespective of Customer taking, not taking, or terminating service.

7. **Customer Obligations.** Customer agrees to:
  - a) Provide legal rights-of-way to Company, at no cost to Company, using Company's standard forms. This includes rights-of-way on Customer's property and/or third party property and any permits, fees, etc. required to cross public lands;



- b) Prepare the route to Company's specifications;
  - c) Install all Customer provided trench, conduit, equipment foundations, or excavations for equipment foundations within the legal rights-of-ways;
  - d) Repair, or pay for the repair of, any damage to Company's facilities except damage caused by the negligence of Company; and,
  - e) Comply with all of Company's tariffs, procedures, specifications and requirements.
- 8. Special Provisions:** Third-Party Relocation Costs: This work agreement does not include any third-party relocation costs. Customer shall be solely responsible for obtaining cost estimates from any third-parties attached to the existing poles/facilities. Customer shall be solely responsible for making all necessary arrangements for removal of third-party facilities from Company's poles/facilities and arrangements with such third-parties for continuation of their communication lines, and paying the associated costs.
- 9. Underground Facilities.** If service is provided by an underground line extension, Customer will provide, or Company will provide at Customer's expense: all trenching and backfilling, imported backfill material, conduit and duct, and furnish and install all equipment foundations, as designed by Company. Company may abandon in place any underground cables installed under this Contract that are no longer useful to Company.

Customer warrants that all Customer provided trench and excavations for equipment foundations, and Customer installed conduit and equipment foundations are installed within legal rights-of-way, and conform to the specifications in Company's Electric Service Requirements Manual, and other specifications as otherwise provided by Company. In the event Customer fails to comply with the foregoing, Customer shall be liable for the cost to Company for relocating the facilities within a legal right-of-way, acquiring right-of-way for Company facilities, repair or replacement of improperly installed conduit or foundations, and paying costs for damages that may arise to any third party as a result of Company facilities being located outside of a legal right-of-way. The provisions of this paragraph 9 shall survive the termination of this Contract.

- 10. Design, Construction, Ownership and Operation.** Company shall design, construct, install, and operate the Improvements in accordance with Company's standards. Company will own the Improvements, together with Company's existing electric utility facilities that serve or will serve Customer. Construction of the Improvements shall not begin until (1) both Company and Customer have executed (signed) this Contract, and (2) all other requirements prior to construction have been fulfilled, such as permits, payments received, inspection, etc. Any delays by the Customer concerning site preparation and right-of-way acquisition or trenching, inspection, permits, etc. may correspondingly delay completion of the Improvements.

Company warrants that its work in constructing and maintaining the Improvements shall be consistent with prudent utility practices. **COMPANY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTY OF MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE, AND SIMILAR WARRANTIES.** Company's liability for breach of warranty, defects in the Improvements, or installation of the Improvements shall be limited to repair or replacement of any non-operating or defective portion of the Improvements or Company's other electric utility facilities. Under no circumstances shall Company be liable for other economic losses, including but not limited to consequential damages. Company shall not be subject to any

liability or damages for inability to provide service to the extent that such failure shall be due to causes beyond the reasonable control of Company.

No other party, including Customer, shall have the right to operate or maintain Company's electric utility facilities or the Improvements. Customer shall not have physical access to Company's electric utility facilities or the Improvements and shall engage in no activities on or related to Company's electric utility facilities or the Improvements.

**11. Payments.** All bills shall be paid by the date specified on the bill, and late charges shall be imposed upon any delinquent amounts. Company reserves the right to require customer payments be sent by wire or ACH with remittance detail. If Customer disputes any portion of Customer's bill, Customer shall pay the total bill and shall designate the disputed portion. Company shall decide the dispute within sixty (60) days after Customer's notice of dispute. Any refund Company determines Customer is due shall bear interest at the rate then specified by the Commission or, if no rate is specified, the then effective prime rate as quoted in The Wall Street Journal.

Company may request deposits from Customer to the extent permitted under the applicable Electric Service Regulations and the applicable Electric Service Schedule. In the event of a default by Customer in any of its obligations, Company may exercise any or all of its rights and remedies with respect to any such deposits.

**12. Furnishing Information and Deposits.** Customer represents that all information it has furnished or shall furnish to Company in connection with this Contract shall be accurate and complete in all material respects. Company will base its decision with respect to credit, deposits, allowances or any other material matter on information furnished under this section by Customer. Should such information be inaccurate or incomplete, Company shall have the right to revoke or modify this Contract and/or its decision to reflect the determination Company would have made had Company received accurate and complete information. Company may request deposits, for the purpose of guaranteeing payment of electric service bills, as permitted under the Company's Utah Electric Service Regulation No. 9.

**13. Governing Law; Venue.** All provisions of this Contract and the rights and obligations of the parties hereto shall in all cases be governed by and construed in accordance with the laws of the State of Utah applicable to contracts executed in and to be wholly performed in Utah by persons domiciled in the State of Utah. Each party hereto agrees that any suit, action or proceeding in connection with this Contract may only be brought before the Commission, the Federal courts located within the State of Utah, or state courts of the State of Utah, and each party hereby consents to the exclusive jurisdiction of such forums (and of the appellate courts therefrom) in any such suit, action or proceeding.

**14. Assignment.** The obligations under this Contract are obligations at all times of Customer, and may not be assigned without Company's consent except in connection with a sale, assignment, lease or transfer of Customer's interest in Customer's facility. Any such assignment also shall be subject to (i) such successor's qualification as a customer under Company's policies, the Electric Service Regulations, and the applicable Electric Service Schedule, and (ii) such successor being bound by this Contract and assuming the obligation of Customer from the date of assignment, which may be evidenced by written agreement of such successor or other means acceptable to Company. Company may condition this assignment by the posting by the successor of a deposit as permitted under the applicable Electric Service Regulations and the applicable Electric Service Schedule.

Company may at any time assign its rights and delegate its obligations under this Contract to any: affiliate; successor in interest; corporation; or any other business entity in conjunction with a merger, consolidation or other business reorganization to which Company is a party.

**15. Remedies; Waiver.** Either party may exercise any or all of its rights and remedies under this Contract, the applicable Electric Service Regulations, the applicable Electric Service Schedule and under any applicable laws, rules and regulations. No provision of this Contract, the Electric Service Regulations, or the applicable Electric Service Schedule shall be deemed to have been waived unless such waiver is expressly stated in writing and signed by the waiving party.

**16. Attorneys' Fees.** If any suit or action arising out of or related to this Contract is brought by any party, the prevailing party or parties shall be entitled to recover the costs and fees (including, without limitation, reasonable attorneys' fees, the fees and costs of experts and consultants, copying, courier and telecommunication costs, and deposition costs and all other costs of discovery) incurred by such party or parties in such suit or action, including, without limitation, any post-trial or appellate proceeding, or in the collection or enforcement of any judgment or award entered or made in such suit or action.

**17. Waiver of Jury Trial.** **TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS CONTRACT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.**

**18. Entire Agreement.** This Contract contains the entire agreement of the parties with respect to the subject matter, and replaces and supersedes in their entirety all prior agreements between the parties related to the same subject matter. **This Contract may be modified only by a subsequent written amendment or agreement executed by both parties.**

**WEST VALLEY CITY**

By \_\_\_\_\_  
signature

\_\_\_\_\_  
NAME (type or print legibly) TITLE

\_\_\_\_\_  
DATE

Customer's Mailing Address for Executed Contract

\_\_\_\_\_  
ATTENTION OF

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
CITY, STATE, ZIP

\_\_\_\_\_  
EMAIL ADDRESS

**ROCKY MOUNTAIN POWER**

By \_\_\_\_\_  
signature

\_\_\_\_\_  
NAME (type or print legibly) TITLE

\_\_\_\_\_  
DATE

Rocky Mountain Power's Mailing Address for Executed Contract

1569 W North Temple Street  
ADDRESS

Salt Lake City UT, 84116  
CITY, STATE, ZIP

\_\_\_\_\_  
EMAIL ADDRESS

## Online Form Submittal: Contact the Mayor's Office

noreply@civicplus.com <noreply@civicplus.com>

Sun 4/7/2024 12:30 AM

To: Karen Lang <Karen.Lang@wvc-ut.gov>; Nichole Camac <Nichole.Camac@wvc-ut.gov>; Tera Smith <Tera.Smith@wvc-ut.gov>; Angel Pezely <Angel.Pezely@wvc-ut.gov>

The following form was submitted via your website: Contact the Mayor's Office

First Name: Kenan

Last Name: Karalic

Address:

City: Taylorsville

State: Utah

Zip Code: 84129

Email address:

Message: Subject: Request to Extend Operating Hours of West Valley Animal Shelter

Dear Mayor Lang,

I hope this message finds you well. I am writing to inquire whether it would be possible to extend the operating hours of the West Valley Animal Shelter to include evenings and weekends.

As you may be aware, many animal shelters are currently at capacity. Extending the operating hours of the shelter to include evenings and weekends could provide more opportunities for potential adopters to visit and interact with the animals. This could potentially help reduce the shelter population numbers and positively impact the lives of many animals in need.

By accommodating individuals who may not be able to visit the shelter during regular working hours, we can increase the chances of more animals finding loving homes. I believe that this small change could make a significant difference for the animals and the community as a whole.

I understand the challenges and logistics involved in extending operating hours, but I genuinely believe that this initiative could have a positive impact. I would be more than willing to discuss this further and provide any assistance needed to support this proposal.

Thank you for considering my request. I look forward to hearing from you regarding this matter.

Sincerely,

Kenan Karalic

April 11, 2024

**MEMORANDUM**

TO: CITY COUNCIL  
FROM: IFO PILI, CITY MANAGER  
RE: UPCOMING MEETINGS AND EVENTS

**City Council Study Meetings are held at 4:30 P.M. every Tuesday unless otherwise noted.**

**City Council Regular Meeting are held at 6:30 P.M. every Tuesday unless otherwise noted.**

**April 2024**

April 17, 2024 <i>Wednesday</i>	West Valley Wednesday: Watch Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
April 17-19, 2024 <i>Wednesday-Friday</i>	ULCT Mid-Year Spring Conference, St. George, UT Dixie Convention Center
April 20, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary
April 23, 2024 <i>Tuesday</i>	SESSANTA: Primus, Puscifer, A Perfect Circle, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
April 25, 2024 <i>Thursday</i>	Utah Travels Exhibition Opens, 6 PM; UCCC, 1355 W 3100 S
April 26, 2024 <i>Friday</i>	SpringFest, 5-8 PM; Utah Cultural Celebration Center, 1355 W 3100 S
April 26, 2024 <i>Friday</i>	Benson Boone, 8 PM; Maverik Center, 3200 Decker Lake Dr

April 27, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
April 27, 2024 <i>Saturday</i>	West Valley Symphony of Utah Concert, 7-10 PM; UCCC, 1355 W 3100 S
April 27, 2024 <i>Saturday</i>	Limitless Arena, 8:30 AM; Maverik Center, 3200 Decker Lake Dr

**May 2024**

May 3, 2024 <i>Friday</i>	Community First Friday “International Mexican Dance Concert,” 6 PM; UCCC, 1355 W 3100 S
May 10, 2024 <i>Friday</i>	WVCPD Employee Appreciation and Awards Banquet (Invitation Only) 6:30 PM; UCCC, 1355 W 3100 S
May 11, 2024 <i>Saturday</i>	MyHometown West Granger Day of Service, 8-12; Locations Vary
May 11, 2024 <i>Saturday</i>	Shred Event, 9-11 AM; Overflow Parking Lot for the Maverik Center, 2210 W 3100 S
May 15, 2024 <i>Wednesday</i>	West Valley Wednesday: Wellness Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
May 17, 2024 <i>Friday</i>	Lauren Daigle, 7 PM; Maverik Center, 3200 Decker Lake Dr
May 18, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary
May 18, 2024 <i>Saturday</i>	Season Ovation “Arties” Awards (Invitation Only), 6 PM; West Valley Performing Arts Center, 3333 Decker Lake Dr
May 25, 2024 <i>Saturday</i>	Ramon Ayala, 8 PM; Maverik Center, 3200 Decker Lake Lake Dr

May 27, 2024 <i>Monday</i>	Memorial Day/City Offices Closed
May 30, 2024 <i>Thursday</i>	Brooks & Dunn: Reboot 2024 Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
<b><u>June 2024</u></b>	
June 1, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
June 5, 2024 <i>Wednesday</i>	Red Hot Chili Peppers: Unlimited Love Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 6, 2024 <i>Thursday</i>	Sarah McLachlan - Fumbling Towards Ecstasy 30 <sup>th</sup> Anniversary Tour, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 7, 2024 <i>Friday</i>	“The Lightning Thief” Opens, 7:30 PM; West Valley Performing Arts Center, 3333 S Decker Lake Dr
June 7, 2024 <i>Friday</i>	Brit Floyd, 8 PM; Maverik Center, 3200 S Decker Lake Dr
June 8, 2024 <i>Saturday</i>	MyHometown West Granger Day of Service, 8-12; Locations Vary
June 12, 2024 <i>Wednesday</i>	West Side Wednesday (WVC Residents Receive 50 % off “The Lighting Thief” Tickets), 7:30 PM; West Valley Performing Arts Center, 3333 S Decker Lake Dr
June 13-16, 2024 <i>Thursday - Sunday</i>	WestFest
June 13, 2024 <i>Thursday</i>	Caifanes & Café Tacvba Live, 8 PM; Maverik Center, 3200 Decker Lake Dr
June 14, 2024 <i>Friday</i>	Janet Jackson, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

June 19, 2024 <i>Wednesday</i>	Juneteenth/City Offices Closed
June 19, 2024 <i>Wednesday</i>	Juneteenth Celebration, 6-8 PM: UCCC, 1355 W 3100 S
June 19, 2024 <i>Wednesday</i>	West Valley Wednesday: Weed Out Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
June 20, 2024 <i>Thursday</i>	Cage The Elephant, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 22, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary
June 25, 2024 <i>Tuesday</i>	Regular Primary Election, 7 AM to 8 PM; West Valley City Hall Lobby, 3600 S Constitution Blvd.
June 25, 2024 <i>Tuesday</i>	Third Eye Blind and Yellowcard, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 26, 2024 <i>Wednesday</i>	Styx & Foreigner with John Waite, 6:45 PM; Utah First Credit Union Amphitheatre,
June 29, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
June 29, 2024 <i>Saturday</i>	New Kids On The Block with Paula Abdul & DJ Jazzy Jeff, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

## **July 2024**

July 4, 2024 <i>Thursday</i>	Independence Day/City Offices Closed
July 9, 2024 <i>Tuesday</i>	UNP Partners in the Park, 6-8 PM; Parkway Park, 3405 W Parkway Boulevard
July 9, 2024 <i>Tuesday</i>	Noah Kahan: We'll All Be Here Forever Tour, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge



Rd

- July 11, 2024  
*Thursday* Hootie & the Blowfish – Summer Camp with Trucks Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
- July 15, 2024  
*Monday* Lindsey Stirling, 7 PM; Maverik Center, 3200 Decker Lake Dr
- July 17, 2024  
*Wednesday* West Valley Wednesday: Watch Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
- July 18, 2024  
*Thursday* Barbie The Movie: In Concert, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
- July 20, 2024  
*Saturday* Niall Horan: “The Show” Live on Tour 2024, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
- July 21, 2024  
*Sunday* A Day To Remember - The Least Anticipated Album Tour, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
- July 24, 2024  
*Wednesday* Pioneer Day Holiday/City Offices Closed
- July 30, 2024  
*Tuesday* Thirty Seconds To Mars – Seasons World Tour, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
- July 31, 2024  
*Wednesday* Bush, 6 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

## **August 2024**

- August 1, 2024  
*Thursday* Alanis Morissette – The Triple Moon Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
- August 3, 2024  
*Saturday* MyHometown West Granger Day of Service, 8-12; Locations Vary

August 3, 2024 <i>Saturday</i>	National Night Out Block Parties, Times Vary; Locations Vary
August 3, 2024 <i>Saturday</i>	MyHometown West Granger CRC Fall Event, TBD; 3305 South Scottsdale Drive
August 4, 2024 <i>Sunday</i>	Los Temerarios, 8 PM; Maverik Center, 3200 Decker Lake Dr
August 6, 2024 <i>Tuesday</i>	National Night Out Block Parties, Times Vary; Locations Vary
August 10, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary
August 10, 2024 <i>Saturday</i>	Hot Wheels Monster Truck Live Glow Party, 12:30 PM & 7:30 PM; Maverik Center, 3200 Decker Lake Dr
August 11, 2024 <i>Sunday</i>	Hot Wheels Monster Truck Live Glow Party, 2:30 PM; Maverik Center, 3200 Decker Lake Dr
August 15, 2024 <i>Thursday</i>	Dirty Heads & Slightly Stoopid w/ Common Kings, The Elovaters, 6 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 16, 2024 <i>Friday</i>	National Night Out Block Parties, Times Vary; Locations Vary
August 16, 2024 <i>Friday</i>	Jhene Aiko, 7 PM; Maverik Center, 3200 Decker Lake Dr
August 17, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
August 18, 2024 <i>Sunday</i>	Loserville 2024, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 19, 2024 <i>Monday</i>	National Night Out Senior Safety Fair, 9-11 AM; Family Fitness Center, 5415 West 3100 South
August 19, 2024	National Night Out Family Safety Fair, 4:30-6:30 PM;

<i>Monday</i>	Family Fitness Center, 5415 West 3100 South
August 20, 2024 <i>Tuesday</i>	Tyler Childers – Mule Pull '24 Tour, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 21, 2024 <i>Wednesday</i>	West Valley Wednesday: Wellness Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
August 24, 2024 <i>Saturday</i>	MyHometown North East Granger CRC Fall Event, TBD; 2835 South 2855 West
August 26, 2024 <i>Monday</i>	National Night Out Block Parties, Times Vary; Locations Vary
August 28, 2024 <i>Wednesday</i>	SummerFest (NNO), 5-8 PM; Fairbourne Station Promenade, 2905 West Lehman Avenue
August 30, 2024 <i>Friday</i>	The Doobie Brothers 2024 – Presented by 103.5 The Arrow, 7 PM; Utah First Credit Union Amphitheatre - 5150 Upper Ridge Road, 5150 Upper Ridge Rd
August 31, 2024 <i>Saturday</i>	Gloria Trevi, 12 PM; Maverik Center, 3200 Decker Lake Dr
August 31, 2024 <i>Saturday</i>	Hozier – Unreal Unearth Tour 2024, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

## **September 2024**

September 2, 2024 <i>Monday</i>	Labor Day/City Offices Closed
September 6, 2024 <i>Friday</i>	Creed – Summer of '99 Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 7, 2024 <i>Saturday</i>	MyHometown West Granger Day of Service, 8-12; Locations Vary
September 7, 2024 <i>Saturday</i>	MyHometown Central Granger CRC Fall Event, TBD; 2850 West 3835 South

September 7, 2024 <i>Saturday</i>	Jason Aldean: Highway Desperado Tour 2024, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 13, 2024 <i>Friday</i>	Lainey Wilson: Country's Cool Again Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 14, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary
September 18, 2024 <i>Wednesday</i>	West Valley Wednesday: Weed Out Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
September 20, 2024 <i>Friday</i>	Dan + Shay, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 20, 2024 <i>Friday</i>	Heart, 8 PM; Maverik Center, 3200 Decker Lake Dr
September 21, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
September 21, 2024 <i>Saturday</i>	Los Tigres del Norte, 8:30 PM; Maverik Center, 3200 Decker Lake Dr
September 23, 2024 <i>Monday</i>	Gold Over America Tour Starring Simone Biles, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
September 26, 2024 <i>Thursday</i>	ZZ Top & Lynyrd Skynyrd, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

## **October 2024**

October 5, 2024 <i>Saturday</i>	Breaking Benjamin & Staind with Special Guest Daughtry, 5:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 12, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary

October 16, 2024 <i>Wednesday</i>	West Valley Wednesday: Watch Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
October 19, 2024 <i>Saturday</i>	MyHometown West Granger Day of Service, 8-12; Locations Vary
October 19, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
October 19, 2024 <i>Saturday</i>	FallFest, 12-2 PM; Roots Charter High School Garden, 1301 Cesar Chavez Drive (2320 S)

## **November 2024**

November 5, 2024 <i>Tuesday</i>	Regular General Election, 7 AM to 8 PM; West Valley City Hall Lobby, 3600 S Constitution Blvd
November 11, 2024 <i>Monday</i>	Veteran's Day/City Offices Closed
November 15, 2024 <i>Friday</i>	Winter Market, 2 – 8 PM; WVCFFC, 5415 W 3100 S
November 16, 2024 <i>Saturday</i>	Winter Market 10 AM – 6 PM; WVCFFC, 5415 W 3100 S
November 20, 2024 <i>Wednesday</i>	West Valley Wednesday: Wellness Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
November 23, 2024 <i>Saturday</i>	City Hall Lobby Decorating, 8-Noon; West Valley City Hall, 3600 South Constitution Blvd
November 23, 2024 <i>Saturday</i>	Survivor's of Suicide Loss, 2-4 PM; West Valley City Hall, 3600 South Constitution Blvd
November 23, 2024 <i>Saturday</i>	MyHometown Youth Council Friendsgiving, TBD; Utah Cultural Celebration Center, 1355 W 3100 S
November 28, 2024 <i>Thursday</i>	Thanksgiving/City Offices Closed

## **December 2024**

December 18, 2024 <i>Wednesday</i>	Giving Tree, Wrapping, 8-11 AM; Utah Cultural Celebration Center, 1355 West 3100 South
December 18, 2024 <i>Wednesday</i>	West Valley Wednesday: Weed Out Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
December 19, 2024 <i>Thursday</i>	Giving Tree, Family Event, TBD; Utah Cultural Celebration Center, 1355 West 3100 South
December 25, 2023 <i>Wednesday</i>	Christmas Day/City Offices Closed



A Special Electronic Meeting of the West Valley City Housing Authority will be held on Tuesday, April 23, 2024, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>.

DON CHRISTENSEN, CHAIR  
WILLIAM WHETSTONE, VICE CHAIR

## AGENDA

1. Call to Order: Chair Don Christensen
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
  - A. April 2, 2024
5. Resolutions:
  - A. 24-02: Adopt a Civil Rights Certification
6. Adjourn

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

**MINUTES OF HOUSING AUTHORITY REGULAR MEETING – APRIL 2, 2024**

THE WEST VALLEY CITY HOUSING AUTHORITY MET IN REGULAR ELECTRONIC SESSION FOR THE REGULAR MEETING ON TUESDAY, APRIL 2, 2024, AT 6:45 P.M. THE MEETING WAS CALLED TO ORDER BY CHAIR DON CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen- Chair  
Lars Nordfelt  
Karen Lang  
Tom Huynh  
Scott Harmon  
William Whetstone  
Jake Fitisemanu

STAFF PRESENT:

John Flores, Interim Assistant City Manager  
Nichole Camac, Secretary  
  
Steve Pastorik, CED Director  
Eric Bunderson, City Attorney  
Layne Morris, CPD Director  
Colleen Jacobs, Police Chief  
John Evans, Fire Chief  
Jim Welch, Finance Director  
Jamie Young, Parks and Recreation Director  
Dan Johnson, Public Works Director  
John Flores, HR Director  
Jon Springmeyer, RDA Director  
Sam Johnson, Strategic Communications Director  
Ken Cushing, IT

**APPROVAL OF MINUTES OF ANNUAL MEETING HELD JANUARY 2, 2024**

The Board considered Minutes of the Annual Meeting held January 2, 2024. There were no changes, corrections or deletions.

Mr. Whetstone moved to approve the Minutes of the Annual Meeting held January 2, 2024. Mr. Harmon seconded the motion.

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

**RESOLUTION 24-01: ADOPT A PUBLIC HOUSING AGENCY ANNUAL PLAN**



**MINUTES OF HOUSING AUTHORITY REGULAR MEETING – APRIL 2, 2024**

John Flores, Interim Assistant City Manager, presented proposed Resolution 24-01 that would adopt a Public Housing Agency Annual Plan

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

The Public Housing Agency (PHA) Annual Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission and strategies for serving the needs of low-income and very low-income families.

Upon inquiry by Chairman Christensen there were no further questions from members of the Authority, and he called for a motion.

Ms. Lang moved to approve Resolution 24-01.

Mr. Harmon seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Whetstone	Yes
Mr. Harmon	Yes
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Nordfelt	Yes
Chair Christensen	Yes

Unanimous.

**MOTION TO ADJOURN**

Mr. Huynh moved to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY HOUSING AUTHORITY THE REGULAR MEETING OF TUESDAY, APRIL 2, 2024, WAS ADJOURNED AT 6:46 P.M. BY CHAIRMAN CHRISTENSEN.

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 Housing Authority held Tuesday, April 2, 2024.

**MINUTES OF HOUSING AUTHORITY REGULAR MEETING – APRIL 2, 2024**

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Nichole Camac  
Secretary

DRAFT

Item # \_\_\_\_\_  
Fiscal Impact: \_\_\_\_\_  
Funding Source: \_\_\_\_\_

**ISSUE:**

Housing Authority submission of the annual HUD Form 50077-CR

**SYNOPSIS:**

The HUD form 50077 CR certifies that the PHA will carry out the housing choice voucher program of the agency in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion given the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions

**BACKGROUND:**

The 50077 CR form is a standard form that needs to be signed and submitted annually.

**RECOMMENDATION:**

Approve and sign the attached HUD form 50077 CR for submission.

**SUBMITTED BY:**

Cheryl Syme  
West Valley City Housing Authority

**WEST VALLEY CITY HOUSING AUTHORITY**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE WEST VALLEY CITY HOUSING  
AUTHORITY ADOPTING A CIVIL RIGHTS  
CERTIFICATION.**

**WHEREAS**, the West Valley City Housing Authority is required by federal law to submit a Civil Rights Certification; and

**WHEREAS**, the Housing Authority desires to comply and submit said certification; and

**WHEREAS**, the Board of Commissioners of the Housing Authority has determined that it is in the best interests of the citizens of West Valley City to submit the Civil Rights Certification.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the West Valley City Housing Authority that the attached Civil Rights Certification is hereby approved and adopted and that staff is authorized to take all actions necessary to make said certification effective as of the date below.

**PASSED, APPROVED, and MADE EFFECTIVE** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

WEST VALLEY CITY  
HOUSING AUTHORITY

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

