The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, June 25, 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. February 23, 2024 (Strategic Plan Meeting)

   B. June 18, 2024

4. Review Agenda for Regular Meeting of June 25, 2024

   A. Regular Meeting Agenda

5. Ordinances:

   A. 24-27: Amend Section 1-2-112 of the West Valley City Municipal Code Concerning Collection Costs

- 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.

6. Resolutions:

   A. 24-110: Approve the Purchase of a Tractor and Aerial Lift

   B. 24-111: Approve an Agreement with Rocky Mountain Power to Provide Service to the Wetland Park

7. Consent Agenda Scheduled for July 2, 2024

   A. Reso 24-112: Grant and Accept a Public Utility Easement for Property Located at West View Park (4059 South 6000 West)

   B. Reso 24-113: Ratify the City Manager's Reappointment of Abigail Dizon-Maughan as Chair of the Professional Standards Review Board for a Term Commencing July 2, 2024 and Ending June 30, 2026

   C. Reso 24-114: Ratify the City Manager's Reappointment of Matt MacPherson to the Professional Standards Review Board for a Term Commencing July 2, 2024 and Ending June 30, 2026

8. Communications:

   A. Victim Services Update (10 min)

   B. Fraud Risk Assessment (5 min)

   C. Council Calendar

9. New Business:

A. Potential Future Agenda Items

B. Council Reports

10. Motion for Closed Session (if necessary)

11. Adjourn

MINUTES OF COUNCIL STRATEGIC PLANNING MEETING – FEBRUARY 23, 2024
-1-

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STRATEGIC PLANNING SESSION ON FRIDAY, FEBRUARY 23, 2024 AT 9:04 A.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 *(arrived as noted)*
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:

John Evans, Interim City Manager/ Fire Chief
John Flores, Interim Assistant City Manager / HR Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Jonathan Springmeyer, RDA Director
Nichole Camac, City Recorder *(electronically)*
Ken Cushing, IT *(electronically)*

MOTION FOR CLOSED SESSION
Councilmember Harmon moved to adjourn and reconvene in a Closed Session for discussion of professional competency. Councilmember Whetstone 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	N/A
Mayor Lang	Yes

DRAFT

Unanimous.

The City Council convened in closed session at 9:06 AM.

The Council reconvened in regular session at 9:21 AM.

Transcript below provided using ZOOM with minor edits by Nichole Camac, City Recorder

John Evans: Just real quick before we get into everything else with Jim. I received a… we received a letter yesterday from the State of Utah Department Veteran Military Affairs. The letter is stating that they are looking at constructing a new Veteran's home at the driving range on the old UDOT driving range on 47 and 27. This, it's 125,000 square foot 105 facility for veterans. This is as they go on…They want to have a facility to serve Salt Lake, Tooele, and Juab counties out of there. I forwarded this, I'll forward this to you but wanted to give you a heads up that yesterday we received this like, so. I don't think they're asking…

Karen Lang: Asking permission?

Don Christensen: So we don't look at selling that property.

John Evans: We don't own it.

Karen Lang: We don't own it.

Will Whetstone: I was going to mention that... You know I've had that, and I'm jumping to him. But I've had that yeah… request or plea, or whatever, about veterans housing in the city and I had a discussion with Wayne last year, and he had brought this up. He had just preliminary information about it but he said it was a possibility so… And he gave some other alternatives that I'd like to throw past the council. But sounds like this would be a good fit for that objective.

John Evans: Yeah, they're pretty big… 125,000 square feet.

Will Whetstone: 105 units

Councilmember Nordfelt arrived at 9:24 AM.

Karen Lang: You know, probably have some support. It's a good location, it's near stores, it's near public transportation. So that's a good spot for it.

We'll now turn the time over to Mr. Welch to give us a full financial slew of information.

Jim Welch: Thank you, Mayor. I've been dealing with a few technical difficulties this morning, my computer decided to update its bios and then do windows and everything else. So if you'll give me just a moment, I'll have this up. I apologize for the delay. These things were work perfectly in my office, needed, it didn't quite do it for me. Okay, share my screen, I'll go into the presentation, and then we will proceed.

Thank you for the time this morning. Oh, yours doesn't show all the stuff that's on my screen. That's a lot better, because mine's messy….

As Mayor mentioned, I'm Jim Welch. I'm the Finance Director for the city and I'd like to present to you an overview of where the city is for the budget this year, and then open up for whatever discussion or questions you might have. This is fairly typical of what we've done for each strategic planning retreat.

To begin with, we have an overview of, kind of the economic environment that we're currently sitting in right now. The economy has been kind of in a holding mode. We've been expecting a slowdown in most of the major economic indicators for the last year or so, but it seems like it seems to be a Juggernaut. The, our sales tax is remaining relatively flat. We haven't seen any real declines in it. Utah's economy tends to hold very better than the rest of the nation. Our unemployment rate is the best in the nation, if not in the top 3 depending on which month you look at. Our property tax, which is a third of approximately a third of our revenue, remains flat due to the truth and taxation laws. And we'll talk about that a little bit more detail. And then we do have ongoing challenges of maintaining a qualified and effective workforce. With that the next..

There we go. This is what our budget looks like… we bring in the majority of our revenues from sales taxes which has been very healthy the last couple of years. We benefit from a couple of things. One thing is very strong and robust economic development within the city. We have a lot of retail. And we have a lot of businesses that generate sales tax. Another thing in the last couple of years that's really benefited us that isn't paid a lot of attention to is the effect of inflation where we've had significant inflation in the cost of goods and services that are taxable. That's also increased our sales tax. So on one end… that's a challenging thing to deal with. It increased our costs, increased our cost of labor, our cost of materials. But the other side it also increases our revenue. We're expecting this year the sales tax projections are going to be relatively flat with this last year, and the latest distributions we've received from the State indicate that we're really about where we were last year without a whole lot of increase. Just so we know what's going on there, property tax is driven by either….It's by State law is intended to remain flat, with the exception of the increase in new growth and new growth is defined as new construction. So just because the value of a property goes up does not mean that they're going to pay more property tax so that we're going to collect more property tax. The rates are actually just down as values go

up. And if I was to show you the rates, you'd see that that has been the trend the last couple of years…revenue does go up with new construction. Also, if you see a new business come in and they do improvements, or they build a new office building or something like that, that becomes new taxable revenue to the city. The rest of them are made up by fees and other taxes that we have on utilities. Occasionally I get telephone calls from people about this, and I'm happy to explain them over the telephone. And just this, that's regular course of our business is helping people understand how the city funds their services.

A we go through this, I'd be happy to take any questions we have. I don't want to go through it too quickly.

Will Whetstone: I had a question on the sales tax. Do you know off the top of your head or have that recording somewhere? But our top sales tax contributors?

Jim Welch: Absolutely, yeah, we do. The top sales tax contributors are actually protected information. We're not allowed to provide the individual information to the public and there are some fairly severe penalties if we did. We're barred from public office or holding a public position for at least 3 years, and it's a misdemeanor. I remember also they could withhold the money from the State, I mean from the city, if we were to disclose that. So that out the way, we do know exactly who they are, I get a monthly distribution list that says who they are. We can disclose them by sector. As you know, our big box businesses do very, very well, and they contribute majority of our sales tax. Some other operations that are big contributors are things like car dealerships, also things like mining, which we have several types of mining operations. Then we have truck sales. We have heavy equipment, which is a huge contributor, and those are probably the biggest ones.

Lars Nordfelt: I have a question. What's the percent change in property tax from growth?

Jim Welch: The percent change in property tax from growth is usually less than 2% of what we have. One thing that's going on within the city that it's kind of hard to quantify. We have a number of RDA areas that's not included in this revenue. So, if you see a building that goes up in an RDA area… that goes to the Redevelopment Agency. Over time, the amount of money that goes to that Redevelopment Agency, and we'll probably get into this a little bit more detail later on, is reduced depending on how old the project is, and that money starts to come back to the city and the other taxing entities at the conclusion of the project. Then, whatever the residual remaining value comes in so couple of different things. Maybe that's more information that you needed. But yeah, that's about where it is.

Scott Harmon: Jim, sorry, going back to the last slide.

Jim Welch: Yes, sir.

Scott Harmon: What are reserves as far as… that's not revenue. That's just our reserves.

Jim Welch: Correct. Those are reserves that we have budgeted to cover one-time expenses, or to actually balance the budget. So, if there are things that we need to do that the that the city council, or whoever, when you've approved the budget, we need to use a certain amount of reserves to pay for… could be anything. That's what that is. That's fund balance. Yeah, that's a good definition.

S**cott Harmon:** So, we want that shown as revenues?

Jim Welch: This is because you have a balanced budget. We have to have a revenue balance with expenditures. So the numbers are the same. That's the plug number basically… one way to look at it. So it' usually by the end of the year. Isn't that number? That's the initial budget. What we expect to spend. By the end of the year we may collect, because these are projections, we may collect more revenue, we may collect less, and that will cause that number to fluctuate based on our expenditures.

Good question.

Karen Lang: So is this the average amount we take out of the fund balance every year to balance?

Jim Welch: No, that fluctuates quite a bit. And it depends on the priorities of the city. So, for example, this 3.6, a good portion of that is for fleet, which we've talked about many times in City Council. Fleet purchases are usually budgeted out of reserves. It also may include money that's been held aside for future debt service. In other words, a debt, a debt payment that comes up. There's a bunch of different things that can go into this so like I mentioned before, it's kind of the.. a plug is a bad word for it, but it's the way to say that these are the one-time monies that have been set aside for other things. That amount will probably change by the time we have our audit done at the end of the year, because the net is going to be different than what we originally projected. The expenditures won't because every dollar has to be projected. But the revenues may change, and we may underspend the budget.

Scott Harmon: Is this projected our sales tax number the 42 mil that projected that last year?

Jim Welch: This is projected 2024.

Scott Harmon: So if it comes in less than we're…

Jim Welch: If it comes in less and everything else were held static then we would end up spending more reserves… but that's if everything held static. There's a whole lot of things that go

into that pot. So that, that's a very good point. We're actually trending above that number right now in sales tax and expect to be slightly ahead of that. Maybe a half a million dollars or so. I'm sorry. Maybe… Well, at least a half a million dollars. It changes kind of on the monthly basis. I track this, and I project it forward. But the collections vary widely. I got November's tax distribution last month. They actually pay it to us 2 months after it occurs. Then I got December's just couple of days ago. November, we were quite a bit above what our projections were. December we were significantly below, but over time they start to even out. Looks like the general trend is will be pretty close to this, if not slightly over.

Tom Huynh: But, Jim, I don't know. This is how many items in this group and which one the miscellaneous.

Jim Welch: Off the top of my head I don't, I don't have the number of items on there, but that would be things like forfeited assets that come in. It might be things where people are paying fines that have been overdue. It might be the sale of a piece of property. Things like that. There's a number of different items coming through miscellaneous. It also covers, in this particular slide, it covers the transfers from other entities. For example, internal entity entities. For example, we may receive money from the Maverick Center to help pay for their debt service. We make a transfer of the Maverick Center. They transfer back a certain amount to pay the debt service that shows up in miscellaneous.

Tom Huynh: So probably a lot more on there.

Jim Welch: Yeah, there's a number in there, and I can. I certainly have a detail. I just don't have it in this overarching slide.

Alright. This is kind of the detail of what our property tax collections have looked like for the last few years. Our projections mirror our budget. We don't have an awful lot of control over those, and it has nothing to do with market forces. Every June, we get a certified tax rate from the County, actually from the State, where they say, okay, this is how much money based on new growth calculation from the submissions of building permits and things like that. How much you're going to collect this next year, and we plug that into the budget. We do a projection right now. So we're in the process of building the 2025 budget based on these trends and they're usually pretty close, but very honestly, I don't know exactly what they're going to give us until they hit mid-June.

We're by law expected to adopt a tentative budget or an operating budget that we can operate on until the final budget's adopted in May. So we have to make those projections earlier and just hopefully…they're pretty good, sometimes they're a little bit off. That's also something that is off can be covered with the fund balance or other revenues should there be a change in that projection. So, as I said, this is this is only driven by new growth, not valuation. So as you have

citizens come up and ask you about the how come my property taxes change? I haven't done anything to it. Well, there's a lot of different reasons. It could be another entity that increased their property tax rates. It could be this school district, it could be the mosquito basement district, or whoever but overall…when you take the whole pool property taxpayers it doesn't change for them unless there's an actual rate increase and truth and taxation taken by one of the tax entities.

Karen Lang: So up in the right-hand corner you've got the budget and the projective 34,918,000. But then, in this chart you have for 24,040,000. So the difference?

Jim Welch: Yeah, that the chart is total property tax collections, which also includes the road tax and because that's dedicated to C roads, and we can't use it for general fund expenditures. I just didn't break that, and I could have certainly done that, otherwise the projection would have equaled 34.

Karen Lang: So this isn't property tax, then the chart. The chart is not only property tax. You've got another line item in there. Is that what you're saying? You put like the C whatever road funds.

Jim Welch: Yeah… good catch. I will have to look into that for you, Mayor. Because yeah, the budget should be the 34,900,000 and that should wear projection 2024 and this appears to be that the data has been… There's something in there that does not belong.

Karen Lang: Okay. You'll let us know later.

Jim Welch: Yeah, I'll tell you what. I'll update the chart and send it to you. As a matter of fact, it looks like there was a.., You'll look at the 20. Yeah. Looks like the data for the property tax chart was mixed up with the sales tax so I can get that fixed for you. My sincerest apologies. That's as I said, I was experiencing some technical difficulties on that one.

So the philosophy on the property taxes is the same, and I do have detailed charts that I can show you later if we decide to get into that. This is the sales tax that's labeled properly. You asked about the 2024 budget we budgeted 39,000,077. And right now we're projecting about 40 for 2024, and then our projections are coming in a little bit lower in some cases than what we had before. I use long term annual projections to come up with a trend on how to how to project the following year, and then I take into account changes in the economy. And so in the 2025 year, we're expecting about 39,700,000. That could change by the time we adopt the final budget. But that's our preliminary guess.

Karen Lang: So another difference. So on the budget revenue you have 42,392,000 as what the budget is, and on here you have the projected only going to be 40,000. No I mean 40 million.

Jim Welch: $2,500,000 is our road tax.

Karen Lang: That is on our original chart?

Jim Welch: Correct.

Karen Lang: Yeah. So in the future, can we separate those?

Jim Welch: Or else I can just take it entirely off if you like me do that.

Karen Lang: Oh, it's a revenue source, just needs to be its own little.

Jim Welch: Yeah, yeah, I can just put another little bar in there and says this much goes to the road taxes. Happy to do that.

Another source of tax revenue that we have is our utility taxes. This is, there's 4 different sources. This is the conglomeration of those 4 types of utility taxes. For some time. They were going down. Then, basically due to inflation, we've had some increases in those in the last few years. You can see when the Covid occurred and then I think you've all felt that in your utility bills lately. Individually, I've broken those out so you can kind of see what the trends are. Each one of these has a little bit, little bit of a bigger scale. So, for example, cable TV tax, what's been happening to cable TV… people are cutting the cord. They're moving to things like streaming services. You felt that increase in your electricity bills. Telecommunications tax. That's another one is kind of obvious as people switch away from telephones to other type of communication services there. They seem to be going out. And that's been… It seems like every year I can't project how far, how much lower it can go, and it just keeps going. I keep expecting a floor on that but it keeps going down. Natural gas has been the big one in the last few years. And you know it's a good thing from a revenue point of view, but from expense point of view, we use a lot of natural gas in our facilities.

The expenditure looks like this. This balances with the revenues. The majority of our funds are spent on public safety. As you can see, police and fire make up about 50% of the expenditures. Non departmental includes the transfers to things like the theater to the fitness center anyplace else that takes a subsidy. The rest of those are the departments and the expenses that are under their administration. This is the information I kind of spent giving you in 3 years presentations.

There were some questions that we had and I was asked to be prepared to bring it: what bonded debt we have, if we can move from the budget. I don't know if we have questions on that before I move.

Scott Harmon: Can we get a breakdown of the non-departmental admin and legislative.

Jim Welch: These are the current bonds that we have outstanding. This is a portion of the slide that I've sent to you before and it lists the type of bonds that they are as a source that we have identified for payment of these bonds. It also gives the purpose of those bonds, the origination date. The original amount, the current principal balance, and the payoff date. This column here, early pay-off date is it's called a call date. If they're callable, that means that they can be paid off. If they're non-callable, that means that we don't have the option of paying those off until they mature and then the true interest cost is the average interest rate for those bonds.

Karen Lang: So let's just start at the top and go through them one by one. And so the first one…

Jim Welch: So would you like me to just explain them.

Karen Lang: Uh huh and explain the pay off balance. So if we paid it today would only be paying the 13,900,000 fee.

Lars Nordfelt: But we can't pay.

Karen Lang: That's not what I said. I said, if we could pay it today we would only be paying the 13,940,000.

Jim Welch: Ya so that's actually part Cultural Center and part arena. The Cultural Center portion is 52% of those bonds. The arena improvements were 48% of those bonds so there's a bit of a split there. I don't think that's been clear going forward. So it's taken… it's both those kind of them. So 48% of those bonds were issued for the for arena improvements. 52% were issued for the construction of the Cultural Center Bonds.

Lars Nordfelt: What arena are we talking about?

Jim Welch: The Maverik Center.

Karen Lang: So the Cultural Center was built in 10.

Jim Welch: The Cultural Center was built in 2002, they broke ground for it. So this is refunding of the original bonds which were issued in 2002.

Karen Lang: Okay.

Jim Welch: Yeah. And you're correct. The current balance is the principal balance, as of the last time we made a payment on it, which is this year.

Karen Lang: But what's the principal and interest?

Jim Welch: Principal and interest, through the end of the year, I mean through the end of that one is 49 million and something. And that would be similar to if you were to have a mortgage, you would say, okay, my pay off my house right now is $125,000. It's gonna cost me 300,000 by the time that would make all the payments on it. Same philosophy, same theory.

Karen Lang: Okay. So we made our first payment on this one…

Jim Welch: 2003, 2004, then it was refunded. And then that's correct. This year 2024 is the first payment on this one.

Karen Lang: We didn't make a payment last year?

Jim Welch: No, we didn't.

Karen Lang: So the principal is less so it acts like we've already made one payment. That's weird.

Jim Welch: Yeah, we're taking the amortization beginning after we've made this year. Because this year the payments are already budgeted. This is not up to the date. This is up to the end of the fiscal year. So, at the end of 2024, the year that we're in, in a couple of months, that will be the balance.

Karen Lang: But not the true balance cause the interest isn't in there. So that's just the principal.

Jim Welch: That's true.

Karen Lang: So can we get a chart that shows us what the current principal and interest is on all of these so we'll know what the full payout is at the end.

John Flores: Ya we uh, have more a deep dive into this one here pretty soon so if you wanna go through the rest of them first maybe and then we can maybe get into some detail.

Jim Welch: Let me get some clarification on that. When you say the interest that's due, because it's non-callable. You mean the interest that will be paid by the end when it, when the total amount that we're paying?

Karen Lang: Mmm hmm… what the total cost will be at the end.

Jim Welch: And that is, yeah. Actually, that has been sent to you. And I do have that available so for sure. Yeah, we can, we can get another copy of that out, and I can make that. I could probably even boil it down to a summary sheet. So it's easier for you.

Karen Lang: And the embassy suites… we sold that… so that bond…

Jim Welch: It's essentially like a sale on contract. So when it's contract scale, you still own it, you're still responsible for it. But somebody else has a contract to buy and is making the payments.

Karen Lang: So we're financing the sale of the… we're self-financing that. We just have them pay it for us.

Jim Welch: That is correct.

Karen Lang: So it's like, when you sell your house and you're self-financing to the other person.

Jim Welch: Yeah. So we built the hotel and we financed the hotel with non-callable bonds. In order to sell the hotel, we had to do it on contract, and they have a contract to make us the payments and the title would revert to them. When they become callable, it pays off. So yeah, it's for us. It's a pass through. They cover the whole thing. They cover the operations, they cover the debt. But it's still on our books because it's ours.

Karen Lang: And we sold the hotel for the appraised value at the time?

Jim Welch: Don't recall the detail on that one. That was a Redevelopment Agency.

Karen Lang: Yeah, maybe get that. And so we know how much we got up front when we sold that.

Scott Harmon: And so the um payoff schedule is… we will have it paid off by 2037.

Jim Welch: That is correct.

Will Whetstone: On the non-callable debt, you can pay it off early. But there's penalties?

Jim Welch: Yeah, they have… they make whole provisions. So, for example, the Cultural Center is a really good point. If we were to pay that off early. We could do it. We just cut a check for 49 million dollars. So you have to make whole the amount of the total contract.

Karen Lang: Pretty much, especially since we didn't start paying on it for 14 years. The people who bought those bonds are expecting a certain payoff because they didn't weren't getting money for 14 years. So now they're going to have a higher return on that one.

Jim Welch: Yeah. So there was a delay in that one based on the projections for revenue. We could get detail on that one. But yeah, that's the non-callable provision… is you just have to pay off the total amount. It would be just like, I mean, if we didn't have them. If we did have the money to pay off any of these non-callable notes. We basically just stick it in a bank account somewhere. And what they call self defeesing it. Or basically we say, okay, we've got the money. We'll pay it from that pot, and we just won't worry about payments anymore and have the bank take care of it.

Tom Huynh: I just have a follow up question here. So you have seller carry a contract and a monthly payment to us… do we have enough money to pay the debt service?

Jim Welch: Oh, yeah, yeah, they're paying us 100% of the debt service. No problem at all like clockwork.

Okay. Let's see, I talked about the hotel. The next one, a bunch of these are Redevelopment Agency notes. The city center project, as I recall this one had to do with redevelopment. Well, the next one's for the Mall down there. I don't have the detail in my brain of every one of these RDA projects, but that's I can tell you where they were, but not which ones they were. I mean. There was the redevelopment of the area on the block over here that's occurring. There's the redevelopments occurring at the Mall. The Costco property was a was a separate area. There's a number of properties that included infrastructure improvements that we needed to do. Maybe we need to put in. We need our deal was to put in streets or to put in storm water, or to provide some sort of infrastructure deal. And that's what those redevelopment agency bonds are. Each one of those are paid with redevelopment agency incurrent. And I don't want to assume that everyone knows what that is, and I'd be happy to explain increment at some point, so that we know what that is, but basically what it is, it's that when you create a redevelopment area. They freeze the property values of the properties in that area and then the money that developers need to come and do development usually goes back to them as they build on that property, their value goes up, and that money, some of it, will come back to them to help them cover their cost of development.

On the Maverick Center, that one's composed of a couple of different items when we found it economically feasible to combined bonds. We've done that sometimes the big, the bigger bond you put together, or the more finest things you put together, less expensive it is, we'll get better rates will also get economies of scale with underrated costs. So in this case you remember the fire stations that we have built they were included in this in this maverick center refinancing that we did in 2016, and that was done in 2016 to take advantage of lower rates. That's why the rate is so low. We saw that as an opportunity when the economy was amendable to that. So we refinanced the Maverick Center, and then we also financed some fire stations at the same time.

Yes, Mayor?

Karen Lang: okay, so I guess I'm not. So the fire stations were 7 million. Correct?

Jim Welch: There were…

Karen Lang: Was it when we did 72 and…

Jim Welch: There were a couple of different fire station projects. There were…

Karen Lang: There were 3…

Jim Welch: There were 5 …Well, there were the 3 that we just built that were also financed with the…

Karen Lang: This is the only fire one I see.

Jim Welch: Okay, yeah, that's correct.

Karen Lang: This is like, it was 7 years ago that we did that. Doesn't it seem like they're all just brand new? Has it been 7 years? 8 years?

Jim Welch: Well, we got the financing in place, probably before they were completed…

Karen Lang: Okay so they were 7 million. What was the difference to make it a 30 million bond for the Maverick Center?

Jim Welch: That would have been the balance on the Maverick Center. That's there was no additional funds that were added to it.

Karen Lang: But what bond were we refinancing if the very first one was 48% was for the Maverick Center?

Jim Welch: There's 2 different Maverick Center bonds.: The one that was 48% is for only improvements when the Maverick center was purchased. Yeah. Well, when Maverick Center was built, it was at 1998, as I recall. The suites, the infrastructure behind, for example. the the kitchen, the a lot of the, I think the restaurant. A lot of those improvements, were not completed. The building was turned over to the Dave Elmore's management group Centennial management, and he came in and at out of his pocket. He finished all that, and that was about 7.5 million dollars. The city agreed to finance that 7.5 million dollars after he fronted the money, and that's what was added to those bonds back then, so that this bond that we're talking about right now was only for the building the 7 and a half that was added to the Cultural Center bonds was for improvements that were necessary and paid for by a Centennial management group. I believe it

was Centennial. I'd have to look at that one. But that's where the that's where that money went. Yeah, good question. And the maturities are different on both of those. Obviously.

Tom Huynh: so we are basically, we put over 30 million dollars into the Maverik Center got 40%. And now we have 75% with the fire station. Before that we have 48%. Plus 52% with the Maverik, I mean with the UCCC.

Jim Welch: That's that's on the, I'm sorry.

Tom Huynh: Yeah, because the item number 3, right? Here is a 2011. You got 48% construction Maverik Center right there, plus with the 52% with the UCCC. That the 49 million dollars. And now the one you're talking right now with Maverik with the fire station, you got 75% and 25%. Is that you add up but 2 items right there at over 30 million dollars for Maverik. Correct?

Jim Welch: Correct. Yeah, the Maverick center cost. I don't. The total amount is a portion of the each of those bonds. So the 48% of the 2010 bonds and the 75% of the 2016 bonds. That's another way to look at it.

Tom Huynh: How the revenue on the Maverik is that we get back to the money we spent?

Jim Welch: You mean, does it break even? Do they pay for themselves? The Maverick Center operations, for virtually all the history of the Maverick Center has been subsidized by the City. This last year they actually had a positive. So they actually did pay more than their expenses. So they're starting to move the right direction.

Tom Huynh: Yeah. But one thing is a very upsetting. And make me uneasy about this one thing I just share…subsidized by the city. But we don't take good care of that. I'll tell you why. 6 years ago or 7 years ago if someone go into a safety box and stole $20,000 cash from safety box. We never heard anything about it and I promised that person I wouldn't say anything. They will bring it back to the Council. They bring them. They would cast a bad guy.

Jim Welch: I'm not familiar with that.

Tom Huynh: Oh, now you know. See that subsidized by the city and the city take care of that Maverik. That's why I have a bad pace about this this place, though I want to sell it. We bleeding.
It's $20,000 cash inside a safety box. The bad guy went in. Took that money. It inside job. He's not the outside person. Nothing's there to catch that guy. And we never heard anything about the Council. That sad. All I see is the perfect thing about the picture request. What I see. Everything's perfect, everything so nice and so fine. But the truth they don't tell me t that's true.

See that $20,000 cast inside a safety box. Who who can go in there and get that money, or kept out, or still that money. How much are gonna do that? Think about it? And subsidized by the city? The city taking care of that. But you know I'm not gonna tell about you, you know. I think as a whole city is…I feel very uneasy.

Don Christensen: That has nothing to do with the bonded debt that we have for. And so I think it's a discussion of history that would,….and history can't be changed so.

Tom Huynh: But the thing that the word saying is subsidized by the city. But we don't take good care of that. That's what were. I'm saying.

Karen Lang: Okay. So to the refund of the Mall.

Jim Welch: This was also a bond that was refunded that had higher interest rates before the redevelopment agency bond for the Valley Fair Mall, and other projects which they had. The detail on that one. There's the same with all the rest of them. I would assume that that's probably the Costco property and whatever properties are involved with that one. We will refund on a regular basis. Refunding means that we'll just refinance these bonds. So it's another word for refinancing when the market is such that we're able to have at least a significant savings, usually 5 to 7%. We'll go out and refinance them. So we've been very aggressive in that. And I think, as is indicated by the true interest cost over on the right-hand side, we've been pretty successful on those. Those that we haven't been able to refinance w haven't done, but those that we have we have. Federal law allows us only to do that once and so it's once it's done its done until they change the law. We're stuck with the new interest rate. But I think we've done a pretty good job. When the economy was kind of having problems a few years back. That's when we did a good portion of these, and we do that, and consult consultant consultation with our advisors.

The 29,209 infrastructure and mall… same sort of thing. There's plenty of detail on each one of these. We refinanced that one in 2016, you can see that there's kind of a trend going on there in 2016. We refinanced a whole bunch of them because the rates were so attractive.

We have the parking structure, the police department headquarters and the courts were all financed together, and that was to get some economic benefit from the size.

Public works and parks building. Of course, you remember that one. We're getting a little bit closer into recent history for you. That's funded by the general fund. And those were part. Those those 2 projects were part of the capital improvement plan that Mr. Pyle presented to you on paying for infrastructure with bonds that we're currently paying off. I don't remember which ones paid off but we're able to keep the basically the same cash flow going to put into these new buildings and projects which were needed.

The 2020 refunding of the 2000 ton bad bonds are built America bonds. I don't know if you remember. When those came about in 2028, but it was. It was a President Obama had a stimulus program where, he said, if you if you issue these bonds taxable, we will pay you back the money of the difference between taxable and tax exempt. There were 2 times during that our payment of those original bonds since 2008, when they wouldn't give us that money and the risk of continuing to carry those bombs bonds was not worth it to trust the Federal Government to give the money back, especially when we could refinance those at a very low rate. So we did refinance those, and we're no longer beholden to the Build of America Federal money coming back in.

The transportation infrastructure bonds. That is the additional sales tax that was put in place to go directly towards roads and improvements that shows up in the public Works budget, and every dollar of that goes to pay for these bonds.

And then, of course, the courts remodel. You're familiar with. That is our latest infrastructure project.

To give you an idea how that looks from a principal outstanding. And what pays off point of view. This slide shows the principal amount. Obviously, it declines every year because we make payments. And so it's very even and very steady. And then I put little tags on there that kind of show which, when each of these bonds pay off just for your future reference.

And that is, that's my discussion of the budget so far.

Will Whetstone: You went over this, probably 2 min ago, the difference between a revenue bond and at lease bond?

Jim Welch: Sure! Let me go back to the previous page and I'll kind of define some of those train terms. So the well, it looks like, I don't have the… Okay. For okay, let's take the first one sales tax revenue on 2010. A revenue bond is by nature the bond tied to a specific type of pledge that the city has made. The city has said on a revenue bond. We will pledge this particular source, which is sales tax, to back it up. That's the source of our guarantee. Technically, if the city defaulted on this then the people that own those bonds could come back, and that, and they could demand that the State pay us, pay them the sales tax instead of us. So it's a very strong pledge when you have a have a tax revenue bond. There might be other types of revenue bonds, for example, a redevelopment agency property tax bonds. There might be franchise tax bonds something that they can attach is what that is.

A lease revenue bond is something where the city has elected to bond, do bonding through the building authority. So we have the other agency called the building authority, which is used specifically for debt service and if we issue bonds through a, through the building authority as a

lease revenue bond we basically have a lease with the building authority to use that facility that we build and then the title reverts to the city when the bonds are paid off and the city can use whatever source it needs to make those bond payments.

Good questions, though those are technical things that a lot of people don't get into.

Karen Lang: So the lease financing?

Jim Welch: Yeah, I'll conclude this portion, and then I'll move over to... There was a question that came up that I'm assuming you'd like me to work on this one. This is the call, the cabs, bonds, options.

Karen Lang: Is that where we'd like to go with this?

Jim Welch: Sure, if you're ready for that, I didn't know when you said later. I didn't know how much later. It's your time in your meeting, so I'll I just want to move at whatever pace you're ready to go forward with, okay, let's see if I can… figure that out really quickly how to get into that guy.

Okay? So the question came up, what can we do about the debt with the Cultural Center and the Maverick center? That combined bond? We've been calling it the Cultural Center bond. But in reality its that 52%, 48%. So take a second while this boots up here.

Okay? first, I'll do a little bit of a recap, and then I will explain some terms that have to do with the Cultural Center bonds cause this is got some… I don't want to get bogged down in the term. So if you have something that comes up that I've said, please ask me what it means, and I'll help you help explain that to you. The Cultural Center bonds were issued as a originally in 2002 to build a Cultural Center. It was built based on projections that were received from the Rda which was an estimate of what revenues would be over the lifetime of the bonds. The debt service was, or the debt schedule was customized to match those projections. Over the years, as you know, projections have changed and at this point there doesn't appear to be sufficient money come from coming from the Rda to make all of those payments. So that's what brings us to today? The money that was to pay for those bonds was called SAR or additional increment.

Okay, so the way, traditional increment works is like the slide on the left. When an Rda is created, they establish a base year. And, as I said, the values of those properties within the area are frozen. As the redevelopment area develops and increased property values introduced into that area. It generates additional revenue from property tax that's called the regular increment. There's regular tax increment which is split between the redevelopment agency and other taxing entities. I don't want to get too far into the weeds. But we make negotiations with a group called the TEC or the Taxation Entity Commission. When the redevelopment area ends this line right here, showing one. Now. Yeah. Then. Whatever the value of the property is, then goes back to

all the participating taxing entities that are in that area. So it'd be the city, it'd be the school district, be the state. It would be everybody that has a piece that goes into that. This is the regular increment. Over time the life of the RDA generates regular increment but as the area ages, the amount of increment that goes back to the redevelopment decreases. So they may get 80% one year, 5 years later they may get 60%. I don't remember what the amounts are, but it goes down over the years.

Karen Lang: So what tax are we talking about? Because this is a city building or a county building. It's not.

Jim Welch: We're talking property tax.

Karen Lang: No property tax on public buildings.

Jim Welch: That's is correct. So this is money that's available for payment of debt. That's another way to look at it. So I'll get there. So, and I'm this is to lay a foundation for where the where the cultural spanner is supposed to be paid for.

Okay. So in 1993 there was a law passed, and it was modified in 97, that allowed for not only the regular increment that's generated but the difference between that increment and the total value of the property is created is called SAR, or the statutorily. I can't remember what, anyway. So it's it's the additional increment that additional increment by state law could be paid for recreation facilities, like the family fitness center, could be sports venues, or it could be for cultural things like cultural event centers. And that's probably the easiest way to explain it. So this additional increment is available to make the payments on the Cultural Center.

Okay, now, let's go back to the other one. And I'll and I'll explain what happened here. Okay, so the Cultural Center. Let's see, where's the debt here? Okay? So the Cultural Centered debt. These are the. This is the composition of the original bonds, the 2010 bonds. And this was the… This is the original debt structure. It means that every one of these years. This is what this is, the principal amount. This is the interest. This is how much we have to pay. You can see through 2026 the next 2 years. It's in a million and a half dollars. I didn't include 2025, I mean 2024, cause that's already been budgeted. But it we we started in 2024.So for the next 2 years there's about a million half dollars. That's due. Then, in 2027. This is why we're, I believe, why, we're having this conversation right now. It starts to significantly ramp up and it stays about 5 million dollars for 3 years, then goes to 6 million in 2030, and then levels off right around 4 million dollars until we pay off the total amount of 49 million dollars. That is, that's non-callable. We have.,So we have to pay the 49 million dollars. That's an easy way to look at it. How we come up with that then, becomes the discussion that was originally you anticipated that it would be paid for with the SAR, and the projections indicated that that additional piece of revenue that's

coming into the RDA. Would be there to pay it. That has not played out, and I'm not sure of all the reasons for that.

Jonathan Springmeyer: I'm happy to address at any point if you'd like.

Jim Welch: If you want to have Jon come up, he's the expert on it. And that's why he's here today to answer these detailed questions.

Jon Springmeyer: I won't get, I won't get too… Sorry Jon Springmeyer. And today I think I'm here as part the newest member of team interim as the interim redevelopment agency director. Briefly, the SAR, and you're right. The Cultural Center and the Maverick Center, both public entities and therefore pay no property tax. The additional increment provision applied to all project areas. So any project we had area, we had the city. If it was a 15 year term, we got an additional 10 year term on the back end, if it was a 25 year term, we got additional 7 years back, pre 93,. Those were the only provisions we had. You had. You had 15 at a hundred percent. You had 25 at 75% collection. That was, that was the rules, and they were hard and fast. Those SAR monies kicked in. Now of note, SAR did not include all of the taxing entities. So the city, the county, all of the all the special service districts, all automatically participated in SAR with the exception of the school districts. They only voluntarily participate in SAR, and as you can imagine that they have not volunteered ever. And so that's kind of how SAR makes up.

Part of the, part of the challenge of this is when, and understanding this was 2002, obviously this was pre any of us, the SAR provisions at that point were there. And the theory that I'm assuming that the mindset at that time was with each project area, new one we create, we're building that pipeline. And we're extending that SAR Period out as each project area scales down and contributes more to SAR. Then we reached 2006, and the State Legislature made, my opinion, the most substantive changes to redevelopment law since we enacted it in 1978. And this is when we went from the RDA as an area name to the CRA, EDA, and CDA. No sorry, CRA, EDA, and that I'm blank. Anyway, we went to the… We went to the substantial changes at that point.

In that new legislation, SAR was eliminated. The additional years of increment that followed that whether it be 7 or 10 additional years was eliminated from State law.

Karen Lang: So the extensions were eliminated. Correct?

Jonathan Springmeyer: Yeah. So pre…oh, all of our project areas that were established pre 2006 have a SAR provision depending, you know, it varies, depending on which project area in the original term of that project area. But anything post 06 no longer has any of that revenue, and that was statutory. I can only assume that in 2002 they couldn't possibly have it imagined, let alone projected, that that would have been the case.

Tom Huynh: So SAR was eliminate, eliminated. And then we're gonna would do that. We'll touch, jump in and do it is that the city.

Jonathan Springmeyer: Once SAR was eliminated, who was going to take over the backfill of the of the debt? Yeah, I mean, that's a conversation that obviously didn't include me at the you know I wasn't.

Tom Huynh: West Valley City have to do that.

Jim Welch: It's city debt.

Karen Lang: So they changed the rules partway through the game. The original SAR was still good but you can't add on any future.

Jonathan Springmeyer: We're still collecting SAR. I think the next year's projections for the budget I think we've got somewhere around off top. I had around 2 million dollars.

Jim Welch: The debt that we currently have right now was based on entirely those SAR projections. So the ones that we had when this was financed. This is the amount of SAR, that we would have expected to receive through 2036.

Karen Lang: Are you gonna send us that cause that's way too small to see.

Jim Welch: You know. All it takes is a mouse. I once once had a commercial. I was in a commercial landing class one time, and he emphasized the only difference between big transactions. Little transactions is one or 2 zeros. So so anyway. so that's where these numbers came from. The idea was that the city would never have to come up with additional money. The world changed on us. And here we are. Today we are facing this type of an issue. So what I've done is I've gone through and come up with a number of different scenarios on how this could be paid. Since it is a city debt. We have to pay for it there. Actually, we have pledged our sales tax. So we are on the hook. This is this is a this is a bond that we we have to pay. It's an obligation, and I would never suggest that we don't pay an obligation. That would be, you know, that would affect your future and affect your ability to develop, everything. So it's we just don't do that in Utah. So I've come up with several several proposals, and I'll go through each one of these and explain to them as we go through, and each one has positives and negatives. Some of those negatives are political, some of those negatives are financial, and some of those are structural issues. But there are different ways. We can slice and dice this. And there are, there are ways that we can handle this. So just going into that. I want you to know that that these are not all weighted the same as far as priority. And that's basically up to you to decide. What what do you feel would

be the best way to handle this, and I've gone through and put together these scenarios for your consideration. Gone through with John and John, and Jon multiple times.

Okay. So we'll now go through the payment options. This particular spreadsheet you don't have in your packet. I can certainly share that with you, so you can go back and look at it. We can provide that. I'm sure that you want that for consideration. Another reason that we're looking at this right now today is that this becomes effective this fiscal year the the ability to use money that's coming out of the RDA to pay the in particular, the Cultural Center portion of the bond is significantly limited and has strings attached to it, which we'll talk about a little bit in the future. But we yeah. And I mentioned that because it's it's something we need to cover this budget year. Maybe that's the better way to put it, which we have to actually have the tentative budget past in the end of March we have to post it. So we're coming up on that pretty quick.

Okay? So there's a debt structure and here's some options, as I said, without necessarily rank or priority, and we can discuss about the nuances as we go through.

I asked Mr. Springmeyer to update the SAR projections for this for these scenarios. So he's done that. He sent them to me a couple of weeks ago. and I've applied them in each of these scenarios as they currently are part of the debt service payment. Yes.

I mean, it's been pretty live up until last night. We were making sure that we had all the scenarios included. So it's fairly fresh document with a lot of different scenarios. We're trying to make sure as accurate as possible, and gives you the options. So first option is a payment with SAR based on the current SAR projections which Mr. Springmeyer provided. This is what the payment looks like beginning this fiscal year and these are the annual shortfalls. So if we use just the existing SAR we still need to come up with 32 million dollars.

Karen Lang: So you're saying we didn't make a payment last year but you don’t show payment up there for this year, for 24.

Jim Welch: I'm not showing that payment because we are going to make it 25 forward.

Karen Lang: But from what source are we doing the 24?

Jim Welch: The 24 will be Redevelopment Agency. The Redevelopment Agency has covered that.

Lars Nordfelt: I'm confused about the the RDA's are, in short, pulse. Shouldn't they add up to the total payment?

Jim Welch: They do. This equals this plus this. So yeah, they're short. They're actually short. They don't have enough SAR this year to cover it. So they'd actually have to cover that from their fund balance. That's the difference.

Karen Lang: The RDA's fund balance?

Jim Welch: Yes.

Karen Lang: Which is separate than the city's fund.

Jim Welch: Yeah, Redevelopment Agency does have a fund balance right now. It's approximately 15 million that's composed of a couple of different parts on it. Some of it's obligated for debt service. Some of it's unobligated. But that they do have unbalanced. It's also regulated as to what it can be spent on and we'll talk the details further on that one when we get into some of the other scenarios.

Jonathan Springmeyer: I'll also clarify on that. That the reason that fund balance is as high as it is we, the Redevelopment Agency, receives revenue. Our tax increment in 2 different payments twice a year. One comes in December and one comes in first of April. So the first payment is an estimate we receive in December and then the the last payment. We have obviously received that payment. We're not nearly as flush as the 15 million would make it indicate, because we just received like an 11 million dollar check in December.

Karen Lang: So okay, so that 15 million hasn't been sitting there for a few years? 4 million was sitting there. We just got 11.

Jim Welch: That's their Cash fund. Balance fund balance is a total number total amount of assets. So that would include any land that they hold for resale. I don't recall what that is, their liquid amount is 15 million.

Tom Huynh: One more question can we use? Can we use that money?

Jonathan Springmeyer: Which money? The 15 million?

Jim Welch: The short answer. Let me let me kind of jump into that one little bit, if I may go ahead? The short answer is, no. The longer answer is that part of it may be available based on what the RDA laws say that we can spend it on one of those things. And this will help as we go through the other scenarios is that redevelopment increment can only be used with technically within the area in which it's generated. Money can be lent to another area. For example, if increment is generated by Hercules, for example, it could be used.

Jonathan Springmeyer: Hexcel. Could loan money to the Northwest Project area toward the Fairborne Project area. Yes, money can be loaned within different projects.

Karen Lang: There has to have a potential to be repaid?

Jim Welch: That's a… That's an interesting question. Very good question. Yeah, because it's loaned. But the requirements for repayment are not in the code. So it's kind of an interesting situation. The red indicates that there's not enough money there. That would have to be covered by the, well, that that if under this scenario it would have to be covered by the Redevelopment agency. This portion? We don't have enough to make those payments under this scenario.

There's a scenario that when Mr. Nord was here, and I know John's familiar with this, and that is part of the redevelopment plans are to eliminate the city center project which would eliminate the SAR, or the cash flow that's being generated off the SAR, and use that for other projects that may be in development. Those are important projects for the city but they do come at a cost. And the cost is that we basically lose the city center portion of the of the SAR that's available. And that's the difference between what's about 10 million dollars is one way to look at it.

So the SAR that's generated off of the other areas equals 6 million dollars. That means that we would have to come up with 43 million dollars somehow, and that's only if it's paid for with the SARR.

John Flores: And so the whole point of these 2 scenarios is SARR is not gonna cover it.

Karen Lang: No. Well, there's not enough revenue from either source to cover it as well.

Jim Welch: Okay, yeah. So we're kind of laying the ground around work here. Okay, now, let's get into some other more interesting, somewhat complicated payment scenarios.

This one is an option of… This is the RDA pays with SARR And regular increment and the increment regular increment that they generate would have to… And I'll go through the rules on that one on what would happen, and if we were able to do that there's no shortfall. So they'd have RDA SARR. Here's a shortfall. Then we take regular increment. Use that, pay the rest of the debt. The issue with that…

Karen Lang: But this is if we don't get rid of city center?

Jim Welch: This is, if we just use everything and leave it the way it is. So we keep city center. We use all of the sarr that's available to 16.9 million dollars means we have a shortfall. Then we go to the RDA. And the Council takes an action that says that we will not only use the SARR but we will use the regular increment that's projected to be generated by the RDA right now. There

are some problems with that. And I would say, this is probably one of the most difficult scenarios to use.

As we mentioned a minute ago, the increments generated in an area is intended to be spent in the area that it's generated. Money can be lent to other areas. In this case the Cultural Center is not in another area that can be that it can be lent to.

Jonathan Springmeyer: Not in a project area, period.

Jim Welch: So that means that 52% of that bond is not in a project area.

Jonathan Springmeyer: Correct. The Maverick Center is in a project area. Although one that is not a revenue producing project area. Is there to be able to receive funds? It could, it could, if if Tom could sell it then yes, it would start generating.

Jim Welch: Well, and there's been talks of hotels in the parking lot. They're projections, right?

Okay? So the way to overcome this and be able to use some of those increments say in the Maverick Center project is the city would have to determine that the project area that's receiving the funds, or else the projects are being the money that's being spent outside of Project area has to substantially be benefit each of those areas.

So if, for example, we have the Hexcel project that's on the other side of town and on our border the increments generated there. If we wanted to use that to pay the Cultural Center debt, we would have to as a body, and with the consultation of Bond Council and our Rda, probably consultants along with our financial advisor, come up the supportable position that those projects substantially benefit from having the Cultural Center there.

That was really wordy way to say that you just have to justify that they're getting to benefit.

Jonathan Springmeyer: Yeah, what the law basically says with redevelopment is money generated within a project area must be spent within that project area or be shown to be a direct benefit to that project area. That direct benefit is not something that I, as the Interim Reader Development Director Agency, can determine. Only you as acting as the Board can determine, and can say that is a direct benefit. That would be your action only.

Karen Lang: What does it do to that project area?

Jonthan Springmeyer: Well, and that's where we… That's where it gets complicated. Because I mean, if to use to extend that example. We have incentive agreements with Hexel in the

Southeast project area, we're obligated to pay them percentage of everything that they that they generate so..

Karen Lang: They increase value, they get a portion back.

Jim Welch: So we would have to calculate what is the net revenue left over after paying those obligations in order to to use that and then the Council would have to pass a resolution that says, we have determined that the Cultural Center benefits each of these areas this way, and therefore we're going to authorize the RDA, as the RDA board, to use those monies.

I think that's a pretty high hurdle I've spoken with our advisors. I've spoken with our RDA folks, and it's kind of a high hurdle to get there. But I wanted to throw you all the options. So that's one of them that's out there. Another thing it would do... Even if we were, we're able to do it. It does severely limit the redevelopment agency's ability to incentivize future development.

Okay, so that's that's pays with regular increment.

This scenarios regular increment is used on the arena portion. Given that the arena is in a redevelopment agency area. That means the 48% that SARRS uses the SARRS use exclusively for the total debt service on the caps or the Cultural Center portion. That would also, give us a shortfall of 0. But it also requires that we have the regular increment discussion with regards to paying debt service on those additional parts of the Maverick Center. We're currently not spending regular increment on the Maverick Center debt or the Maverick Center additional debt for the cabs for the build out. So this represents a substantial change. We would again be dipping into the Redevelopment Agency's regular increment substantially to the tune of about 2 and a half 3 million dollars per year. But that's an option.

Jonathan Springmeyer: And also brings into your previous question about repayment of a loan. We could loan money from other project areas to the multi-purpose project area, I believe, is what it's what it's officially called… But we also know in its current the way it currently exists, there is no revenue generated from that, because it doesn't pay property taxes so.

Karen Lang: And the apartments around the Maverick Center are not part of the RDA, right?

Jonathan Springmeyer: It is just the property doesn't even include Lot D… is just. It's a very small footprint of just the Maverick center and the and the adjoining parking lot.

Tom Huynh: Can you say that again Jon?

Jonathan Springmeyer: The Maverick Center, the project area that is the Redevelopment Project area for the Maverick Center only incorporates the building and the and the adjacent

parking lot does not include any of the other outer parts. Many of those other hotels and restaurants are in an in another project area, but they're not in the Maverick Center Project area. They're in the Granger Crossings project there.

Mayor Lang: So those are 2 different ones.

Jonathan Springmeyer: Yes.

Jim Welch: Okay. Next scenario. This is under the same one that we have the RDA pays… The RDA pays all the arena debt, both the CABS and the arena portion with regular increment, and the UCCC portion with SAR, and we kind of talked about that a little bit. This tells you what that would look like. So this one shows. The first portion is the here's the total payment. There's the UCCC portion that's the RDA, SARR that could go towards the UCCC portion. It would leave this kind of a shortfall. And then, this is again using all of this, our that's generated from the from the all the areas that would leave us with about a $600,000 shortfall at the end of the day. That's in 2036, which I'm think the city can figure out a way to do that.

The other one is that the arena portion of the CABS. That's the 48% is paid for with regular increment and the CABS are paid with the SARR. And that's that's again $600,000 shortfall.

Okay, another option that would be that the city says, okay, we've got to pay this obligation. We do have the ability to raise revenue through property tax increases. And here's a couple of couple of options that way.

If you take, and this does not include the SAR, this is just purely looking at property tax, so you can isolate that and see what the effect would be, and you can slice and dice it and add pieces however, you want to.

The annual payment on the on the debt is here. If we were to, as a city, decide to adjust the property tax each year based on the additional cost of that debt. This is the this is the approximate percent that would have to be done every year through truth in taxation. So in 2025, we need a 4 and a half percent increase then a tenth of a percent increase, then approximately a ten percent increase… And this would happen every year. We'd actually see a couple of reduction years in 2031 and 2032. And then these following amounts to pay the final balance and that that comes up with a property tax amount that would pay the total amount of the debt.

Another way to look at that is that if that's a painful option, you could just do it all at once if you did it all at once the amount needed to come up with the total amount that's due is 4.1 million dollars and a one time property tax increase of approximately 12%. Would you would come up with about 4 million dollars.

What we would do in accounting is we would take the 4.1 million dollars, subtract the interest, I mean, subtract the annual payment, and hold the rest into a reserve and carry that reserve forward from year to year.

By the end of the day we actually end up $6 short in at the end of those bonds. But you never have to visit this again through truth in taxation. Once it's done. This also doesn't take into account using any of the available SAR which is still available.

So that's if just you're just.. say we're just gonna just gonna do that with property tax increase.

Okay, this one is the city uses the SARS. Also, this doesn't say without the city center saw which we could take out.

Jonathan Springmeyer: We can talk about that. We'll get to the the difference of why city center in SARR or why not... We can address that.

Jim Welch: If you were to do it with the SARR, it makes the annual increases fluctuate like this. They're significantly smaller. There's a number of decreases throughout those years. Or if you wanted to do it one time, it drops that one time to 7.9%. That's with using all the available SARR.

I don't have one in one of my scenarios does not include just using the city center SARR. So that probably would be appropriate to say to address that now…

Jonathan Springmeyer: So here's one of the the challenges, and why we've got scenarios with city center participating in SARR and without city center participating in SAR. The city center project area, we're in it right now. this building is in it. It incorporates this building, the mall… It does not incorporate the Wasatch development next door to us. But that's the Fairbourne Project area. But essentially, it's… for all intents and purposes… it's the Mall. That term for regular in increment on that project area expires after 2026. That will be the last collection here we have for it. At that point, that project area, the last one that was created prior to the law change, so that still has the SARR provision attached to it, and if no changes are made to that, it will automatically move into SARR. School district again, obviously, will be out so the amount of revenue will be cut by about 46%, because that's about how much the school district has in there, and the remainder will go into SARR for a period of 10 years. That's if we do nothing. We know that the mall has new ownership and new development goals and opportunities over there. SAR cannot be spent in that project area. Once we go to SAR funs, we cannot use that money in that project area. We cannot use that money to offset any cost, to participate in any improvements, parking structures, any kind of things that may come up over there. It can only be used under law for the, for the debt service, for the 3 facilities that we have, which is the fitness center, the Maverick Center and the Cultural Center. Those are the only applicable things. So we have…

We will have no ability to participate or incentivize or have any financial influence over any new development.

The counter to that is, we could collapse. We could end the City Center project area at the end of 2026, go back through the process, create a new project area and start the clock again on a new project area on there, and it would… I don't wanna make it sound easy, because it's gonna be a lift, but it would act… we would get an additional likely 15 years could be more of having regular increment where we could do the things that the Redevelopment Agency is often doing with incentives and participating and offsetting costs and covering gap payments. By doing that we eliminate the SARR that we're you, it's you know, we're talking about the same dollar in there, and it can't be split 2 ways. So it's it's one or the other. We either have the ability to participate in the redevelopment of the mall, or we have, or we have this for debt service, but cannot have both.

Jim Welch: The next one. As I said, we're throwing all kinds of ideas out there so that you have multiple options. This is all the things we came up with. This would consulting with John Evans. The city could create a special services fire district. Some other cities have done this where they've gone out. And they've said, Okay, we're going to spin off a taxing entity to pay for fire services. If we did that, the city would still basically run the fire department, but if they would have, we'd we'd have a special services district that would be fire services every bit of money that is collected for fire services would go directly to the Fire department for running that special services district. Now, how does that help us? Remember that 4.1 million dollars that's needed every year to equal to 49 million dollars, that would generate 4.15 million dollars per year if the new Services district had a budget of $19,000,900, and they paid the city an administrative cost of 4.1 million dollars. I think there'd be a fairly decent way to justify that. We're spending a lot of money on them already. But just their budget right now is the 15.7. That doesn't take into account the cost of administrating fire department. That's legal, that's facilities, that's finance. That's everything else that goes into that and that would have to be offset by the 4.1 million dollars. So basically there would be an increase that goes through to the to the citizens for that amount and we would take that administrative fee. We would do it just like we did with property tax and we would pay the debt service schedule. We would also keep a running ledger balance on what that is. So this is what it would be each year. and at the end of the year there'd be, I mean, the end of the day. There'd be about $400,000 extra.

Scott Harmon: So let me let me try to reword this.

Jim Welch: Yeah, if I haven't said that clearly, I'd love to hear it reworded.

Scott Harmon: You're gonna carve out the Fire Department, create a new taxing entity and then jack up the tax rates 4 million dollars to fund this debt service. You're camouflaging this tax.

Jim Welch: As I said, everything has advantages and disadvantages and I'm not trying to sell this to you. But what that does is that also gives the Fire Services District the ability to control their own destiny. In many, many regards. For example, they need a fire station that's rebuilt, or they need new apparatus. They can go out and address, that through their own truth and taxation hearing to generate revenue for that new infrastructure which they don't have right now except for back through the city council. Just a thought. But yeah, you're I mean, you're right. You can't. You've only got this this pool of dollars, no matter how you slice it. It's going to have the same impact. But does that give us flexibility? We wanted you to have the option. It does give flexibility to the fire department, but it's… I wanted you to have that in your brain. Okay.

Over on the right hand side. So when you get a copy of this… I put down the approximate property tax implications of doing this. Right now, West Valley City is about is approximately 20% of your total bill. The new rate will be about 13% of your total property tax bill and the new fire district would be about 9% of the property tax bill. That's just something for you to think about so you understand the implication there.

Okay, another option. The city ponies up cash and then uses other sources like RDA SARR or additional increment or increment that we've got to pay it. Right now, the city has the most healthy hund balance or unreserved designated money that we have in the general fund that we have for forever the legal maximum right now is 35% of our budgeted expenditures. We are at 27%.

Karen Lang: Was it in the past 25%? Or has it always been?

Jim Welch: It was actually till about 3 years ago. That was changed by legislation. It was changed to 35%. The minimum is 4%. During the last, when we had that major recession we got down to 4%. We actually dropped a little bit below that and it was a it was a calculated move, Mr. Pyle presented that rather than lay off employees, we had forced furloughs. We had all kinds of fun, things that were going on but nobody lost a job and, on the other hand, it was anticipated that we would use that fund balance down to the minimum, and hopefully it would rebound. Well, it did, and we've been on a pretty much a positive trajectory for a number of years to where we have about…We built it up to about 27% right now, and that's the difference. If you go back to that very first slide I showed you on revenues, that's the difference between your revenues and expenditures. So it's been positive rather than negative.

If the City, and this is just, for example, any number you could throw in here, if the city were to take 10 million dollars, which is approximately 9% of our existing fund balance. Apply that towards the debt that would give us a balance of about 19.7. Realizing this is a moving target that would put us at 17.9%, slightly below the midpoint of between 4 and 35%. So it's a matter of comfort. How much flexibility do we need to have to take care of items when they come up with our reserves, and to be able to weather the storm of an impending recession. Because this is truly

our rainy day fund for lack of a better term. And it's also been a way that we've been able to finance some of our CIP needs and one time things that have come up like the program modelist, which is extensive as you've seen.

Another option. So along with this, the city could sell property or use fund balance, let's say, 15 million dollars. That shortfall becomes 34 million dollars I'd like Jon to talk a little bit about the sale of the Marketplace property. That's the one up by the Cultural Center. It's not the Cultural Center.

Before we get into this. The question of perhaps selling the Cultural Center has come up. If we sold the project that the SARR is being used for, we would no longer be able to use the SAR to pay the debt. So we need to. That facility at least needs to still be around. Otherwise we have nothing to use that, in other words, that SAR can't be used on it if we have no, SARR, maybe it makes no difference. It's just part of the mix. I want to throw that out there, anyway. It can only be used on projects that were initiated prior to 2002. The last one that was initiated was the Cultural Center.. The other ones the fitness center has paid off. And then, we have some on the Maverick center that it's being used on, which will also pay off concurrent with the with the these ones. So there's a portion that could still be used. But that portion for the Cultural Center. If it goes away, we can't use on it because it doesn't exist anymore. So we look at the property adjacent to it. And that's what this is, although that doesn't rule out options with the Cultural Center. Just tell you how SARR can only be used.

Jonathan Springmeyer: So everyone understands when I'm when we're talking about the market, the Jordan River marketplace land or the marketplace land. We all know what property we're talking about. Okay. That property is currently owned by the redevelopment agency. It was given back to us through court decree. If we and I know Council, different councils over the years, have had different goals and aspirations for that property. I wanted this scenario we're gonna propose here, is that the redevelopment agency sells that property. Sells it for development. I will tell you at this point it is my professional opinion that the only use for that land, for commercial, is multi-family residential. It is mid-block. It is the far east end of our city. It does not have commercial viability. That's my professional opinion. We also have. You know. You know, we have the multi-family development across the street wanted so we could sell that land. My estimations on that is, we could get about, you know, somewhere between 12-15, maybe even more million dollars for that. As we know, from the number of proposals and requests we get, multi family is peaking right now. So that land is as valuable today as probably it's ever been.

Karen Lang: How many acres is it?

Jonathan Springmeyer: It is 30…

Tom Huynh: 40 acres total. But we build a, yeah, veteran's… take a little so maybe 30 acres.

Jonathan Springmeyer: Remember that that land also has a power line transmission line corridor right through the middle of it. I believe that you could get a quality residential development in there that could incorporate that either as parking or as open space in there.

One of the advantages of the fact that the redevelopment agency owns this land versus the city owning this land is, we do not fall under the same rules of disposition, we meaning the redevelopment agency of different laws of disposition than the city does. Cities legally required to take highest bidder when we're when we're selling highest price. We don't have those provisions within the redevelopment agency. We could and would, if this was the desire of the Council, put this out for an RFP. We would request proposals from any and all multi-family developers, and we could choose that developer not just based on price but based on the project that they're proposing. If it's sold, it's gonna be residential. That's that is its development potential.

The second component to that would be that if we do that right now, that city owned or Rda owned property, and as speak tax exempted, we don't pay any property taxes on that land. We sell it to a private entity, a tax paying entity. And it's developed now, all of a sudden, it's paying property tax. And as Jim Slides showed earlier when we talked in about tax increment, how that works, it starts at a base here. Well, that base year right now is 0. It's nothing. So every dollar even just transferring it from a tax exempt to a non-exempt entity. All of a sudden we're generating, you know, significant amounts of money in in taxable value just by the transfer of land, even before it's developed. If this is something that we wanted to do, I would suggest that in conjunction with this, we create a redevelopment project area there. We would include the Cultural Center in that project area. Now, the Cultural Center is in a project area and can receive loan funds from other project areas eliminating that hurdle of direct benefit that we have right now. The JRM property is currently in a project area. It is in the it's in the Jordan River Project area. That is one that is old enough, that is gone full SARR. It's generating roughly $200,000 a year. My calculation we would have to collapse that because we can't have overlapping, we can't have 2 on the same on the same property, so we would collapse that we would lose the $200,000 annual in SARR. However, we would gain yeah, an additional by my calculations off of, you know, proposed development. What we think we could get there at least another 3 quarters of 1 million dollars annually for a period of 15-2020 years. Whatever we could get the taxing entities to approve. So and that's the that's the net of, you know. 750 is the net of that. So I'm I'm taking the 200 off of that. We I think we could generate 900 to a million dollars a year in that. Take the 200 and we're were calling it a net 750. 750,000 doesn't solve our problem. But 15 million in cash, an additional $750,000 a year, for a period of 15 to 20 years… it could be part of the solution. It will not be all of the solution. Any questions on that before I step to the left?

Jim Welch: So I guess a way to kind of think about that one is… if we had a 15 million dollar injection, and we've used that based on Jon's estimate of what he could sell the property for, and this one says, use City Center SARR which continues this property tax increase of 1.3 is about $900,000 would be what you'd be able to net off of the about 750. So that cuts this amount in half that the city would have to come up with if it began to immediately generate that which is going to be a lag of a couple of years, but it gives you an idea that that a good portion of this could be covered. At least possibly half of it, if it was fully developed, and we were able to sell the property.

Make sure everybody followed that one, because it's kind of… That was a lot.

Karen Lang: So the city center SARR, if we dedicate it all to this nothing will be dedicated to any help with future development at the mall.

Tom Huynh: We going to lose up on competitiveness.

Jonathan Springmeyer: In order to maintain that we collapse this, the existing city center. And we would have to create a new project area and start that clock over again.

Jim Welch: Yeah, that was a that was an interesting one. So I appreciate.

Karen Lang: So the city center SARR is 18 million is what it would contribute if we leave it in place and use it all?

Jim Welch: Yes, based on the current projections, like everything else.

Jonathan Springmeyer: And these are my best projections, based on a whole lot of unknowns about what is going to take place over there. But yes. This is existing and what we know about potential future development of it.

Jim Welch: This is such an interesting discussion. Because again, we're making decisions based on the best information we have at the time, you know.

The other option in order to flatten out the payments so we don't have those big swings from 1.5 million dollars up to 6 million dollars, and then staying out at 4, we could flatten out those payments and actually self defee this this or refinance it through new bonds. We would go out, and we would issue bonds for the amount that it takes to pay off the existing bonds. We'd have to stick that in the bank, earn interest on it, based on whatever the current rates are, we would invest it in Treasury bills or of some other type of investment paper that pays a consistent rate. We know exactly what our earnings are going to be for life of these bonds and these give you

different scenarios on what that would be. It doesn't cover the whole. But these are the payments that we'd have if we if we did that. So with no equity contribution, we could flatten them out for 30 years at 2.2. But then 30 years instead of you know that puts us at 2053? You get this paid off. That's a long time to be paying debt and 25 years also, but I also wanted to throw that out there. So you do have the option of flattening things out if you wanted to carry the dead out that much further. This is the total cost of each of those scenarios and that that's it.

There's a lot of ways to slice and dice it so bits can be added together. I tried to include the most substantial proposals. And then, you know, you can think of different ways that you might want to put it together. But hopefully, something as we've gone through that. You've seen the caveats, you've seen the benefits, and the realities of where we're at with this, too.

Tom Huynh: One thing to say about it, Jim. I'm so glad you brought it up today which we didn't know that well, on time. Second thing is this unfair for the new city manager come in here and they have the… to cover this.

Jim Welch: well, I think this is a this is a situation where you know, the governing body ultimately has responsibility for the budget or the impact on the citizens. The impact on the services that city provides. And yeah, I mean this… this has been there ever since it was put together. But the scenarios that we're looking at felt like they needed to be addressed right now, because we're starting to make those payments. And within well, this year we need to take some kind of action. The the redevelopment agency could cover most of it still. But we're kind of in that least. The first couple of years that 1 million and a half dollars. But we're kind of in that gray area of justification. When you start making payments in the next couple of years where it goes. 3, 4, 5 million dollars. Yeah, we absolutely have to have that solved so we need to a take action now, we've gotta have the question answered before we hit those big ones, because without making that that resolution by the RDA Board, which is the city council we would not be complying with State law.

Jonathan Springmeyer: And all of these scenarios have a time lag associated with them, too. Whether it's whether it's property tax increase, whether it's the sale, development and collection and creation of a new project area. And all those I mean, that's a 2 year process. So you know, it's time.

Jim Welch: One thing with the with the property tax increase that would have to be as a city council that would have to be determined by June. It would be preferable to build it into the tentative budget but it has to be determined by June, so that we can turn it in. As the new certified, proposed, certified tax rate to the State for consideration by the Council in August. So we we got to get moving on it, if that's one of the routes

Karen Lang: So our first two payments are 1 point whatever, 1.5, so we can handle that this year, possibly next year, and then refinance or make these big decisions. So it's not like we have to make it this year. We still have one more year of moderate payment.

Jim Welch: Okay, that is one of the options. It does give you some breathing space in it. We are using increment that we're assuming is available but we haven't taken legislative action to say that it is available.

Karen Lang: Okay so that RDA SARR money was not already put towards this.

Jonathan Springmeyer: It is but we've also got Maverick Center debt that's on there, too. Right now, SARR is getting split, getting pulled 2 ways.

Jim Welch: So what we would do is in order to keep us within compliance is we would rather than use SARR for both payments, we would use SARR for the Cultural Debt Service payment, whatever's available for the Maverick Center, and then use regular increment as a loan to the Maverick center. That would get us by for another year or 2.

Tom Huynh: Okay, you said about this body to be responsibility for this, this thing have to pay the debt. But the thing is I wanna share with you, is this unfair to us. We didn't know anything until maybe last year we heard about, you know, 40 million dollars or 50 million dollars over this UCCC and that kind of area and kind of we, we will appalling and and basically didn't come up for a long time. And now we found out a lot of money we have to pay. Now, is it you said about the body this body is will be responsible to pay. But we didn't know it's on. To be honest with you. It's unfair to us.

Scott Harmon: It is what it is. I would be interested in doing an RFP and just seeing what interest there is out there for that property. I don't know if anybody else is interested in that, I mean doesn't bind us to anything… it would be great to least test the water.

John Flores: And that's one scenario, if we wanted to go that direction, that's something that we would wanna get started on now.

Jonathan Springmeyer: That has the longest lag time before we get substantial revenue. You know, understanding, as I stated earlier, if we've put out an RFP if we selected a project and a developer that we like, and we sell that property. We get some of that valuation immediately, because it becomes a taxable entity. But the real upside is going to be in the development of that property which is an 18 to 2 year window. Except for the cash up front, yes, there would be some immediate financial benefit.

Jim Welch: We could use that 15 million to make payments for a number of years.

Karen Lang: The problem is there's like 50,000 entitled Units in Utah, and they're just not developing them. So how do we make sure the developer buys it and immediately builds on it and doesn't hold it for 10 years. Some of these entitled Properties have been held for 20 years. I don't want to get it. I mean, we sell it. Anticipating the property tax. We have to have a hard… yes we're definitely going to develop this. And there's going to be penalties if we don't.

Jonathan Springmeyer: And I don't want to speak for the gentleman in the bow tie in the back but I would imagine there are a number of provisions that we could write into a real estate purchase contract that would require, you know, construction start within reasonable timeframe, you know. And again like I said earlier, the advantage of having the RDA Owning that property is, we can do a lot more with that than the city could if it was selling it.

Karen Lang: And if we decided not to use as much property for the Veterans memorial that could go into that as well. So if we could get that breakdown of how much more property could be available.

Jonathan Springmeyer: I'd have to take a look at me and see, yeah, all I did is just calculate the property that's currently owned by the redevelopment agency. If you look at it. I think it could be a pretty cool development over there. I mean, I think it could. I think it could be an advantage to the Cultural Center. I think it could be an asset to the Veterans memorial as opposed to a distraction from the Veterans memorial you've got.. You've got the Rec. Center. The county owns all the land, adjacent to it, with the to the to the to the north and east, as it bends along the river as part of their Jordan River Parkway Preservation project that's never gonna get developed. So you've got some built in open space. You've got the trail, you've got the river, could be really cool over there.

Jake Fitisemanu: *unclear…* burdening the citizenry, you know, on this not their fault, either with a 12%, if we could take that off. And we're little bit less. Yeah.

Lars Nordfelt: I don't know if I'm opposed or not but a little concerned.
We're fixing, you know, a 15 year problem with the property that's going to be there for 100 years. And is this really what we want at the entrance of our city next to the river for the next 100 years? So I think we should be careful, but asking for an RFP, and considering it, that gives us time to see what options will come to us, and maybe we get those and decide, you know we don't want any of this, and then we can look at other options. We have enough in the fund balance that that we don't have to fix this in the next 6 months.

Scott Harmon: It's just gets getting more information. That's really all it is right now.

Lars Nordfelt: I just want us to keep that in mind, though, that I mean, I was really hoping for open space there. I think that would benefit our residents for a hundred years or and longer. And I'm not sure that multifamily is really going to be best in the in the long, long run.

Tom Huynh: One thing I agree with Lars is about the entrance, the gateway, to our city. That's right there for the east Side to the west side. I really don't know about we should put density or commercial to that area. To be honest with you. I probably erase all the items and all the options here. I'm not gonna… so 2 option I gonna do to like you guys doing right now sell that land or the Maverik center to pay the debt. But again, let that entrance. I don't know how to do that. That is, for 50 years from now and we have the problem. A lot of police officers in that area directly front of the entrance from the east side to the west side, and we did not far from our city hall, not gar from that. And kind of, should we put a commercial there better, or…I don't know, to be honest with you.

Lars Nordfelt: Another concern is the proximity to the to the homeless shelter across the river. I don't know what would be best.

Tom Huynh: But I don't think that property, I don't think, Lars, I don't think we keep that for open space, because we are in big trouble…

Karen Lang: So what was the plan to be able to pay for it? I mean, within the last 3 years, there was definitely… you could see it wasn't going to be able to make the payments. So what was the talk?

Jim Welch: Well, the plan was hopefully there would. I mean, it's based on the projections. The increment rules changed recently. It was coming up it was… There wasn't a plan to come up with the additional money other than to let's talk to the Council and find out you know, what we can do.

So yeah, we didn't have anything other than what we had right here, and a lot of these are new ideas we've come up with, based on current information. And I think it's been very helpful to have Mr. Springmeyer, he is an expert in this area, has been for a lot of years and he's been very good to work with details..

Will Whetstone: I think I'm fine with exploring the sale of the property. I just have heart burn with what the implications would be on the city center SARR funding. I mean redesignating that. And I just don't know what type of implications that could have on the development.

Jonathan Springmeyer: That's a bitter pill. It's rough either way. It's a lot of money that's going to be coming in SARR for 10 years starting in 2027 in City Center that would go directly

towards the Cultural Center debt but we lose any ability to have a meaningful other than through our normal, zoning and regulation and planning processes ,that have any real influence or participation in the redevelopment. So that's a tough one. We've gone back and forth on that within my own office for a couple of years.

Karen Lang: Cause even if they were looking at future getting rid of Sars so they could start there another one increment process to bring in more money.

Jonathan Springmeyer: I'm sorry, say that again, mam?

Karen Lang: So on one of the projections. I thought you said that the past RDA people were thinking about getting rid of the city center SARR and actually creating a new...

Jonathan Springmeyer: Yes, yeah, that was... We ran the 2 scenarios so that you saw what the shortfall looks like with city center SARR and versus what it looks like without city center.

Jim Welch: So the new, the new area. Maybe I'm stating this over and over again. But the new area generates new revenue that would go to new development, but takes the revenue fix going for that service away.

Karen Lang: And the SARR is what's paying the debt service. What's obligated to the debt service, and the new money wouldn't be obligated and maybe couldn't be used for debt service?

Jim Welch: Correct. It could not be used for… unless… except for that portion of on Market Street, I mean on the marketplace property, if that included the Cultural Center.

Jonathan Springmeyer: Yes, if we created a new project area and that's part of the the multiple pieces on this. If we sold the land to be developed. then we're now. It would be in our best interest to create a project over there which would which would solve 2 problems. One, it would have an independent source of revenue that could be used for the Cultural Center. And, secondly, the Cultural Center would now be in a redevelopment project area that could be loaned money from other project areas as opposed to now, where it would have to meet your the direct benefit provision.

Karen Lang: And if we got rid of, so the intent was to get rid of city Center, have new increment for the new development… But that was gonna cost us the debt service money coming in because none of that can be paid on debt service. Okay, I'm understanding it. Thank you.

Jonathan Springmeyer: Those are the 2 options that… wouldn't say that was a plan necessarily. But those are the those are the 2 weighted options.

Karen Lang: Yeah, but that's dedicated to that service where a new increment wouldn't be.

Jonathan Springmeyer: Correct. Wouldn't preclude us from using it for that service if the Cultural Center was in a project area. We could loan from one to the other, especially one that's now got a revenue source. You know, we could loan from one to the other.

Jim Welch: We could create an area around the around the Cultural Center…

Jonathan Springmeyer: And it would operate like the Maverick center does, and have no potential for revenue, only receiving of loan funds. But then we're into this. We're into the same problem with the Maverick Center where we're loaning. We're loaning money to a 5 year old, knowing that they have no ability to ever repay that loan. Right?

Lars Nordfelt: Would there be difficulty convincing the other taxing entities? With creating an RDA that includes the Cultural Center.

Jonathan Springmeyer: I think the Cultural Center is an easier sell. And I think I think we might be able to work out some things with the county and the school district on you know, on, on and maybe some cross use participation of those facilities. You know, II think that's an easier sell. And frankly, we're not talking about the their participation in the other taxing agencies. Their participation wouldn't be quite as**…** It's not massive. We're not asking them for this isn't a you know, the Northwest Eda, where their participation is great, just based on the the size of the numbers. The benefit also wouldn't be, is great to them. But if it were county, county wants all housing all the time everywhere and anywhere. So if it were a housing development. I think we could sell that to them easier**.** School districts a little bit tougher, not when it comes to housing. And it. It's more about what their, what the current enrollment projections look like in the schools in within that area. Do they need it? Or is that going to be in a burden to them. So that's a little bit different, one.

Karen Lang: Well I would not encourage giving away usage of the Cultural Center as part of the deal. If we're compensating at all, because that thing needs to turn into a profit making 100..

Jonathan Springmeyer: Right, I didn't mean we package and give away time. But I would love. I would love for the school district in the county just to be using the Cultural Center. I would love for anybody to be paying for their use of the Cultural Center.

Karen Lang: We definitely need to turn that into a profit like the Maverick Center has.

John Evans: I think there's could be some plans with that that we we can eventually bring back. Well, about how that could be reshaped to reform, to do what you just said.

Karen Lang: So I think taking a year isn't a bad idea to look at selling what it would cost. Look at reprogramming the Cultural Center and see if it can start making a profit, probably not enough to pay the bill, but enough to at least be paying for itself and starting…

Yeah. So the RFP, just to see if there's interest and then looking at reprogramming and see where we can get things to be more profitable.

John Flores: We can do that I know we thrown a lot out here, and if you're not ready to move forward we don't have to. But I know we've got a lot of other things to discuss. So I think we've given you plenty to think about.

We're happy to answer more questions. Move the discussion further. If you have questions right now, you need answered so that you have enough to think about. We're we're happy to do that, but I think we could probably spend 3 days on the discussion as well.

Jake Fitisemanu: *unclear* communication on our regular study meeting..

Karen Lang: … Let us know how it's going.

John Flores: Anything else on it right now?

Karen Lang: So who's the RDA director, I mean, who's the RDA? Sorry, not director person on the Council? That's the chair. Does anybody remember? Because I would like to see the Council member attend your RDA so they understand what's going on. Whatever RDA plan meetings you have, I mean, that was for future in the housing and building, and everybody to have the council member that's actually the chair or the vice chair. If the chair can't show up to be there, so that then they can keep us up to date, and there's no holes in the information being transferred.

Jake Fitisemanu: And they've been great on providing those updates and heads up prior to like our special meetings and things like that. But you're asking for a little more proactive?

Karen Lang: Well, because we go into those meetings, and how many of you really understand the full depth of what you're voting on, even as the chair?

Scott Harmon: Usually all we ever do is vote on the budget.

Karen Lang: Yeah, sometimes there's some.

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Jonathan Springmeyer: But you're right with, yeah, it goes from budget and budget budget. Then it's then it's a skyrocketing new project area and a whole lot of new things. And yeah, yeah, welcome welcome to to to bring him in.

John Evans: So I take a note. We'll with all the boards. If they're having a meeting we want whoever is…

Jonathan Springmeyer: With you, Jake, we can schedule weekly, bi weekly monthly. Whatever you want …update meetings sit down with Staff. You can view, however, you could attend their staff meetings if you want to come to that level so we can. We can work on that.

Karen Lang: All kinds of fun. Do you have more for us, Jim?

Jim Welch: I got all kinds of things, but I'll only give you what's requested..

Unclear miscellaneous conversation

Karen Lang: We're able to cover all of our… lease finance.. outstanding.

Jim Welch: I am sorry didn't cover them. I put the leases on there so you have them for reference. Most of those revenue stream dependent, for example, the golf course pays for theirs. The ambulance service pays for the fire trucks because they've all roll on ambulance services. They're pretty well. They're all covered.

Karen Lang: Okay. They all have their own..

Jim Welch: And they're quite small, considering what the bond of debt is on their interest. Rates are decent so far.

Karen Lang: Market finance until they go down. Right?

Jim Welch: Yeah. I hope that we see them drop a little bit.

Karen Lang: Alright. Do we want to hit another subject, or I don't know what everybody's lunch schedule…

Miscellaneous conversation. Council agreed to a lunch break and resume meeting after.

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The Council took a lunch break at 11:47 AM.
The meeting resumed at 12:20 PM.

Karen Lang: Alright, we'd like to welcome everybody back from our lunch break. We have need for another closed session for disposition of property. So if somebody'd like to make that motion, we'll go in. Talk exactly about that, and then come out and resume our strategic plan.

MOTION FOR CLOSED SESSION
Councilmember Harmon moved to adjourn and reconvene in a Closed Session for discussion of disposition of real property. Councilmember Christensen 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.

The City Council convened in closed session at 12:22 PM.

The Council reconvened in regular session at 12:45 PM.

Miscellaneous unrelated conversation.

Eric Bunderson: Okay, Mayor and Council, Eric Bunderson, City Attorney. I am going to give a presentation, and hopefully a more, of a discussion frankly with the Council on the current state of the City and State codes as it pertains to the City Manager. My idea would be that we would start with the State Code, which is the historical Council Manager Form of Government that we must follow until our form of government is changed. So that's where we'll start and this first part in the State Code, 10-3-1226, is mirrored in the City Code, and I'll tell you when we get to where that mirroring stops. But this is this the way it's set up right now and we can just go over each paragraph. I think most of them are self-explanatory. If you have any questions, just let me know. So the City Manager shall have the power, and it shall be his duty to enforce all the laws, ordinances, regulations, and see that the franchises, leases, permits, contracts, licenses, privileges

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granted by the municipality are observed. So those are sort of generalized executive powers. Carry out the policies and programs established by the Council; organize and direct the management of the executive affairs of the municipality in a manner consistent with this act and with municipal ordinances; appoint a Budget officer for the purpose of complying with the requirements of the Uniform Municipal Fiscal Procedures; appoint with the advice and consent of the Council qualified person to each of these particular offices: Recorder, Treasurer, Engineer, Attorney. If you're in a town, which we're not, we'll skip that one, and then create any other offices as may be deemed necessary for the good government of the municipality, and regulate and prescribe the powers and duties of all other officers of the municipality, except as provided by law or ordinance; examine and inspect the books, records, official papers of any office department agency board, make investigations, or require reports from personnel; appoint subject to provisions of this act and of the municipal administrative code, which, I don't know what that is. I think what they're referring to is just this code but this is a very old law, and is, as you know, since been repealed. So I… my best interpretation of that is subject to the provisions of this act, and the municipal administrative code is just the State law. With the advice and consent of council, suspend and remove heads of municipal offices, departments, and agencies, and all appointive officers of boards and commissions; establish standards, qualifications, criteria, and procedures to govern the appointments by heads of offices, departments, agencies, other authorized officers of divisional officers, assistants, deputies, and employees within their respective organizational units, subject to any applicable provisions of the merit system and municipal administrative code. Again, as the Council is probably aware, probably a majority of our employees are what we call merit employees, which means in order to, after they're off probation, in order to discipline and/or terminate those employees, you have to give them due process, you have to give them notice, and a hearing which we call *indecipherable* or predetermination or pre-discipline hearing, The other category of employees is at will employees, and we'll probably get into that a little more here later. But that was just an aside now because this skipped over the page. I have to zoom out and then zoom back in so I can figure out where I am. So we're nearing the end which is… okay, so I should have started down there. Sorry. Here we go back to 9. Submit to the council plans and programs is an important one. Plans and programs relating to the development and needs of the municipality and…zip back up to the top…annual and special reports concerning the financial administrative and operational activities of municipal offices, departments, agencies, boards, commissions, together with his evaluation again dated his evaluation and recommendation relating to them attend all meetings of the Council, and take part in its discussions and deliberations, but without the right to vote; appoint with approval, by majority vote of the full membership of the Council, an acting municipal manager to serve in his absence or temporary incapacity to perform the powers and duties provided for in this part; and the classic other duties as assigned. That is what the State Code says about City Manager under our form of government. Are there any questions or move on to the City?

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Okay so again, all those things are reflected in the first part of the city code which is found in 3-2-102. So instead of numbers it uses letters. But all of these things, and I've gone over these, it changes a couple like instead of municipal administrative code, it says, this administrative code. It says, this act, just some just some very administrative changes, otherwise exactly the same until we get to subsection. 2 here. So what I would say is starting here at subsection 2, these are optional City Manager powers that the city ordinance has given the City Manager historically. So, the first one is authorized department head or officer responsible to the City Manager to appoint and remove subordinates serving under that department head or officer personally assume, unless the office legally requires a particular designation or delegate, the duties of any office or position under their control, which is vacant, or which lacks administration due to absence or disability. So I think in that case, probably Fire, Police, and my position….Maybe Jim's? Does yours require a specialized legal appointment? Probably the City Manager probably couldn't stand in for those roles. But all the other departments…well, maybe engineer, too. Yeah, I think engineer, too. Other than those all the other Departments, City Manager can step in and take over if necessary. Assign any employee of the city to any department or branch thereof, requiring services appropriate to the Human Resource Office classification. We've done that a few times over the years. It doesn't happen very often. Usually that's a voluntary change from one department to another. Prescribe such rules and regulations by executive order as the City Manager shall deem necessary or expedient for the conduct of all departments, divisions, and offices, and revoke, suspend, or amend any rule or regulation, by whoever prescribed. Personally, or by delegation, investigate and examine or inquire into the affairs or operation of any department, division, or office. And, when authorized by the City Council, the power to employ consultants and professional counsel in aide of such investigations. Examine all proposed contracts to which the City may be a party, when a purchase, obligation, or contract may be properly entered into without specific Council approval… and right now, for us, that threshold under the procurement code is $30,000. Then the City Manager, or a delegated person, may sign the document on behalf of the City with the Mayor's facsimile stamp as a counter signature. The 1 or 2 times we've done this other than the under $30,000, the 1 or 2 times we've delegated the City Managers authority have been very specific. I can't even remember what they were, Jim, but they were like things that Scott Freckleton had to sign every day and it got to the point where we said, well, let's just delegate the City Managers power to Scott Freckleton to sign these very specific things. That's really the only time that's happened. And so one of the questions as an attorney that Brandon and I probably get twice or 3 times a week is, can I sign this? And the answer is always no. So anyway, that's that one. Approve merit, pay increases, bonuses, and other compensation for City personnel. Set aside any action taken by a department head and supersede the department head and the functions of the department heads office. That's kind of like that one before. Direct any department, division or office to perform the work for any department, division or office, except were legally prohibited. And you can kind of see where that one comes from, and the limitations of that we wouldn't. We certainly wouldn't want City Manager getting involved in like arrests and tactical fire decisions and stuff like that. Compromise and settle or authorize the City Attorney to compromise and settle all claims or

legal actions involving the city. Note on this one, and I'm not being defensive. I'm just, I'm just gonna say, we technically probably settle, again, about 2 cases a week and they're not litigation cases. This is just risk management stuff where, you know, like a pothole. Usually not our fault. But we, you know, we bang into another car with one of our police cars. We don't get sued but we are at fault and so we go fix, or we pay somebody to fix, their bumper or their tire or something like that. So we do technically settle disputes quite a bit. Set the dates of all public hearings: City Manager shall notify the City Council of all dates at a subsequent meeting of the City Council. They can designate committees and officers for proper consideration of administrative problems. Such committees shall meet at the request of City Manager, make recommendations. I don't think we've utilized that one a lot as I… in that particular formal sense. We have a lot of like working groups, the homeless task force, for example, and things like that. So that might fall under that. Declare any property be to be surplus to the needs of the City and dispose of the property consistent with law. And again, there's rules under our procurement code of how we dispose of property. Again, there's a threshold where we would have to bring that to you guys past a certain threshold. Accept reduce extended release performance bonds and delay agreements. In addition to the personnel and policy rules for filling open employment positions, when the City Manager determines it is in the best interest of the City, the City Manager may authorize alternative employment methods, including recruitment. And we do use this from time to time, especially in our more professional positions. And then, Good Landlord, which we don't really administer like we used to, anyway, and so he has some duties under that, and that is, that is the extent of the City Manger's extra powers. Any questions about that?

Tom Huynh: I send you a package about this. Where am I from? Small city to big city, one less wealthy to wealth. You can see the whole ones they're not only in Utah, but also Idaho.

Eric Bunderson: And I've got that packet here.

Tom Huynh: *Indecipherable* Texas and in California, too. What I'm seeing is here, I wanna point out, you can give me feedback here what I'm seeing in here in Utah, basically. But did you just State Code. And only one page, for example, like Saratoga Springs and Layton City. And, in fact, one of the wealthiest cities in the nation, is in Texas. Only one page very simple a half of the information very much just hiring a City Manager and firing a City Manager. The thing from like 2 point additional in our City, go back to our City right here, the number 2 point, point number 2 right there, and that you says that adding more information. For example, I give you one example, like right here, approval merit pay increases, bonuses and other compensation for the City personnel when appropriate. Basically give that power to the City Manager to do and basically it's by himself without everyone else. And I didn't… even like Saratoga Springs right here… What they have what they have here, it's very interesting. The Mayor aside Council members to have a meeting with the head of department and then work with the department, that what people talking about we're talking about. We work as the team together, how to bring the City to optimal level… not only one person to make decisions for this but the Council and the

City Manager, we all work together. And then here it, it seems like too much power for the City Manager can do. For example, I will give you a couple of examples right here. The first one the State code advice and consent, but seem like the City Manager, and again, this one I can set up for the next 50 years, 100 years. Okay. And I just saying is something right here, I see, and I want to bring it back to the Council here. Advise and consent. But seem like in the past, I didn't see that, for example, like Park and recreation Director, the City Manager made up the decision by himself before he bring it to the Council, basically saying it done deal. Okay. One example. Second example here, I will give you example is Code Enforcement. Code Enforcement, up to the City, the council already made a decision to change courtesy note. Remember, about 5 days, and you know 10 days because of only 5 days. Remember that one. And basically, unanimously, we agree with that. We change. We're not gonna change, give that 10 days for courtesy note, you know. But the City Canager didn't do that until Scott Harmon got a letter from his office. Okay, his office says basically the same letter and then he brought it back to the Council and the Council and I said, well, IT didn't do that job, so I have to go back to it to tell them to do that. So here, go back to Frisco, Texas. One page and have that information they talking about only hiring and firing City Manager. But here the consequences in the item number 3-2-102, us a city A and G. And I that the letter. If the City Manager didn't do it, what the consequences for that? Okay? One question. Then the second question is why we have to add too much information? Like item number 2, they're very much similar to the State Code. Other city, like Layton City and Saratoga Spring City…they use the same very much State Code. Add a couple things, Saratoga Springs add, allow councilmember for to department heads, have a meeting with them because they work together. You see that right now how the Saratoga Spring City it's growing very fast in a Utah county. Let's say like Lehi , Saratoga Springs, and Eagle Mountain. But Eagle Mountain… let's put it 2 city… Eagle Mountain and a Saratoga Spring, 2 city, very much a new city, and they very much incorporate the same time. But the Saratoga Spring, they go very fast than Eagle Mountain. Why? Because they put in here parallel work with head department, go to the meeting and then bring it back and work with the City Manager, and then bring stuff back to the Council. And that's how move the ball quicker, faster. Everything happening in right now in Saratoga Springs.

Don Christensen: Saratoga Springs doesn't have the same type of organization as we do.

Tom Huynh: Oh, yeah, you gotta look at again Don. You gotta look at it again.

Don Christensen: They can't have because they….

Karen Lang: … they incorporated after…

Don Christensen: ….incorporated after the law was changed.

Tom Huynh: Right but the thing is…

Don Christensen: So they can't have the same type we do.

Tom Huynh: But we, we can add, we can add, we can add information in there. Even if they don't have the exact like we have. But they not strong Mayor. Okay. I talked to them. They're not strong Mayor form a government. Okay? So Layton City way back there before Saratoga Springs have only one page that use State Code. They don't have to add what we have right here in our city number 2, a lot of things very much similar to State Code. And that reason why I give *indecipherable.* Reason why we have such, you know, but together we gonna City Manager and City Council.... So I think it's it's nothing wrong with the former City Council, I mean the former City Manager, because this kind of foundation right here we build and we build the wrong wrong spot.

Eric Bunderson: So there's a couple things there. The other cities that have a council manager form…they are able to change things… they're able to form a government in a little easier way. And by that I mean there's the strong City manager form, that's the one we're under, and that's us, Orem, Cottonwood Heights, Brian Head, and Holladay… used to be West Jordan. And then there's strong Mayor and then in between. There's these 5 and 6 member councils, and how they can form is basically a strong city manager or as more of a Mayor Council kind of form… they're able to basically charter within that form of government. How those powers are distributed. Now, that's not to say as we've discussed, all those optional powers that we have in our code today…Those can all be changed. The Council also, to your point Mr. Huynh, the Council also has the power under the historical code…. it's somewhere in here…. But the Council also has the power to form committees and to be on subcommittees and things like that. That's one of the designated powers of the City Council. So kind of, if I hear what you're saying in terms of like, you know, talking with departments and to and having information flowing throughout…The City Council, has the ability to form subcommittees to gain, to gather information and things like that.

Tom Huynh: For example, like Jake right now, Mayor says earlier this meeting, Jake can go into the meeting with them to speak with what is last name, Jon?

Karen Lang: Springmeyer.

Tom Huynh: Yeah. And get that information and get, you know, John and Jake, bring it back to the City, to the Council so it can work. That's kind of things we need to have because we work as a team together. And that let me finish. Yeah. And then that Ifo will last time we interview and it said, like we work together, I cannot work by myself. I don't know what he said in your panel, but it said in our panel, very much, we act as team and that's how we build our city.

Jake Fitisemanu: All I was gonna say was that we've never been barred or prevented from requesting attendance to those meetings, I meet with folks all the time, emails. And yeah, it was requested that Wayne's preference was that we CC or BCC on correspondence directly with with department heads which I never had an issue with. But I never felt constrained from seeking information from anyone.

Tom Huynh: That very good Jake but Mayor Ron Bigelow she says you cannot go into any department in our City to have meeting with them with my permission in order to go to that. The same thing. You cannot go to the Police Department ride along with them anymore. You stop it right now.

Jake Fitisemanu: Yeah. Well, if that's not something that's been applied equitably or consistently, then we have the power, as the Council, to insert some of these things. For sure that's within our power.

Eric Bunderson: Yeah. The only thing that really can't be changed is those initial…

Tom Huynh: State Code.

Scott Harmon: Is it, I could go look I guess, but 2.1 B…

Eric Bunderson: That's under our Code?

Scott Harmon: Yeah. It says that he can appoint the budget officer, but then below it says, all the other officers has to come with the advice and consent of the Council. But the budget officer...

Don Christensen: That's because that's the way it is in State Code.

Scott Harmon: That's just… I'm just making sure that's…

Eric Bunderson: I'm sorry I'm lost…1D. to appoint a budget officer who shall be the Finance Director for the purpose of complying with the requirements of the Uniform Municipal Fiscal Procedures Act… 2D comply with that. One doesn't say yes, get

Scott Harmon: So that one doesn't say gets approval from the city council, and then the one below says he does.

Eric Bunderson: Now let's go back to. I think that comes right from the code again. The numbers aren't. Yes, so there's 4 and then 5. Yeah, yeah, lucky Jim doesn't have to.

Karen Lang: But it does down say in E that Finance Director is one of the advice and consent.

Eric Bunderson: I mean, that does. Does that repeat that in State code, too?

Scott Harmon: So can we get rid of D?

Unclear multiple comments.

Eric Bunderson: So what you could do is just have City Code reflect all of the State Code exactly which says appoint subject to the provisions of this act and the municipal administrative code, and with the advice and consent of council, then remove heads of municipal offices, departments, and agencies.

John Flores: So it looks like our code attempted to list our specific departments which we don't have to do that.

Lars Nordfelt: I think it's good to do that. I mean that that's who our department heads are.

Karen Lang: But then there's more to more…

Unclear multiple comments department.

John Flores: At the end of that it says that…

Eric Bunderson: other offices as deemed necessary for the good government.

Karen Lang: Yeah, and some of those were made directors without advice and consent, and I'll bet some of the Council don't even know who some of those directors were that aren't even city employees.

Scott Harmon: So I think 1 one other thing that I have a little heartburn with is 2D. It's the Executive Order phrase I don't. I think it ought to come to the Council. At least review and approve like the policy manual, the personnel manual.

John Flores: Yeah, Eric, I was gonna ask from your standpoint, what are the rules and regulations?

Eric Bunderson: I would say, that is the personal manual. And a little history, just on that, before Mr. Flores and I were…sort of took control of the HR and Policy Manual… the changes were somewhat haphazard and they weren't… It wasn't clear when a change to the personnel manual was made and so, when we had some legal troubles a decade or so ago…Trying to find

what the 2002 Manual said versus the 2006 was really difficult. So we implemented a system where each change to the personnel manual came through as an executive order, numbered and signed so I could point back and say, in 2017 we decided not to give take home cars to, you know, or or we decided to make everyone wear seat belts or something like that. And I can clearly and I can clearly see that. So that's that's sort of the background of the personnel manual and executive orders together.

Karen Lang: Because down at the bottom of all of our ordinances that we change, it tells the date, and then it tells the past date, the past date, the past date. And so we're doing that on this is, employee manual as well?

Eric Bunderson: Exactly. And you can find that employee manual and those orders online as well right next to our code.

Lars Nordfelt: So how often is the this personal manual changed?

Eric Bunderson: Usually, there's a couple of changes annually, and the reason for that is a lot of HR stuff. There's workers comp, there's you know, we have to give certain time to certain people. I'm trying to think of some of the others. There's just there's just like kind of technical changes.

Karen Lang: Oh, there's changes in the Sexual harassment…all those different things cause we see those on different boards I'm on. They bring to us one at a time to approve.

John Flores: So I would say probably twice, about twice a year. We usually keep a running list, and twice a year we try to review that list. We'll spend a half day going through it, and then in the past we would present that to Wayne. He would review, give his input, and then we put it in executive order together.

Karen Lang: But never came before the Council. The other boards I'm on. We approve every single one of those and it's only like once or twice a year with them as well.

Eric Bunderson: I mean, one suggestion you could do is just put the words advice and consent right where my cursor is… "with advice and consent of the Council"

Scott Harmon: Get rid of executive order and say by consent of the City Council? Executive order to me means you could do it. The Executive can order and do it. So you got to get rid of those 2 words also…

Karen Lang: …with the advice and consent of the Council, instead of executive order.

Lars Nordfelt: Do you see a problem for our future City Manager? If we make that change?

Tom Huynh: I personally think Lars, this one is only for one people, this one for 50 years from now from our city. I know Ifo really is gonna be very good councilman …um City Manager, we want to do for the next 50 years is that we're not gonna be here and people not gonna be here for that long. So that one we have to sit down. We gotta get it straightened out, you know, so we don't have to have they misunderstanding.

Jake Fitisemanu: With this being addressed, it sounds like this wording. Perhaps there as a way to ensure that there's documentation right of when and where? Why? So as long as there's adequate documentation and I'm with it, not having to necessarily be an executive board.

Lars Nordfelt: I was directing my question more to our staff, to John , John, and Eric…

Eric Bunderson: Also a John. Technically.

Karen Lang: John Eric?

Eric Bunderson: Ya John Eric.

Scott Harmon: That's part of the code, the directors have to be named John.

Karen Lang: So what form of government is he coming from?

Eric Bunderson: Well, that's a good question. Do you guys know? I don't know. I do know… It's a strong manager charter, which is, I guess, under New Mexico laws, a special…. It's its own thing but it's it sounds very much like our form.

John Flores: Yeah, yeah, there might be some slight differences, but very similar.

Lars Nordfelt: So my question again was was that changing this will this will, this hamper us? Our City Managers ability to perform her for his function now or 50 years from now?

Eric Bunderson: I think if the Council can…. I've never…. We've never had an emergency executive order in in my time. I'll tell you that.

John Flores: I think during Covid we had something.

John Evans: During the earthquake I really wanted…

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Eric Bunderson: That's different… that's under our emergency… In an actual emergency, the City Manager under State Law can start doing…. So it wouldn't effect emergencies. Honestly, the stuff most of the stuff that we change is pretty boring like technical stuff, and I don't… I can honestly say it probably wouldn't…

John Flores: I would say the same. Yeah, there, there's nothing with this section. Specifically, there is nothing that we would need to do in a timely manner that couldn't wait for Council review in a Council meeting.

Scott Harmon: So like you said you're waiting on, you know you've submitted to Wayne. After you collected a couple of them, those changes, and then he would do the orders. Same thing. Just bring it to the Council. Say we're gonna make changes to the personal manual, the changes are, we approve it, go ahead.

Karen Lang: Well, most well, maybe not most, but for the ones we deal with on the other board. They're mainly legislative…makes most of the changes. They say you now must do it like this. So you just change it to meet State Code, which we do on everything. That's a lot of our changes are due to State Code change. Yeah.

Eric Bunderson: And yeah, the employee manuals a lot of that stuff, too. It's well. And there's, you know, there's occasional stuff like that, too. Policy, for example, and bless you once we wade into that with you guys.

John Flores: But sometimes I think to your point, sometimes they are recommendations by us based on employee trends with employment or maybe we've come across a situation and after that situation, we say, hey, we think we should adjust this policy to help us in the future. So we do get those as well.

Karen Lang: And we week we meet weekly. There's some cities that are every 2 weeks, and they do call emergency meetings to do a proclamation or a letter of reprimand to something, but where we're weekly, I think we're available to make any changes in a timely manner. So I think, changing that to advice and consent.

Eric Bunderson: How about we say something, and I'll word it a little, but like recommend rules and regulations with the consent and advice of the Council or something like that. Instead of prescribe, recommend, and then, with the advice and consent.

Karen Lang: Instead of just saying there can be executive orders. Just say they all have to be advice and consent. And I guess I'm under the, I was under the illusion that we had no control who was over boards or committees because they were never brought to us before they were put

on the agenda. But on here it says, even boards, and which one is it? Boards and committees have to be brought to the Council for advice and consent as well? But that's employees. I thought there was one specific to boards.

Eric Bunderson: L? Oh that's not it…

Karen Lang: It was just the appointment… Oh 1.I.

Eric Bunderson: Yeah. It is sorry, well close your eyes. I'll scroll up to one. So let's go look at the equivalent of that in state code and just make sure. Okay, I'm gonna zoom, I'm gonna zoom in… it is 9. Establish. Governor. Submit the relating to the development needs of municipality. Sorry scrolling up. Oh, here we go. Yeah. Special reports concerning the financial administrative operational... Well, that's reports…

Karen Lang: Ya, that's not appointment. So maybe I've misunderstood that.

Eric Bunderson: So let's go back to this one. Submit to the Council plans and programs relating to the… Oh, yeah, that's just talking about reports.

Karen Lang: I should have wrote my note.

Eric Bunderson: What about G here? To appoint subject to the provisions of law and this administrative code and with the advice and consent of the City Council, suspend, and remove, heads of City offices, departments and agencies and all appointive officers of boards and commissions.

Karen Lang: Does that say, okay, so which one is that under….

Eric Bunderson: 1-G. so that's got a State equivalent. Sorry. Close your eyes again.

Karen Lang: So it does say with advice and consent, that just hasn't been happening.

Lars Nordfelt: So, is advice and consent those items on our consent agenda?

Eric Bunderson: I think the Council gets to, a certain extent, say what advice and consent is. I mean, I think, traditionally, it has been like this. Here's the appointment. Your resolution, your vote in their favor is your advice and consent.

Lars Nordfelt: So it's already public and announced, and that's what you have the issue?

Karen Lang: Right. Because if half the board doesn't want it, it's really awkward to say sorry we don't want you. I would rather that be in a closed door beforehand and vet everybody if there was more than one choice. Maybe you know all that decision-making was done, and especially with like employee directors when it's already announced, and then brought to us in a resolution after it was announced. To me that's… the Council should have, you know, either agree with the inner city move up or wanting to go out and do an announcement outside and look for employees.

Jake Fitisemanu: It's reasonable.

Will Whetstone: So to not contradict State Law, I mean, is that something that we could just not put into code, but timing, we would say to our city manager, we have 4 folks that would like to review this prior to sitting in front of that individuals.

Eric Bunderson: Yeah, I think that's probably one of the things you can just talk with a new city manager about. Right? Yeah. Cause advice and consent. You certainly would have the right to go into a closed session and discuss professional competence of an individual like that's what that closed session is for, and have that discussion.

Tom Huynh: Well, you can put it down under number 2, you know you can…But in number one is State Code But you can. You can spell it out. You can spell out on the number 2 in our City right here City Code. Right here you can put a one paragraph in there. Under item number 2, you can make it clear right there. We don't have to do State Code forget about State Code so we have to do it under item number 2. We can make it clear right there. Very much we understand. Everybody understand. The manager and the council have no problem with that. You know what I'm saying.

John Flores: Sorry to jump in. I what I think I'm getting is maybe we're fine with the way it's written. It's just how we're exercising a portion of it.

Scott Harmon: So maybe we leave it the way it's written. But we add to the personnel manual…or you know…part of that is the City Manager's duties, you know. City Manager should consult with Council when there's a change in a director.

Jake Fitisemanu: That's reasonable.

Scott Harmon: I think in the personnel manual sounds like a good spot. I don't know.

John Flores: Our personnel manual doesn't cover boards and commissions.

John Evans: Maybe under City Manager's duties.

Karen Lang: So maybe section 2, just say…

John Flores: If it's not clear in here, we can make it clear. If we feel that it's already clear. We, not we, you, hold the City Manager accountable to that.

John Evans: Yeah. And I think, going back to what Eric sayid with advice and consent. You just need to have conversation…

Karen Lang: So back in, when I was put on Planning Commission, each City Council member had their district they picked who they wanted on the Commission from their district. And so each city Council member recommended... So the person before me quit. And so then a City Councilmember said "would you be willing? I want to submit your name." And then they submitted the name, and then I don't know what happened once it went to Patterson. But that's how he did it. I just don't want it to all of a sudden go back to being off the rails. So we need to make sure the consent. I don't know how to nail that down so it doesn't go sideways again.

Eric Bunderson: So I can, what I'll do, I'll look in the personal manual. I already have the direction on the executive order thing, anyway. So well, I'll dig into there a little, but I think advice and consent is a broad enough term that you guys, as the Council, can just have your employee follow this procedure. Yeah.

Don Christensen: Being that advice and consent. These come before a public in our regular meeting.

Karen Lang: Or the announcement was made citywide. And now we're gonna ask for your consent.

Tom Huynh: Couple of *indecipherable* They kind of like ask the City Manager to report the finance in our city. Maybe twice a year when we see something like that. Is that helpful? What do you think? I could ask you guys?

Karen Lang: Well, I know we go through it at the budget time. I think we could ask for another explanation halfway through the year. If the Council wants that, I don't know that we need to mandate it. So *indecipherable* an update every 6 months.

Eric Bunderson: Well, Jim has to report quarterly, anyway.

Jim Welch: And you do get those. I hope.

Lars Nordfelt: Yeah, and any changes to the budget we have to approve that as a group.

Karen Lang: So do you want more than the quarterly budget?

Tom Huynh: *Indecipherable*

Karen Lang: And I think if you have questions at that time, instead of just focusing on what the budget openings are and where money's going. If you have another question. That's the perfect time to ask if we have questions then.

Tom Huynh: Another question I wanted to ask you guys about… Same thing form of government we have here, and it allowed, like Jake mentioned earlier, they allow also, member go to department head and have meeting with them. Is that possible?

Don Christensen: I don't think we need that legislated with an ordinance or anything. I think that is an understanding between the City Manager and the Council.

Scott Harmon: I think I can see how someone could be a council person and undermine the City Manager by some of those actions. So we want to be careful of that. So the City Manager, whoever it is, needs to be in the loop of any request. And so…

Karen Lang: I think I'm only comfortable with asking questions but never giving direction or giving a request of any kind unless the Council gives it. The City Manager and the Council have to give that direction. No Councilmember can go say "Hey Chief, if someone's house starts on fire, please don't go there." Just let it go, let it burn. We don't like them, we want them to move.

Indecipherable miscellaneous conversation

Karen Lang: But I mean, it's just one of those, because I can see 7 bosses would be 8 bosses would be horrifically horrible for any director. So I think I'm you know, like I've had questions… um we have an intersection between us and Magna. I get questions from both sides. I just ask, Dan, what is your plan? What do you want to do? So that I tell them what you want me to tell them as a recommendation. But I've never said, "Hey, Dan"….

Don Christensen: There's no problem if you ask him… usually I ask him in an email, right? There's no problem with putting City Managers name on that email, too.

Karen Lang: Well, and if you're asking…

Don Christensen: And then they know what's going on.

Karen Lang: Yeah. And for myself, because I share all my emails that I get from residents with all of you, so that you know what you're in the loop. I would hope if you're asking a director any

of those specific that all of us should know, we would all be in? Not just the City Manager. Because if you get asked at the grocery store, or something. Scott or Jake or myself might be asked a week later by either the same resident or a different one, and if we're all copied, and we all know what the answer was. We don't have to go back to staff and do it again and again and again.

Don Christensen: Again, we don't need legislation for that. We just need to…

Eric Bunderson: City Council or executive staff, or what? What would you want? Who would you want in it?

Karen Lang: See on your list when you start typing in a name? It brings up all the previous groups. So Jake's name always comes up first. So I just hit the second one down. Jake and all of you are on there…

John Flores: I do think we have one City Council and it includes us too, Angel, Tera, and Nichole.

Karen Lang: Angel, Tera, and Nichole get my… they get copied on everything I get anyway so I just forward it to you guys for your information, not for any action to be taken because Nichole, Angel, or Tera have usually already assigned it to somebody so we don't have to take action. It's just so that you know what's going on. And then if there's a major staff response. I asked them to send that to everybody, too. So you know what the response was. Yeah, it's just I thought it was better than me, knowing what everybody thinks for all of you to know what everybody thinks. So if everybody could just copy everybody, I think it'd be easier. And then nobody's just getting all the answers, and everybody else is in the dark.

Jake Fitisemanu: I think we've addressed the Executive Order pieces. I had a question about the last phrase of that which allows the City Manager to revoke, suspend, or amend any rule or regulation by whoever prescribed that… Does that mean, if council came up with a rule, that he would be able to revoke it?

Eric Bunderson: I don't interpret that because the way the Council comes up with rules is you pass an ordinance. Right? And so the way I read this is, if Chief Evans sets a rule that his firefighters can't show tattoos for real life example. Then the Mity Manager has the power over Chief Evans to say, no, we're going to allow tattoos. That's the way I read that.

Jake Fitisemanu: So if that was an action to be implemented through the policy manual which was brought to us for consultation and consent. And then we said, it's cool that you have tattoos. Then how does that affect?

Eric Bunderson: Yeah, that, that could…

Jake Fitisemanu: I think that was the question I had. Yeah, if this is override.

Don Christensen: That would override Chief Evans and the City Manager.

Eric Bunderson: Well, except the way it's written right now, I'll work on that language a little.

Jake Fitisemanu: I think I don't speak legally. So I just wanted to make sure.

Eric Bunderson: Yeah I see what you're sayin… Yeah.

Tom Huynh: How about item 2G Eric. Approved merit pay increases, bonuses, or other compensation for City personnel when appropriate. Um that one is the City Manager, he making that decision by himself? Is he gonna counsel with the group here?

Eric Bunderson: With the way it reach right now, that is a City Manager power.

Tom Huynh: Yeah. So now I throw it to the Council, what do you think about that?

Don Christensen: Well, it's his power, because he's the one that hired them. We didn't hire them. So it would be under his authority.

Will Whetstone: Although, I mean, it has a direct impact to the budget.

Don Christensen: That's what he's responsible for too.

Scott Harmon: That's our responsibility to approve the budget.

Jake Fitisemanu: Well we could just set what appropriate means like you can't go in and double someone salary, because I like Jim, you know, versus somebody else. There's I'm sure that's there somewhere. Maybe we should look at it, but in terms of what is the appropriate, you know, tier or trigger for an increase, and those kinds of things, as long as those are in place. Then I think appropriate is where we can control what is and isn't appropriate. But I don't know what those tiers are, those triggers are.

John Evans: I think with the merit or the others, you would see them in the budget….

Scott Harmon: I don't know if we've seen the actual percentage. I mean we see the budget but we don't know how much of that is merit increases, how much that is just operating expense increases. How much is, whatever we don't know. We could see the budget, a bunch of big

numbers that go up every year. It'd be nice…is that our role? Kind of is but to know what the average increase is that we're approving. And in the budget.

Eric Bunderson: Okay, so here's an here's an example. Just for point of discussion. I've got a, and this didn't really happen, but I'm just saying I've got a lawyer who I really like, who's a good asset to the city, and who's got a job offer in another city for $10,000 more. I've got the money in my budget from somebody else leaving or something. I want to approve, am I, that's what we call merit pay? I want to pay that lawyer $10,000 more. So, under this rule, from how I understand and how we've practiced in the past is, I would go to HR, HR would go get an approval from the City Manager, and I would be able to give that person $10,000 to stay as a merit increase. And that's the way we've done it?

John Flores: Yah and I'll add more. So we do a lot more than this requires. So I feel very comfortable, and I'm I guess, speaking on behalf of myself. But very comfortable with what we do. And I think, Jake, maybe you were getting to that point. We're gonna look at that. We're gonna look at that in comparison with the market and the market, what we call the market, is all the other cities, we've got a big group of cities. We compare to that individuals years of experience in that role. We go through a bunch of different factors to determine if that pay is warranted. So we put together our HR reviewed recommendation, we get it all the time…. A Department says, like Department Head says, I'd love to pay him this much. We go through our process and say this is as high as we can go. After our work is done that goes to the City Manager, City Manager reviews and says yes, or says no. One factor to consider is, if Eric did not have the budget for that, if there's no source of money for it. The only other option is we go to Council and request budget opening for that. Typically, we don't even bother with that. You don't have budget money for it, we can't do it. Now sometime, the other thing we would consider, too, is we internally, in HR, we don't allow one attorney to go get paid in a higher grade than the other attorneys so of the same of the same... I don't care how much you like him. We're not gone go pay that one attorney more than the others. We have a lot of internal processes that prevent those situations from happening. Not necessarily because of the Municipal Code holds us to that. That's just internal processes we have. So I'm not saying we can't change this, but these are probably… one of these is happening almost every day period. We're getting some adjustments somewhere due to some circumstance.

Tom Huynh: Good for you, John. I think we need to look at your and go in here. People like HR. He doesn't want to do it but the City Manager said, Well, I want to do that. Yeah. Yeah. And I put you in the hot spot. So I prefer to go to the Council first. It's that's you. Stay out, you know what I'm saying, and a council will make the decision.

Scott Harmon: Have there ever been cases where you've had concerns and the City Manager still…

John Flores: No…. No. I can't think of one where we said, based on everything, here's what we recommend and I was told no.

Don Christensen: And you would be closer to everything that it's based on. More than Councilmembers….

Tom Huynh: But sometimes so well, if you don't do that, and then he can fire HR. And come back to us and say HR didn't do ABC, XYZ, that that happened.

John Flores: To another point you brought up… as far as the information you get on our annual recommended and approved market increases, merit increases…. Happy to let you review that information and know exactly what those are. I mean. I've got them today. If we got into that part of the discussion. I don't think there's any issue with you all having that information.

Lars Nordfelt: It seems like we get that.

John Flores: I think I remember in Wayne's presentation last year… this is a percentage, this is the total cost. We can always break that down further as well.

Scott Harmon: Well, you know, Fire and Police is different than other departments. So I think you can't have just one number, for all merit increases as an average.

John Evans: I guess that's another with the budget. Whoever's sittin here, you pretty much just gonna have to ask them, tell them what you want….

Karen Lang: Mmhm, what detail they want in the budget?

John Evans: Or you know, what you want presented. If you tell me like today, I wanna know the figures…

Don Christensen: How many weeds do you want to get into?

John Evans: How many weeks do I?

Don Christensen: No we tell them how many weeds we want to get into. How far down do we want to go.

Jake Fitisemanu: *Indecipherable*. It sounds like the internal process is, you know, reasonable, it's great. But so long as that's encoded as what we're deeming appropriate, I'm okay with that.

Karen Lang: Yes but what if future person doesn't have the same integrity John has.

Miscellaneous overlapping conversation.

Karen Lang: It might be, make it easier to move forward, replace them because they're saying, Hey, we can do whatever we want but that's the City Manager okaying what John's position told them. Right?

John Flores: So yeah, you could add, when appropriate or yeah, appropriate, based on…you know you could throw some information in there to define what appropriate is.

Karen Lang: Is the biggest concern the, at the time of budget, the increases. or just anytime? I guess that's my other question.

Scott Harmon: To me, our 2 most important jobs are hiring a City Manager and improving the budget. And so that's that's where my focus would be is approving the budget. The day to day stuff is the city manager's job, whether you know it's an attorney that needs a little more money, or whatever it is. that City Manager can do that as appropriate.

Karen Lang: So at the budget time, you would just like more detail as to each department. And maybe even if the… so if they say this department is an average of 4%, you wanna know what the high end is. The low end, not just 4%.Or how detailed, do you want?

Lars Nordfelt: How is it usually done?

John Flores: So yeah, good question, what we typically do is, we do separate police and fire and and then the rest of the employees, which we just call public employees. And so we've got those 3 areas. And the reason we separate them that way is police and fire can just be in much more unique circumstances that don't necessarily apply to everybody else. So there have been lots of years where we say, we're gonna give police a 7% increase, we're gonna give public employees a 2% increase and fire a 4%, because, based on their individual markets, that's what we think is needed. So in what we call a market increase is just to stay competitive with the market and then we also have our merit increases, which is our, you've been here another year, here's a step increase based on our step and grade scale which we have one for public, one for police, one for fire. And so those are the 2 annual increases we give is a step increase and then we will recommend a market increase. From our perspective, the highest priority are the step increases because those are all tied to years of service. If we don't give those, it really complicates things in police and fire

Karen Lang: Because of retirements?

John Flores: No, more because of catching up. Maybe we hire a police officer who has 7 years of experience, which would mean he comes in at step 8. But if the rest of our employees aren't at the step they should be at based on their years of service, it can really complicate that. Now, if we hit a year where we don't have money for it, we don't have money for it, you know? But if something can be funded, that is the first thing we will fund is the step increases, and then from there we will recommend a market increase to the City Manager through the budget process months. Then determine how much money we have available. If we have money available to fund it, let's fund it. If we don't, maybe we scale it back by half or another percent till the City Manager feels comfortable with the budget to present to you.

And so I think back to. Is there more detail you would want in that?

Scott Harmon: I like more detail but I don't know if it's our role to get a whole lot more detail. Trying to weigh both of those. Yeah. So I think an average percentage would be a great place to start. For each, police, fire, and public.

John Flores: I think there have been some years where… I mean, I think back to it might have been 6 years ago. We gave a really large market increase to police and I think we provided some additional detail on that. Here's why, just cause this is so so big, here's why we're doing that. And we can always do that as well.

Karen Lang: So within a department, if you guys recommend 3% is the cost of living increase. Is there some people in that department that only get one or 2%, and some they get 5 or 6. It's always exactly the same?

Scott Harmon: Cost of living is the same for everybody, including police on fire. Merit would be based on…

Karen Lang: Years.

John Flores: The same for everyone, including police and fire. Step increases are 2 and a half percent increase. That's our step and grade. Every one of those is 2 and a half percent between.

Scott Harmon: So step, correct me if I'm wrong. But I think step is standard 2% or whatever it is. COLA is standard percentage but a merit is based on your performance.

John Flores: Yes, although in the history of West Valley that is what how we termed things. So here and then we could go in and change it. Caution is, how confused do we get all of our employees? So we've maintained the same terms we use. So what we call a merit is a step increase. We don't actually do, based on your definition, which is probably the true definition, we don't give merit increases. We don't do pay for performance really…

Lars Nordfelt: Although we do promote to maybe higher paying positions

John Flores: Yes, yes, correct.

Scott Harmon: So are their performance reviews for our employees?

Eric Bunderson: No, there are, there are for fire and police. We stopped doing performance reviews for the rest of the employee group about 10 years ago, during the troubles. Because they just weren't helpful when we actually had to discipline somebody, because as good or bad as an employee is, they always ended up 3 or 4 star employee on the reviews.

Karen Lang: So you have 10 years of 3 or fours. And then, yeah, then, on 11, you're like, your performance has always been bad. Your supervisors just liked you. But we're gonna get rid of you so they can use that as ammunition against us.

Eric Bunderson: It's very human nature problem. And frankly, it has been amazing in terms of mitigating employment cases, to not have those performance reviews.

John Flores: So I'll I'll add on to that. We still train and highly advise our managers and supervisors to manage performance. Well, we recommend they meet with them on a regular basis, they discuss performance. So do we don't have an actual document that could hurt or help depending on how well that document's done. But we still, we still push our supervisors to manage performance well.

John Evans: We have a performance evaluation.

John Flores: Yes, police and fire both do.

John Evans: And they have to add notes throughout the year. So at the end of the year they remember what good or what improvement was needed.

John Flores: And over the last year this has been something we at least in HR, and probably, Eric little bit, have been thinking about is all of this could change. We get a new City Manager, and they say, no, I don't believe in that. Let's do it. Let's do it right. We gotta change course on that. Same with compensation philosophy, you know, this is what we do now, but that may change in the future.

Jake Fitisemanu: Yeah, thanks for clarifying. And can you give us some examples in of what bonus and other compensation?

Mayor Lang: I didn't think we could give bonuses to Government employees.

John Flores: I am trying really hard to think of a time we gave a bonus

Lars Nordfelt: I remember a time, Wayne asked if he could give a bonus to a department head that done some really great things that brought in, that brought in money actually for the city, and worked overtime and super hard…

John Flores: Those are very rare.

Lars Nordfelt: That was a long time ago.

Karen Lang: Were you on the Council? Ya, you'll have to remind me who…

Undecipherable comments.

John Flores: Just to not leave this part out. We, we say, step and grade. The grade is we. We place positions in a certain grade based on the requirements and level of the position. So there are times where we will move a position to a higher grade because circumstances have changed. Let's say, an engineer, for instance, the market for engineers has drastically changed over the last 6 years, and there have been, I think, twice where we've moved that position up in grade so that it fits within the market appropriately.

Karen Lang: So what they would get on the private industries?

John Flores: We look a little bit in private, but mainly sometimes, where the private industry is pulling employees from us, and we may need to consider that but we prefer to just look at other municipalities. But there are some positions where, attorneys, where we're competing with the private industry. And so we've got to look at that a little bit…

Eric Bunderson: Ya but you couldn't entirely complete with… like in the legal field.

Lars Nordfelt: And there's some things that we provide to our employees that the private company can't do either like retirement…

Eric Bunderson: Just a stability, a sense of doing something right instead of just arguing about rich people's insurance complex, you know.

Tom Huynh: I have one more question, Eric. 1F, maybe you can elaborate. Yeah. This sentence for me, please: to examine, inspect the books, practice, and also papers, and so on. And I'm saying so. What officer pays here what is that? Can you elaborate?

Eric Bunderson: So I think this just, and this is again from the State Code. This means that the City Manager has access to the entire city's documents. So the City Manager can go to the Police Department and examine their personnel files. They can go to the PSRB and look at the work they're doing. He can go to Planning Commission and examine all the things that are happening Planning Commission. Just basically, it gives specific power to the manager to be able to have access anywhere within the city which should go without saying but I mean obviously something happened along the line where this this became necessary. But that's yeah. That's a state law thing. Does that make sense?

Tom Huynh: Yeah. So if if they, if the City Manager, want to come over here so well, I want to take a look at your iPad. That possible?

Eric Bunderson: Yep.

Karen Lang: Everybody's like that. Okay, anything else on this subject?

Eric Bunderson: So the marching orders I have. Are we going to change that executive order language. And then I'm gonna look in the personnel manual. We think, for the most part, that the advice and consent for future appointments will come from the Council to the new City Manager, saying, This is how we want to do it, but I can look in the in Employee Manual. See if there's any language in there that we could add. And then I'm gonna make sure we have a City Council distribution email group. That it?

Scott Harmon: Oh, we do. I just want to know who's on it, so that I don't like add somebody…

Eric Bunderson: You should be able to click the little plus sign on outlook and it will yell at you.

John Evans: Its got me, John, Nichole, Angel, Tera. Before it was…

Mayor Lang: For me I only send it to the Council because the girls already get it.

John Flores: Ya so there's City Council, it's what its called, so it's got me, Evans, Angel, Tera, Nichole.

Eric Bunderson: So I'm gonna mark that one off. But I am willing to provide IT assistance if we need to, on that one.

Karen Lang: You're willing to be the 12 year old in the room for a minute?

John Flores: What's the direction? Moving forward? You'll review those, we'll put together a recommendation or thoughts and put together a resolution want us to bring those thoughts to you and discuss? Or do you want us to write a resolution and bring that?

Lars Nordfelt: We can always discuss a resolution.

Scott Harmon: We can always make changes to a resolution…

Karen Lang: Cuz you understand the direction….

Eric Bunderson: I do, ya, I understand the direction and I'll draft accordingly and bring that to the Council.

The Council took a break at 2:03 PM.
The meeting resumed at 2:17 PM.

Karen Lang: Alright. Let's start on this cute little budget here.

John Flores: So based on all the presentations, Nichole put together a document that summarizes those presentations. Now we have a document with a lot more budget requests. But we asked each department head to present their top priorities. And so that's what it's under.

Miscellaneous conversation related to technical issues.
Karen Lang: So we can start with the communications. Well, how would you guys like to do it? You want to just go through one by one? So I just asked Jim what our projected revenues are, and our projected expenses, and we have the hard, fast costs that are the same every year. That's just the base. And after that, between there and the revenue as of right this minute, we have about 2 million dollars. So all this into 2 million dollars.

Scott Harmon: So what does this all add up to?

Karen Lang: I don't know. I didn't do the math. So I think we just discuss and decide. I mean, they're gonna have to happen eventually. But maybe we can put them off for a year or 2, some of them, and some of them not and some really don't have exact dollar amounts.

John Flores: If we need a dollar amount, I can go in and find them. Jim will have them as well. Some are one time, some are ongoing which we can identify money sources in a little bit of a different way.

Karen Lang: We could use CIP or general fund, or whatever revenue source tip right?

Scott Harmon: So we can have that separated, the ongoing versus the one time?

Karen Lang: I think it says it on here. Some of them. If there's a question…

John Flores: I'm speaking on little experience. So I know Jim's trying to pull something up over there. But Jim could explain much further. But we will in the next, probably a few times in the next month or 2,go through a process to dig a little deeper and adjust expenditures if we need to, or feel we can adjust revenues if we feel we can. You know Jim's got it all projected to this point, but you know. As Jim said earlier, we don't know what sales tax is gonna adjust or look like so as of today, it sits at 2 million. I unfortunately start that conversation with pay increases or like to. Well, I mean, it's part of it, you know. I think half of them maybe have that as a priority. And maybe we didn't list it on there, because that department specifically isn't gonna have a dollar amount tied to it because we provide a personnel budget based on those. But… where we have it today, it's 5.5 million.

Scott Harmon: Just over 2 million. Yeah.

Karen Lang: So that means so going into reserves or something else.

John Flores: Which again, that's all ongoing. And so using, you know, general fund, or something like that fund balance isn't ideal. So like I said earlier, we can try to cut that back. But again, that's to try to stay competitive. And it's as you heard, from different departments, that's a priority of theirs. They got a whole list of items, but if they had to only pick one, I believe that's what they would pick. There might be other more immediate needs on there, I would guess. As me and Evans have looked through the lists, the immediate needs are typically one time needs… this, this desperately needs to be fixed at this facility, or you know, something like that. But that's where we're starting. And when we met on Wednesday and Jim said, we're sitting at about 2 million. I was like, Okay, well.

John Evans: And as John said, we were with Jim, hopefully, you know, we could adjust that up a little bit if the taxes, you know coming better, you know I mean their projections can be projected a little bit higher. I guess you would say and hope you hit it. The only other thing I'd say on these sheets here, what Jim's pulling that up is, you've seen 2 or 3 departments that they're all involved in My Hometown. So I mean, I think what you're gonna you know, use. They're they're all different. But as a group, I guess what what I'm saying is that's what they'd like for that particular thing, even though it's a different you know. One's in Community Development, one was in Public Works, stuff like that.

Karen Lang: So do we have a total of what the My Hometown program needed?

John Evans: I can figure it out for you real quick.

Will Whetstone: It'd be nice to know, and maybe it's just obvious by looking at the list, but thinking in terms of safety and risk to injury… Like the bridge or the elevator… prioritize those.

Karen Lang: Where ist he elevator at again?

Don Christensen: I know about one individual, that, the elevator was out of service. She took the stairs…

Will Whetstone: Had a nasty fall, broke her ankle. I think that elevator's ran its life.

Karen Lang: Well, just every time I get off one of the Maverick center. I'm just lucky I didn't die. So that's what I was wondering which one it was.

Lars Nordfelt: John, have we looked at benefits?

John Flores: That's included in that.

Karen Lang: So are all of these requests in that 5 million. All these personnel, one person here, one person there?

John Flores: Some of them. So well, you know what to add a position, no. We have some in the entire program mod list where we have then submit so that it's there but it's a typical increase that we include in our personnel budget. Easy example is 3 firefighters going to paramedics. We send 3 every year. We have 3 slots to fill in the schools, and that is, that is a normal expectation every year. And so we include that in our personal budget or a building inspector that's gonna get their next certification next year, which earns them an increase in pay. You know, we're we plan on that in the personnel budget. If we ever hit a point where there is no funds available, we could go through those individually and identify which ones we're gonna fund. Or if we're gonna tell someone you earned it but we don't have legit fund for it. So as a whole, we typically plan on those and include them in the in the personnel budget but someone requesting to add a position. No, we do not.

Karen Lang: Okay. So none of these new positions are in that.

Tom Huynh: *Unclear comment*

John Evans*:* Yeah, that's for the next 5 years my hometown. There was 20,000 ongoings I guess, every year. and their cost just for the immediate needs, not the 5 year, but the immediate one-time expenditures was $220,000. That was for equipment out of public works. But then, of course, their 5 year they had, you know, there was more

Karen Lang: Ya $124,000 ongoing. And then sometimes at the end of the year, which is evident, if we were only at 4% in our fund balance at the end of 09-10'ish when we went through the recession. And now we're up to 27% or… so there's been money left over in the budget pretty much every year that money's gone into build that fund and it's at 27 million. Well what was the that was like? 25 million? So anyway, that dollar amount being added over the last 15 years, 14 years, whatever 13 years, is substantial. So whether or not we want to keep putting it in there, or if we know that that's just extra money, and maybe we have it in a different fund or a different way to take care of the one-time stuff. But the ongoing, finding that extra revenue is gonna have to come either from cuts in the budget or finding more property tax, getting more businesses to build and more things to build that are taxable instead of tax-free tax exempt, like City Buildings County Buildings. I mean. I look at Taylorsville. I don't know. Oh, it has happened in our city. I'll use that one. So at one time the power generation up by USANA and Frito Lay was owned by Rocky Mountain Power. So that was like, I don't know how much every year we got from that 75,000 or something in property tax. Well, then, Rocky Mountain sold it to us for UMPA, one of the Utah Municipal Power Systems, one of their departments. So now it's tax free, there's no income or no sales or property tax from that. So even the transactions like that ding us as far as property taxes. So we need to be mindful, too, when we're looking at economic development, that it's bringing in tax money and not just property. That they're not making in a city thing with all the services we have to give to it. So that's another way to look at it. How to increase our income by increasing our property tax. Property we could charge it to, not raising the property tax just having new… but from new development, not from raising the taxes.

So we're already in the hole. Who wants to say yay or nay or need any of these?

Scott Harmon: I don't think we can say yay that any of them. I mean, unless we I mean….

Karen Lang: It sounds like we're already take 3 million out of reserves to pay for… or do we have the ability to say, Nope, nobody gets any raises.

Lars Nordfelt: I don't think it's wise to take it from reserves. This is ongoing money, it's not one time.

John Flores: There's options and not everything, but a lot of things, that can be flexible, including the raises. I think what might be useful is if we get a strong idea of what program mods you want us to highly consider and we know that that's a priority for you. We can go back and dig through the weeds, and then look at the numbers and figure out what's feasible and what's not but in knowing what the Council would like to get into the budget. Because, yeah, the discussion between ongoing and one time is very different. If they're one time we can, we can find money for those keeping in mind that we have money we can draw from, but obviously we don't want to draw that down too low. But if we know what the priorities are. We can know which items we look at including in the budget. So that might be beneficial, for the discussion is to understand what's what's important. What's a priority? What you think can wait? But back to the discussion

of you know, pay raises being a pretty high priority. Yeah, we can definitely look into expenditures we think we can decrease. There's revenue or we're relooking at this over the next month or 2 and saying we could make some adjustments here or there. Sorry, Jim. I know you're trying to…. What's about a 1% increase in sales tax revenue.

Jim Welch: That's about $350,000.

Lars Nordfelt: Isn't there another 0 on that?

Miscellaneous overlapping discussion.

Karen Lang: well, and that's the hard one to look at, because if one of the alternatives to make the debt payment is to raise more from 5 to 12% just to cover that.

Scott Harmon: But we don't want to make, I mean, if we, this has to be sustainable, for our employees, and if we're going to go back every year and increase our taxes to cover… that's not gonna be sustainable either.

Karen Lang: For pay increases? Yeah, we need to find a better source to…

Scott Harmon: Or we gotta live within our means. Yeah.

Karen Lang: Cut our costs.

Lars Nordfelt: And trouble is that we've in an economy where the past 2 years the prices have all been going up and if we don't increase pay for our employees, they're really getting a decrease. Our sales tax has been going up with that. But our property tax has not.

Karen Lang: That's only new growth, right?

Lars Nordfelt: It's only new growth unless we raise the tax and where property taxes are most stable revenue source, I think it's appropriate to increase that tax regularly to stay up with the cost of living. If we don't do that, we're setting up our city for not being sustainable because our costs are going to continue to go up, if our revenue doesn't go up, then our services have to be cut. And eventually we don't have any police or fire.

Karen Lang: I think we keep police and fire just not parks. But to that, What was our increase in… what was our personnel increase last year? So we know what we would have to… what should we have increased our property tax last year to cover the increase in wages? Cause, if it's I mean, 5 million this year would take whatever percent increase to cover it.

Scott Harmon: 5% increase.

Karen Lang: And do we have to do that every year? I mean, should we have done that last year to cover wages?

John Flores: I've obviously, I think you brought up the other day. Our pay increases the last few years have been significant, all justifiable, to keep up with the economy. The percentage increases here is definitely lower than the last couple of not… Our recommendation is a 3 and a half percent increase for police, public, and a 6 and a half percent for fire. They're behind in the market of other fire departments so they're much lower than the previous 2 years. But they're still there. If the markets that we compare to continue to slow, you know, the following years, maybe, its even less than this. So it's all just based on trends and it's always a difficult… we're trying to plan and budget at same time. All the other cities are trying to plan and budget, and we do our best to start to get an understanding of what the other cities are gonna do where, right now, everything's been between 3 and 4%, that's the information we have from other cities which…. so we feel comfortable with the 3 and a half but you know they theirs isn't determined until ours is determined as well, so it's always hard to keep up with that, but opposed raising property tax every year.

Don Christensen: If we look at raising property tax every year, many of our residents don't get an increase every year. And so how long can we sustain that part, too. Never ending whirlpool.

Tom Huynh: Oh, yeah, listen to you guys. I respect your point view. But I am thinking we cannot raise taxes every year and *unclear.* We made a mistake the past 15 years ago, or we mismanagement and cost so much that we have right now. If you try to find a ways or multiple ways to solve this problem and we think we'd be okay. I think the problem we have right now is just big big big problem. I mean gotta have care about them, that's a good benefit. I'll get salary for our employees. I think that's the best. I agree with you with that part. But I think that we cannot raise taxes every year we're gonna do something else, you know, saying, Yeah, I just. I disagree with you.

Lars Nordfelt: We do increase tax on the sales tax which happens naturally whenever a price increases, we collect more tax money on that and that that helps us to stay up with the cost of living. But the way property tax is structured by State Law, that doesn't increase when the values of homes increase. So, if we don't ever raise that, then that, our most sustainable, most stable revenue source doesn't keep up and we're setting up for, I don't know how many years down the road, but we won't be able to provide the services that that are required. I know people are on fixed incomes, and there are resources for them to help them when there's tax increases. But even people who are on social security receive a cost-of-living increase.

Tom Huynh: But it doesn't mean they don't have to find anything the more older they have, the more medicine they are taken into. You can see the whole box of the medicine. You can see that they pay more. You know, if we look, I don't know we can look into maybe employment audit,

and we can move our employees around and we don't have to hire more. We try to figure out that way. And we gotta find a creative way to solve this problem. Of course, we need to pay our employees and cost of living expense high and I understand but I'm not gonna support it for tax every years.

Karen Lang: Well and I think in the future we can look for other ways to save money. Jim, I just have one question. Well, one of the many. So we had 3 million out of reserves that helped us have a balanced budget last year, but then we put 2 million in the general fund? Or did we take 5 out of reserve and put 2 back in so the net was only 3?

Jim Welch: Okay, so not quite that simple. We budgeted the 3 million. And then, at the end of the day, the net of all the operations was the change in our fund balance from the 26 to the 29. So that's all the hundreds of different things that we spend and then we bring in as revenues and that's what happened last year. Some of that was one time money that came in. That may not be repeated. And some was ongoing revenue. For example, the sales tax increases that we received has flattened off. We're expecting that to be a lot more thin this year. That's why there's only 2 million dollar excess.

Karen Lang: With not having anything come from reserve?

Jim Welch: That's correct. Okay, except for the fleet. And then there's another item that I can look up.

Karen Lang: You're thinking there's 2 million coming out of reserve for something else.

Jim Welch: Yeah. And I've got those right here.

Lars Nordfelt: As property taxes revenue increases without us having an increase in the property tax rate, our amount of services increase.

Karen Lang: That's true. But we get more homes and more businesses.

Lars Nordfelt: So if we're relying on that increase in developed property to increase our revenue, that's not sustainable, either.

Jim Welch: Mayor, to answer your question, the reserves that we have budgeted so far this is one and a half million for fleet and $400,000 for facilities and capital improvements. That's the maintenance money that Jake uses to keep the buildings running on a basic basis.

Karen Lang: So above and beyond his real budget or are these a wish list and not like just keeps things alive with?

Jim Welch: That's just his maintenance money, the 400 that we pretty much budgeted every year for a lot of years.

Karen Lang: So it's not been in the real budget for a lot of time. It's just come out of when we… ok. I won't say it out loud.

Will Whetstone: My suggestion or input is that we take a haircut on the proposed increases house. Try to get a little closer to what we have, I guess slush, or whatever you want to call it, and see if we can get closer. I mean, I had like my one on one a couple of weeks ago, and I had 0 cost of living increase just because of struggles with private sector. And so not all industries are combined in that and the cost of living increase at least right now.

Mayor Lang: Alright. Well shall we go through this list and prioritize… find money we can do or do you want to just say throw the list away and just make it all work.

Scott Harmon: Think we gotta figure out salaries first, pay raises this list… last. Maybe that's what that other one is. Program. Mods, does that include all the one time…

John Evans: I kind of just went through here, I can give you what is onetime and what is ongoing.

Scott Harmon: There's one-time things we could just pull out of fund balance if we still… right?

John Flores: So I think it'd be beneficial, let's go through the one-time items and we can get an understanding of how you prioritize them and then we can get back to some ongoing costs if we need to.

Karen Lang: Not to be petty, but the $5,000 things you should be able to absorb those into your budget. They shouldn't even be on here.

John Evans: So just in that first one, there was $10,000 like, you say, one time. And there's $141,103 of ongoing. The ongoing would be the technology for the justice courts and a new court clerk. And then ongoing for the photo system

Karen Lang: Yeah, what is the photo shelter?

Don Christensen: It's storage for the…

Karen Lang: Oh PD…

Eric Bunderson: It's for the millions of photos that we have.

Don Christensen: If they've been doing it, you know, with photo shelter. Why didn't they put it in their budget for next year because they know it's coming. Why does it have to be a program mod is what I'm asking.

John Evans: Yeah, the way I remember it is they've had it in their budget, but contract is up, and so they've got to cover another 3 years.

Don Christensen: Again, they knew the contract was coming up.

John Evans: Well, no, they paid it this year. It's they're asking for a program mod for the next 3.

Karen Lang: Oh, for next year to approve for the next 3 years to renew it.

John Evans: Not this year. They have the contract, and they paid it this year. I don't think they knew.

Karen Lang: So it's for a new…

John Evans: Correct.

Don Christensen: I mean, it's necessary, and I can't keep track of the ones I have on my computer let alone ones everybody else is taking.

Karen Lang: So the justice court brings in money as well correct? They have their own budget that brings in departmental money? So this is above and beyond what they're bringing in. There'll be no extra at the end. Their revenues aren't going to go up.

John Flores: I wish Jim was here he might be able to speak better on that.

Karen Lang: Well, I'm just thinking cause, sometimes you give out more tickets, sometimes less tickets, better judgements, you know, not so great judgments. So this 521 and 5 might be able to be absorbed in that.

John Flores: And that's part of exactly yeah what we can spend. And it'll take some time. But you know we we've got meetings scheduled, and we will go into each of those line items and look at the trend and look at what we expect in the coming upcoming year and determine if we can tweak that up a little bit, and we'll have some more revenue there.

I will comment on what you said earlier. I do think there's some situations where maybe some things can be absorbed within their budget. But speaking on behalf of a small department with a

small budget in HR. You know, in in my department $5,000 would be more difficult to find than other departments. So thinking … Communications for Sam, I know he's got a small budget so

Karen Lang: Well that's the part I don't think we quite comprehend yet, so…

Don Christensen: Justice Court is not a new department. Been running it for years. So I we've got trained people over there… just because they've moved to a new place, they're still trained.

Karen Lang: True.

Don Christensen: Yeah, you have to stay up to date and training.

Karen Lang: And I don't know if this training is traveling or just in-house training. If they go to seminars to keep their certification up things like that. So…

John Evans: We can find that out.

Karen Lang: So is there anything you want to make sure does happen, doesn't happen.

John Flores: I do know that the technology is to backup all of the information that goes through the Justice Court. If they had things go down they would need to be able to back up all of that. So if they had a power outage or something like that, they need a backup to make sure all of that information gets stored.

Karen Lang: And it doesn't go on our automatic backup wherever ours is.

Eric Bunderson: Is it for the ups? That's just power.

Karen Lang: Oh, that's just a ups system to keep it alive.

John Flores: Whatever is going on doesn't get lost…

Karen Lang: And we didn't but put that into the budget of the building. The new building.

John Flores: I'm guessing we did not.

Karen Lang: So does that sound like that has to be something for this year, and not get a new clerk? Or why is the Youth City Council underneath this…

Unclear

Don Christensen: The UPS system is $285,00.

John Flores: I misspoke on that…

Karen Lang: Oh this is for new computers, and this is for UPS.

Scott Harmon: How many UPS are there? That just seems like a lot for…

Eric Bunderson: I can get that number for you.

Karen Lang: So what's the feeling on communications and justice court? So I'm taking Communications is Sam's area. Yes, okay.

Will Whetstone: I think we're gonna do the ups…

John Flores: Sorry I misspoke on that. That falls under Jake, under the building, under facilities. The UPS does yeah which is his number one priority.

Don Christensen: On thehe one on the screen. I would say that we need to look at the two $5,000 expenditures. Youth City Council has been going for a while and had no budget at all. And they've got a volunteer advisor. We started it. They had a staff member as an advisor. So the stipend for the advisor and supplies throughout the year, I think is critical to keeping that going. It's a benefit for the students that are on it and it's a bit of a benefit for their families, too, because suddenly these families know what the city is doing which they haven't before.

Karen Lang: $5,000 for this Youth City Council is about the same as what clean and beautiful gets. They have a lot of different festivals and a lot more expense, literal expense. So…

Don Christensen: They also have a staff member as their advisor…

Karen Lang: Right, yup, but their actual activities cost a lot more than.... I'm not saying I disagree with that. I'm just saying that's what a department gets, I mean, a committee gets that doing service projects throughout the whole summer and has 2 festivals. So I could maybe go along with half of that. probably not a full $5,000, seeing what they do with $5,000 in a different department.

Scott Harmon: Doing half and see how they do and use it this year. Maybe we're gonna, you know, find the money tree next year, and we get more. Need to plant it.

Karen Lang: So anybody else agree with that? Or would you rather just give them the 5,000

Will Whetstone: $5,000 is such an insignificant… let's do it and move to bigger things.

Don Christensen: And I think the training is, you know, that staff training over at justice court needs to happen. Whether it's travelling training or whether it's in house training…even in house, you still need to register for the class.

Karen Lang: Everyone's fine with that one? Okay…

Lars Nordfelt: I'm nervous about our process here. I don't feel qualified to make these judgments. And I don't think a half-hour discussion is sufficient for what is needed. We've never gone through this before. Are we doing this because we have an Interim City Manager?

Karen Lang: So for myself, I wanted this to happen so everybody understood what the constraints are of the budget and truly understand the budget. Because how do you decide? I mean, that's just it. If you don't feel like you're qualified after all the presentations…And I mean and knowing how much money we have. I just don't see how in good conscience we can make any decisions moving forward if we don't understand everything that's been going on.

Lars Nordfelt: I just don't think that the presentations and the time here is enough to really know which of these is the most pressing need. And I mean, we're, this is just half a page, and we have 3 and a half more pages and I think that just wondering if this is really worthwhile time spent if we are doing good governance by going through this, making these important decisions with the limited amount of knowledge we have about the situation.

Karen Lang: Well, I think the only way to gain the knowledge is to start small and then stay involved and move up… and maybe in a few years you'll feel like you have the knowledge of how to do a budget.

Lars Nordfelt: I know how to do a budget but I don't know in the ins and outs of every department and I don't think any of us do. I just think that we are micromanaging the people who know more about this and that they should come with their expertise. They're in it day in and day out and present to us what they think are are the most pressing.

Scott Harmon: They did that though.

Karen Lang: That's why we asked for the 5 most important things for this year.

Scott Harmon: We could say that they choose…We don't have money for that, either. So somebody has to decide okay, we'll do this and this. We won't do these others. Maybe in the past that was Wayne, right or wrong. But in the end we have to approve the budget and so I think we ought to know how much we're gonna raise wages, how much we're going to spend on other

items, and especially if we're going to do one time things I think we ought to…We're gonna spend fund balance… We ought to be involved in that.

Lars Nordfelt: So I feel like we've been involved but not in all of the conversations and all of the details. And I'm concerned that will make decisions that are not based on the best information and then what we decide to do won't be really best for the City… might be best for what we feel would be good. But I'm just… I'm worried about this.

Jake Fitisemanu: It's a valid concern. I get what you're saying and I get what you're saying too. I don't know what happens if we don't give $5,000 to this particular thing or versus well, we do but I think Will brought something up earlier that I'm thinking to now. Just in your thought process of like the elevator. I think it's well within our realm to come up with some, maybe parameters or criteria, and say, like yeah, this is something that needs to be done immediately, or we're in you at risk of not being compliant with ADA, or something like that. Like yeah, that has to happen, or something that has an immediate impact on the day to day operations.And maybe that helps us kind of weed through the stuff that we really might want to weigh in on versus $5,000 for the Youth City Council. But I would feel very comfortable with us, using time to come up with, maybe some parameters and criteria. So okay, then this should rise up to our level, and we can have that conversation there. Rather than every every little you know the request.

Karen Lang: Well, that's why I was more disappointed that we were just getting the little 5,000 instead of we need substantial business. So for me, those 2 probably could have been absorbed into the different… I mean 5,000 for communications, 5,000 for Justice Court. Where, knowing that we need to have ongoing money for the photo shelter, and maybe we'd get rid of something else somewhere else. Yeah, I wish they would have put like program mods that were 20 or 50,000 each instead of 5,000.

Jake Fitisemanu: Or if they were 5,000, that that was like critical 5,000 right?

Karen Lang: Well, and it's in their top 5. So to me. That is critical, I guess, because they did. I mean personally, being on Clean and Beautiful, I would have said you need 30,000 a year for clean and beautiful to do its job right. But they didn't ask for that. So I'm not gonna say, well, now, let's put 30… We're gonna give them 5, let's give clean and beautiful 30. I'm not asking us to add to their… just say yes or no, or if you really think you need it, at least we know what they're gonna spend it on. I just wish we had 5 million extra money that we could just do whatever the heck we wanted, but we don't.

Miscellaneous laughter and overlapping conversation

Jake Fitisemanu: Are these prioritized then?

John Evans: We asked them to do the top 5 and then we wanted you to see is we can get your input. We we can go back to them, too. I mean, I'm taking notes on really what you said like you, even some of these here like. Hey, can you find $5,000, or what is the training for? You know? I mean, those are questions I don't know. And we will ask. But if there's something that you see as you're going through here. I guess kind of going back to your point that says you need to do this. It's one time, then you know what. I guess we've got a direction that we need to go even for next budget year. That's you know, because Jim keeps rolling this budget like. Now, March, I'm like what? But you know, I mean, you gotta have some type of base. I know. You know that there's a new person coming, but they're gonna have a short, real short window. And I mean, I guess what John and I was trying to do is just to try to give them the best we could right now, I mean, obviously, you're gonna meet with them. And you know, this could all go right to the garbage can you know, when they when they come. But there's a start. And that's only reason, you know, once they ask for the top 5, we thought at this meeting. You, you know, if you probably forgot what happened 6 weeks ago in their top 5, we thought we'd just remind you of what they were, what you wanted to say. That's the only reason.

Don Christensen: And, you know, I am. I grew up in both my previous profession being in professions that required in service training. Annually. And that was budgeted in automatically. Not a program MOD. And I'm just wondering why now want to train the court clerk that was probably the court clerk over here, too.

John Evans: And those are questions I wrote down that we can ask, is this something new? I don't know. Was there a change in the was there a change in the law, or something that they have to do something different? I don't know that. But we can find that out. You know. I wrote it down.

Karen Lang: In the future. I mean the ones still going, having this discussion or wasting time that we could be doing this. But you know, like the next one, office space update 264,000, one time. It's a high priority to them right now, but with our financial needs, and I don't know how much they know about how much is left in the budget? Are they just asking for what they want without knowing? We know what the budget constraints are. So do we want to say, Yeah, let's go spend. Because, yeah, that's your budget. It'll still be over 300,000. You want to spend that this year, or should we put it off? Because is the space falling apart or would it just look pretty? So that's you know, that's kind of the guidance I was thinking we could give. So that because, you know, now you do know what situation is. Do we need to do that update this year? Can we wait a year or 2?

Scott Harmon: I think, if they can sharpen their pencil, as you say the instruction…of what's really important, what are the safety, health, and safety issues? What are the critical items for city operations? Then maybe we can get to a point where we're we feel better about…

Karen Lang: And maybe if we say no, we don't want to do it this year, and they feel like they really, really need to do it. And maybe they could come back and see. Hey, look! We got to the very end of the budget. We have an extra $500,000. Can we use it for this? And is this on this… cause Jake would be doing this right? So, is this on here like communication?

John Flores: Just a request from the department.

Tom Huynh: Ok, maybe I can throw this one in just like Jake. Just curious why don't we sell the Maverik Center to solve this problem? What do you think about that?

Karen Lang: Well, let's not talk about that in the middle of this. Let's get through this, and then if we have time we'll worry about selling any assets.

John Evans: And the reason I can think they put that in is it's a one-time cost so there is CIP money. That's probably why they put that in.

Karen Lang: And do you want to spend CIP money for this or the fund balance, things like that. Because how much do we put in an actual CIP every year?

Jim Welch: We don't, however, over the years, with the City Manager, and I have, whenever we found something that's like extra money, so to speak. We sell a piece of property, we have a reimbursement for something. We will really push those towards CIP. So over the years we've been able to build up a little bit of balance. In there right now, there's 5 million dollars that is uncommitted. and there is no maximum, a limited maximum or minimum in there. But it is one time money, but that's certainly available for these items. Actually about a half a million that has been spent by the Council already for stuff that, I would have to look them up, but it's stuff that's gone to council. I think, for example, the fence at Fassio Park that went through, and that was charged to CIP.

John Evans: And so there's… just so I'm straight. There's 5 million in CIP. Or whatever it is, plus there's….

Jim Welch: 29 in general fund. Yeah, there's a fund balance… just for our purposes… it means uncommitted funds in a fund that can be used for something else. CIP and the general fund are basically our pots that we have to spend for discretionary items. CIP only gets money in it if it's moved over by budget opening. And that's happened over the years to accumulate to about 5 million.

John Evans: So you've got the fund balance plus the…

Karen Lang: So this update could come out of CIP and not the lacking the negative… 3 million dollars in the general fund.

Jim Welch: Yes.

Karen Lang: So is it to the level that you want to spend CIP money on… I guess is the question.

Scott Harmon: If it's health or safety… elevator.

Karen Lang: Okay? But for the office space I don't know if that's health and safety or not. Nope, it's just to make it pretty. Okay. So wait. Upstairs, right?

Don Christensen: Granted it in the office. It isn't a functional office right now. People down several rows, you know, Planner, over some plans that gotta go find him so its not efficient place. But it's been working fine.

John Evans: One thing I will say, when they done the presentation, there was a part in it, I guess you would say, for safety. So as the public come in there was not access to certain areas that was part of this. So there was, I guess, there was some. I'm not saying the whole thing. I'm just saying that was, that was part of their presentation.

Karen Lang: So I can't remember. Did they want to put up the glass or something, or just make it…

John Evans: Rearrange it. I think Now, you know, there's just that great big open. Probably separate it out a little bit, I'm assuming, I haven't seen the plans. What they want, but I do know. In their presentation part of this money was for some safety concerns of.when citizens were coming in as well as the employees.

John Flores: Yes. They want to improve the security of that main entrance where anyone can easily gain access to the offices.

Karen Lang: You have to jump like counter, but you could jump the counter. The doors are locked. You actually have to be buzzed in now, you can't just walk in anymore. But the door going back to the personnel has always been locked.: But people jump counters now. So anyway, with that new information, do you want to change anything or just leave it for another year.

John Evans: And if you'd like I can check on what the cost would be to do part of it.

Will Whetstone: Yeah, I mean, if it's not all or nothing let's see what we can do.

John Flores: I would imagine there's a portion of that that, if we're gonna tear part of this down and do the work… in the end, it would cost more to piece it out.

Karen Lang: They might just have office envy. Okay so the CDBG funding replacement that's ongoing. I mean. I don't know what they've been using it for.

Scott Harmon: Shouldn't it be in the budget already if its ongoing?

Karen Lang: Well, they're taking it. They're not going to get it from the grants anymore, because it was too isolated to restrict it to like income from the houses and such. So if our My Hometown doesn't keep it to the exact houses that are under privilege, then we get hit with a penalty for using funds we shouldn't have used funds for. So that's why they didn't want to get this 70,000 from the CDBG anymore. They just wanted to increase their budget by 70,000 to cover what was being covered. So for that one. I think we just have to figure out a way to pay for it.

John Flores: I would feel comfortable to say we can figure that out within the budget already.

Karen Lang: And one-time funds to bring the My Hometown…

John Evans: That's ongoing.

Karen Lang: Oh, yeah, the 20,000 is ongoing. But I mean tthe 220,000 for, like the trailers and everything else. So anyway, My Hometown ongoing the 20,,,

Scott Harmon: I'm good with that.

Karen Lang: Okay, I guess. Stop me if you have a problem with it. The inspectors are yeah. Building Inspector and Planning promotions that was kind of in your budget already, isn't it? Promotions?

John Flores: Yes, that one is.

Karen Lang: Okay so that one's just going to happen. And then outside funds, outside fees. There's really nothing we can do. We just have to pay those.

John Flores: Yeah, that was the 1% surcharge that Steve was discussing.

Scott Harmon: So that's another one in his budget. Right? Just add it for future.

John Evans: I don't think they knew about it last year, because I think it was a legislature change.

Lars Nordfelt: So it's a modification to the program, but it's something that's not optional.

Karen Lang: I think you just have to pay it. We just know that now, because of obligations that they have to take care of, it's just going to be $7,500 more for their overall budget. Correct? Am I misstating that?

So all of those I looks like nobody has a problem with. and just the first one seeing if it can be done in stages and then their Five-year plan worry about that later.

So then, Community Preservation. Do we want to keep the skunk thing in house or just turn it over the county? It's a $30,000 increase to just turn it over to the county.

Lars Nordfelt: We should turn it over to the county.

Karen Lang: Just eat the money. Okay. So county there. And a new shelter tech, an adoption specialist and such.

Will Whetstone: Says reduce overtime demands.

Karen Lang: Well, we're paying overtime…

Will Whetstone: We're paying overtime when we could just pay another person

Scott Harmon: Will it reduce overtime wages or is it an addition to our current…

Karen Lang: I think your overtime pay will go down, but it'll just go to this person. and you'll still have benefits. That'll be an increase to one person. But you won't probably have the burnout you have with overtime people burned out so that position may relieve some turnover issues and…

Don Christensen: I think shelter technician is a high-sounding name for a cage cleaner…

Karen Lang: But if they're there on adoption days and different things, yeah.

Will Whetstone: And PowerPoint has 2 positions, one who technician and one adoption specialists. I'm wondering if combined with one…

Karen Lang: But is the overall financial still just the 55?

Will Whetstone: 55,379 for each position. So they're asking for 2. I know the other has one, but the PowerPoint had 2 separate…

Karen Lang: That's just one. Yeah. that may have just been a misunderstanding. So what is your feeling? 2 positions, or just see if they can get by with one and see how it goes? And then I'm just hoping succession planning was pretty much on everybody's list. I just hope everybody's doing that. All departments are just naturally doing that.

So okay, Finance, want a new system management system on replacement.

John Flores: There's no immediate needs under finance. They didn't have any.

Karen Lang: Oh, that's the 5 year. Thank you. Did not see that didn't pay attention to that 5 year.

Jim Welch: No, I'm not I… This one will be kicking and screaming. We'd be have to be forced into it. We're not quite there yet. I think we're going to be able to make it work.

Karen Lang: Cause we talked about in that in the audit. Right?

Jim Welch: And in the regular session, too.

Karen Lang: Okay, Fire Department. Increases are already in there. So the thing will be hiring 3 additional right up front and this again will provide the ability for the employees we have now to actually take a proper vacation instead of having to work their vacation cause there's no way to cover them.

John Evans: Well, we can't make them work if they got to take it or they lose it. What this is I don't have to shut a station now.

Karen Lang: So for health and safe safety are those 3 new hires acceptable?

John Evans: I gotta try to keep the people I have like I say, we've lost… I just lost another one last week so…

Karen Lang: And are they going to other cities for more? So the pay increase should help people?

Scott Harmon: Where are they going?

John Evans: Last one left was to West Jordan, we've had 2 to UFA, Salt Lake City. That's the most recents.

Karen Lang: So pay increase should help keep people here, and not because …doesn't it cost quite a bit to train someone? I mean, we're just giving free money away to these other departments?

John Evans: That's the sad part, the ones we've lost been here a year or so, and I, you know, make investment. We've paid for them to be trained and like I say, the Fire Service is doing what the Police Service done years ago. Fire Service never done that. What they're going for is, we've even got older employees leaving, because you'll have a department say if you have 7 years with West Valley will put you 7 years on our pay schedule and I know people have asked us, why don't you do laterals? It's hard for me to do when I can't match what the wages are to begin with.

Karen Lang: So does this 8% bring us a lot closer in line with everybody else or put us above them?

John Evans: Now we'll still be down but not as far as the bottom.

Karen Lang: Do you know what it would take to make us equal? I know everybody changes yearly but at least kind of equal?

John Flores: That's again back to what we're trying to track right now, what are they gonna get so we can get there?

Karen Lang: We invest a lot in. So yeah. And then the additional fire inspector… That's not a new position.

John Evans: It's just replacement the one we lost years ago. But I will tell you right now. It's probably *unclear* I can pay for that with one ordinance that you write. One ordinance you write, right now, there's a company out there that we can bill for auto wrecks and for some types of calls. Right now, when there's an auto wreck, we go on it, I can't recoup any money car insurances will pay for that. This company out there, they bill basically what we could do. And these are budget figures that I've talked with Jim before. I mean they give his projections. I mean the light latest projection they gave us is, hey, look, if you'll pass the ordinance, we can charge for this, this, and this. We can, we'll estimate, will bring in $150,000 a year in revenue.

Jim Welch: John, can I add a little bit to that?

We've looked at this for a very long time, and basically what they do is they bill for the apparatus, the roles on on the call…. So the hours, the depreciation gas, whatever the overhead

that takes to run, that is billed to the insurance. It does not become an obligation of the person that's in the accident. It's purely an insurance claim. They've got a long track record of doing this very successfully with John and I like, he mentioned, we've been looking at this for 10 years and just haven't implemented it.

Scott Harmon: Is it going to increase auto insurance rates in the

John Evans: I don't know… I don't know if it'd be dropped. It's kind of like if I get in wreck, they're gonna increase my rates, anyway. This is an ordinance that you have to pass.

Lars Nordfelt: So instead of instead of our fire employees going to the accident…

John Evans: We'd still go.

Lars Nordfelt: We still go. But there's a private company that would bill for that bill.

Jim Welch: So kind of like the ambulance billing. Our guys would on the truck, they would just take down the information on the accident, which a little bit more information what they're currently doing. And then that goes to this company. They handle all the back end and send us a summary and check.

Karen Lang: and we don't pay them yearly. They just take a portion of what they collect. So it's not like we have to put in 250,000 for their budget. It's just …

Jim Welch: There's no overhead that goes with this except for maybe paper, right? Because you gotta have…

Lars Nordfelt: And why do we not bill now?

John Evans: We don't have the ability.

Lars Nordfelt: Because we're a City?

John Evans: Well, we don't have an ordinance that says we'll bill. The one thing that happened is about 8 years ago we used to commit, we used to bill for treat and release. So if I send an ambulance out and I treated somebody, but we released. We didn't transport them. There was a fee that the State of Utah allowed us to charge the people. Right.About 8 years ago the State took that away and says you can't charge people no more.

Tom Huynh: They don't have to pay any money.

John Evans: No, they don't pay no money. We're doing a lot of free service. But auto wrecks were a big one.We in the past could do now they can, because it's not medical. They're charging an automobile company we can charge for those wrecks. There's some we can charge for in the ordinance there's like alarm drops that we keep going to the same place, or hazardous materials releases that we have to go on. They bill for different things. Car accidents the biggest source of the revenue.

Lars Nordfelt: You can't do it. but thank you. And well to the State but they can do it as long as we pass…

Karen Lang:. If we pass the ordinance, we could manage it in house ourselves. But we don't have the employees…

Jim Welch: So it's like billing Medicare or Medicaid. It's complication, its time consuming, this third party takes care of it.

John Evans: So I just bring that up. If that's something you want. We can bring that to you.

Karen Lang: So does that sound like something we want brought to us?

Will Whetstone: I don't see the downside.

Lars Nordfelt: I think we should wait to tell the new City Manager is on board and let it run through in.

Scott Harmon: Ya, that's fine.

Karen Lang: But it's something we want on the burner to talk to him about in the next 6 months.

Miscellaneous unclear conversation.

Karen Lang: Believe your fire exchange or fire alarms need to be smoke detectors need to be changed at more than every 20 years. They're like every 5, so that's a health and safety obviously good to fund that. Not a 5 year…

Don Christensen: Can we talk about the replacement of station 75 for a minute? There are $745,000 programs dollar for program mods in here for 75. Are those health and safety?

John Evans: You want my honest opinion? You keep dumping money into that station. The station's not worth it. The station is not built. We can't house apparatus. It's… you can keep putting money into it, and it's still not the type of facility you need.

Don Christensen: It should be let's replace it asap.

Lars Nordfelt: Let's wait till we get a crew at 72, or I guess we can move. Well, I don't know.

Karen Lang: We don't have enough people. I mean you have people that… And it's working. But it's one that I definitely think this future City Manager needs to figure out, because that's gonna have to be a bond, and all sorts of…

John Evans: We just keep putting money into that station. Then you're putting a Band-aid on it.

Scott Harmon: I don't think we should spend more money on it until we are ready to rebuild it.

Karen Lang: Yeah. So if he had, if there's any Mods in here for it...

Overlapping conversation

John Evans: It's like adding onto the base. It's like taking the roof off because it we got drainage problems on the roof. It's not like air conditioning. It's not. I mean, we're getting along with what it is but it's just you keep… like the roof structure, 300,000, bays 300,000, and I mean you still in a small parcel. And like I said, the presentation, you're next to an elementary school that I tell you, scares me every day

Scott Harmon: Could we put you over the arts center, the theater…

John Evans: The theater don't have a garage there, maybe we could.

Karen Lang: So what you're saying is on this facilities that 750 or $800,000 is a waste of time. Put it off and let's figure out how to replace the entire station would be okay. So we're saying, Don't do this and let's work towards that. Yeah, okay. I think that's good direction.

Don Christensen: Put it on the City Manager's to do list.

Karen Lang: Well, I think that's this being compiled already, it's gonna be great to just give it to him and say, here you go.Yeah, that's the goal of this whole project. Also to let us know what needs to be done, let him know.

Okay, so then, the next one is Legal and IT? Or did I miss something?

Don Christensen: Emergency Management department. They haven't had a budget in the past…

Karen Lang: So what is essential for that one. So this is the new employee you want to poach and give 2 jobs.

Eric Bunderson: Yeah, well, she has 2 jobs. Now, we want to give her another job.

Karen Lang: Yeah. So you want to hire her full time. So she's already got portion of a budget in legal. And you just need to add a little bit more from emergency management to or are you just gonna take her out of legal and put her into this one?

Eric Bunderson: The latter. Take her out of Legal and she'll do the trading and the administrative work.

Karen Lang: Okay, so then it's not as much of a financial hit then, because the money are you gonna replace.. You have to replace her in legal?

Eric Bunderson: I could, so I could survive one year. Good of the good of the city for one year.

Scott Harmon: We may want to hold off on personnel changes until we get new city manager… by him or her. Yeah, go ahead and talk about that with Staff.

Karen Lang: But you would be willing to propose it, and hopefully they would go along with it. Cause to me that one's not as much of a financial burden. Does anybody have a problem with them doing that?

And then you're thinking there will just be a little bit of overhead. Yeah, which department she's going to your now new department. So would they have just like printer and paper, and it's already there. So really, it's just the personnel and moving them over.

Okay so can we take a 6 min break and then start on Legal and IT?

John Evans: The only other one is that the funding for the Mobile EOC, you remember, we had a million dollar grant given to us… 20%. We have to come up with $200,000. We're to a point where we're gonna have to decide. You know we can sell one of the units, but one time we may need probably another $100,000 to come up with that $200,000.

Karen Lang: So do we want to sell one and put ourselves behind and have to go buy another truck anyway, or and just come up with the $200k? Or is that trunk totally useless to us? Oh, it's a trailer, not a truck.

John Evans: I mean. Yeah, I mean it. It there there is, you know, but with this new one it's laid out better. Our suggestion with Eric and correct me if I'm wrong, Eric, is we probably should surplus the one. Get what we can out of it. Because the way we've designed this new one it, it takes care of everything we need. And here again, the Federal Government's paying $800,000

Lars Nordfelt: Unless we don't come up with the amount …

John Evans: If you don't come up with the amount right now. Then, I got really I got my..

Karen Lang: So you'd have to move the 800 million, I mean the $800,000 back?

John Evans: We the, $800,000. It's with the Feds. It goes to the State, the States holding the money, just saying, are you ready? And you have your $200,000? And really what our $200,000 would be is us buying that the tow vehicle. You know. That's that's about what ours the toll vehicle for this new mobile EOC. That's how it's broken out.

Scott Harmon: And then surplus our old one. What's that worth you think?

John Evans: I'm hoping I can start it at $150,000 if somebody gives us $100,000 or whatever we can. It's nice, I mean, you know we built it, but it's useful. and we'll get whatever we can out of it.

Karen Lang: I think one time money that makes sense to just pay the balance.

Overlapping conversation.

The Council took a break at 3:37 PM.
The meeting resumed at 3:45 PM.

Karen Lang: Okay Legal and IT, there's no dollar amounts. So just saying if we need it. That might just be a transfer from one. But about what is your…

Eric Bunderson: So number one is a software update. That's $80,000, basically, for this fiscal year. $79,894.

Karen Lang: And will that be an ongoing or just a one time to buy the software? Or is there a yearly subscription?

Eric Bunderson: We've asked for ongoing because it's increased every year. So this is for all of our enterprise software. Microsoft, the Microsoft suites. All, all of our softwares have increased every year. And so what we've asked for is ongoing. What percent raise would that be, Jim? 5. Maybe no but maybe 10. But what we've asked for is fiscal year this year is $80,000, and then, like 18% raise every year for the next 5 years. Oh, that's cumulative. No, it's not. For this year is $79, 894.

Karen Lang: And then network employee, a new employee.

Eric Bunderson: So the the employee is to help to help with cyber security. The Maverick Center uses a lot of our time. We support the Maverick Center for all of their network needs.

Karen Lang: So for the city's needs or for centennial's needs?

Eric Bunderson: Centennial's needs.

Karen Lang: So do we need to have them cover their own costs?

Jim Welch: It's our equipment and in our building.

Karen Lang: Okay, so it's our stuff, Centennial uses it, but it's our… that's a good clarification.

Eric Bunderson: It's this has been ongoing for years, and under under the Council's criteria of life safety, it probably isn't number one.

Karen Lang: We could maybe wait a year and then find a solution. And then the hardware? Health safety?

Eric Bunderson: Cyber security so yah, I'd consider that safety.

Karen Lang: So is everybody good with doing those 2 and letting them wait on the other. And then what about the dash cams. Do we need new ones or just storage?

Eric Bunderson: We don't have. We currently don't have dash cams. Sorry, Johnny. So yeah, the idea of the dash camps is is more of a risk management issue. That's why I put it under risk management is we're really trying to reduce accidents. And one of the ideas to reduce accidents is to have these cameras, which monitor not only like the outside, the driver being distracted, going too fast. Singing along with singing along is okay, you know, like dangerous it monitors dangerous things. That the that the police officers do. And we think if we're able to you can set alerts. So if you have a person consistently speeding, our idea is well, we can pull them in and tell them they need to stop speeding. Yeah, yeah, exactly. But it is expensive. And again. you

know, it's we we could. We can. We'd like it. I've been here all day, so I understand what's going on.

Karen Lang: So how much is that?

Eric Bunderson: $150,000.

Lars Nordfelt: And how much do we pay in settlements for stupid things that they do?

Eric Bunderson: Probably about the same. No, but our our idea is we can catch some people before it happens before there's an accident.

Karen Lang: And how much training we do they do over there with their officers, and how to back up a car, how to park a car, how to…

Eric Bunderson: They do a lot of training. So training is not the issue. It's just it's practice.

John Flores: Is there an ongoing cost on that?

Eric Bunderson: No.

Karen Lang: So truly, that's probably a a good investment, health and safety and a good one. Yeah.

Lars Nordfelt: Do we have storage for all the video that it's been

Eric Bunderson: That includes storage for that video that includes the cloud storage.

Karen Lang: I only spent like $60 on each of them. We bought them for the entire family on dash cams after we witnessed a horrific crash and somebody take off, and then we chased them and was on with 911 one until they had somebody pick them up. And then and I'm like, let's just have a video next time. So we don't have to do all that

Eric Bunderson: Yeah, this is for the entire fleet like that's good, not the entire fleet. Sorry. The entire police fleet, though. Detectives and everything.

Indecipherable/overlapping comments related to the previous hardware discussion.

Eric Bunderson: The hardware is… hardware is really expensive. That's 324. That's my number 6 under IT.

Don Christensen: *Indecipherable* plans on anticipating legislating changes.

Eric Bunderson: Well, truly, one of the crystal balls is this justice court reform. I mean that could that could.It's it's on the docket and there's discussion that legislature for it. So that is, that is one of the things that we could see… If it goes one way we lose the whole justice court or another way and it stays the same.

Karen Lang: And the odds of the justice court going away are more slim than not or…

Eric Bunderson: Yeah, probably, probably there's a chance. But I think once all, the all the cities and counties start to realize that could be a possibility it. It probably won't happen.

Karen Lang: I couldn't figure out why, at one of the swearing ins, they were saying, we used to have 40 attorneys, district attorneys, or whatever. And this department was huge. And now it's just me, just this one, Judge. And it's because everybody did their own justice courts, instead of having just one county that did the whole State and everything. Okay. Don't know which one's more cost effective.

Eric Bunderson: The Justice Court is the biggest and best argument for us is it's access to justice. So somebody gets a ticket here in the city. They can come, take care of it.

Karen Lang: Any more questions with that? The Parks and Rec. Theirs is really small.

Lars Nordfelt: Unless you count the zeros.

Karen Lang: So the very first one is the replacement of the bridges. So my question, I guess, is, why aren't we using our ARPA money to replace bridges instead of do a study for a Wetlands park that doesn't need to be done for who cares how long? That's just my own comment.

Scott Harmon: Good question.

Karen Lang: Yeah. I mean, would we rather them refocus, I mean, could the ARPA money go to replace the bridge? And it's been on the back burner for how long?

I mean, I know we already passed resolution to do it. But now that we see this…

John Evans: I just don't know if you can use it for this.

Karen Lang: That's the other clarification we need. If we could use them to do that?

Scott Harmon: Or is there another grant out there that we could get for the bridges?

Karen Lang: Do we call them part of our trail system and have them put on the Wasatch Front Regional Council and have them help pay for it?

Scott Harmon: I've been on the bridges a few times and John I know you have too. They're not that bad.

John Flores: No and I do know she said this can be over some years. They do need it to be done, but it's not like she needs 1.3 right now. If we did a few a year for 3, 4 years. I think that would be okay. I also, I don't remember the details, but I know she talked about the irrigation and that's part of the issue as well.

Karen Lang: Irrigation going through it, and different things.

Scott Harmon: Well, last year they had one of the irrigation pipes break right by the bridge and it closed down like 3 holes for a month. So I think that's what she's talking about is irrigation that is close to the bridges we need to work on at the same time. And because if we have it. You can shut down the whole third of the course if we get in the wrong spot. So how critical is that?

I think we can hopefully she can work on doing it a little at a time and look at different alternatives

John Flores: In her write up she said one to 2 years.

Karen Lang: okay, then we'll hold off on that one. And the power conditioner? It sounded like it was this year for $200,000, and the elevator, the $100,000 health and safety. Then the increase project funding to cover projects with no explanation. Just $200,000 whatever we need.

John Flores: That was yeah. Various small items that happen frequently. They've got a budget for something that I believe it's a small budget that just isn't making its way to be able to complete all the small projects that need to be done…

Karen Lang: And keep everything in working order right this minute.

Scott Harmon: She wanted to have that as part of her budget ongoing every year. So it's not like, it's just a one-time fund balance.

John Flores: Yeah, that is ongoing. currently has 300,000 in that budget like another 200,000 project she listed. Just examples. Tree plantings, park slides, parking lots, lockers, handrails, you know, things like that that need fixing

Karen Lang: So probably not new build just repairing and keeping the maintenance up on, so they don't get in so much disrepair that we end up replacing the whole thing because we didn't take care of it. So to me that sounds reasonable. Preventatives are a lot better than have to replace it because we didn't take care of it.

Scott Harmon: *Unclear* It's in her budget *unclear* what that means.

Karen Lang: And then the double check valve replacement at parks. So this is more than just one. Is this really about a double check, or is it a backflow valve? Is she calling on one thing and I understand another? So it's probably a backflow.

John Evans: Whatever they have in there now does not meet the requirements.

Karen Lang: So I know Granger Hunter has been going through all businesses in the city, saying you have to have a backflow, so that whatever you're doing in your business doesn't back flow into the public waterways and contaminate. So because we use different fertilizers, and that at the park. That might be what it is.

Scott Harmon: Says that it's a backflow prevention device.

Karen Lang: So that's definitely a health and safety, so that we don't contaminate Granger Hunters Water to other people.

John Flores: W are required to do it.

Karen Lang: Yeah, yeah, they've been kind of nice letting people slowly do it.

John Flores: Yeah, she says, as long as there's a plan in place. Replace those. They're good with that, but they have to be replaced. Yeah.

Karen Lang: They gave us like 6 months. So I would think that's something we would need to fund sooner than later.

John Flores: She says the project could be done over 2 years during the winter season once waters shut off.

Scott Harmon: Sounds like that should come from CIP just to get it done.

Karen Lang: If you're gonna hire somebody to come in and do it, because I don't think our guys can do it, you have to have certified plumber. Now that I just did this, but and to have certified

plumber. So I think once we have them hired, I think they should just do them all. Let's get it done. So CIP.

And then personnel 3 new employees plus equipment, to take care of them. So it'd be a $195,000 for the employees and $120,000 for the equipment. So the 195 would be ongoing and the equipment the trucks for them would be 40 each. So that'd be a$120,000 one time. Is that something you want to worry about now or push it off a year and let new administration figure that one out.

Don Christensen: I think it I was gonna say, I don't think it's an immediate need.

Lars Nordfelt: I think it's been a need for years.

Don Christensen: it's a very imminent need but I don't think it's immediate. As Lars says it's been there for years. We've added parks during those years we're adding more parks. Yes, they do need it.

Lars Nordfelt: Getting to the point where our parks and properties are degrading and I think it probably is.

Don Christensen: It's close to it. Who knows?

Will Whetstone: I mean, according to her chart, we're one of the highest in groups, per FTE.

Karen Lang: And the bad part is we always have been. We've never, ever caught up. Kevin Astill used to give the same presentation.

Scott Harmon: We're lower than where we were two years ago.

Karen Lang: Are we?

I know they've had a tough time finding part time when it comes time to do the seasonal stuff. and I don't know if we could maybe postpone this by just paying our part time people more and keep the parks up on the day-to-day stuff. You have more of those employees and maybe wouldn't, wouldn't need as many of these. I don't know.

John Flores: That's an option as well.

Karen Lang: What do you think about having her look at doing that?

John Flores: Both scenarios. She'll need money, but both scenarios. She'll need money.

Karen Lang: They already have budgeted for the part time, people, though, don't they? And then they just don't end up spending it because they don't end up getting the people.

John Flores: Yeah, they're in and out a lot. Hire someone for a little bit. They'll leave. Try to replace as quickly as we can.We could evaluate that, and see what her budget at, and if we can Decrease spots, which I know is going against what she wants to do here, but and put that money towards pay increases. It's always something we can look at.

Karen Lang: Well, she may actually be also saying that I need these 3 because I can't find the part timers and so I need 3 people to fill in for them year round. I don't know which way. You're talking 315 one time money but 200 would probably be ongoing right?

John Flores: 195 ongoing. 120 one time.

Karen Lang: What's the preference?

Will Whetstone: I would prefer to do it, but I know it's not the best time. Parks are one of our most visible things.

Karen Lang: And yes, I get the most annoyed when I pull up to the Post office, and it's mowed, but it's not trimmed but I know it's personnel, so I just close my eyes. So if you're good with your hiring. Well, and I've had people comment. That's probably why I noticed it more than normal.

So the 120 one time, probably not as big a deal with the CIP, but 195 ongoing.

Don Christensen: Unless we spend the 195, wouldn’t need the 120.

Karen Lang: I have two want to move ahead. I'm just waiting for I just kind of watch bubbleheads.

Lars Nordfelt: I don't know if we should move ahead or not.

Scott Harmon: I think we don't. City manager gets on board and can meet with director, and they can work that out.

Karen Lang: Yeah, cause it'll look pretty. But it's not a health and safety.

Scott Harmon: Getting back to personnel… that’s a development city manager and directors should hammer out.

Karen Lang: And then police. It's always health and safety. Because we got new guns when Russo was here. They weren't the best choice of new guns.

Lars Nordfelt: But these new guns have better technology.

Don Christensen: Are we able to buy the guns the way we do the computers and things on a lease?

John Flores: I do not know.

Jim Welch: I would guess. Probably. We can finance them, but we probably can't buy them on a rent lease. Yeah, you can finance them. I'm sure we could.

Don Christensen: Same as we do with the fleet.

Jim Welch: Well ya, the same as we've done with the fleet. Yeah, we would own them at the end … so do financing. But as far as the turn in like golf carts, no. Pretty much, residual value is pretty low.

Karen Lang: Well, and I'd rather just take it out of the CIP so we don't have that additional financing fees. But just make it more expensive to buy the guns.

John Flores: $260,000.

Karen Lang: $260,000, I think, is reasonable.

Unclear comments

Jim Welch: Yeah, there's no restriction on CIP funds. That's something that we determine as a governing body.

John Evans: I don't know when they bought, I don't know when they bought guns.

Karen Lang: Was it about 7 years ago?

Jim Welch: It was right after Chief Jacobs took office because they switched from the SIG'S to the GLOCK's.

Karen Lang: But do you remember what year that was cause I'm trying to in my brain… I'll bet it was at least 7 years ago.

Jim Welch: I think maybe 4 or 5.

John Flores: About 5 years ago.

Karen Lang: So has that been our practice in the past to buy every 5 years?

John Evans: I don't know.

Karen Lang: It's just the new technology.

Don Christensen: New technology.. the other ones were also starting to wear….

Scott Harmon: The guns?

Don Christensen: Yeah.

Scott Harmon: I mean they're not that different than they were four years ago.

Don Christensen: *Unclear comments*

Karen Lang: I'm thinking, the little red dot on your chest instead of you not knowing there's a red dot on your chest, literally be red dot.

John Flores: 6 and a half years ago… when we bought those last.

Karen Lang: To me, that was how I interpreted what she said, the technology difference was different. You don't have to look down the scope anymore which I don't have to with my handgun. I just put the little red dot where I want it to go.

Lars Nordfelt: Focus more on the target than you do on the sites.

Karen Lang: Yeah. So you don't have to sit here like this. You just go. Oh, red dots where it needs me or not them. But see that little red dot. I'm serious.

Lars Nordfelt: Won't put other people at risk…*unclear comments*

Karen Lang: So those 2 reasons I can see.

Will Whetstone: *Unclear comments*

DRAFT

Karen Lang: And then the merit, overtime and software. And as I remember, the software is immediately necessary. Or is it just a wish list?

John Flores: I mean, I think she would say, it's necessary just to… software, cost increase. They're, they're continuous.

Kaen Lang: And is it their licensing and stuff as well? Because we can buy software and then we have to pay that stinking licensing.

John Flores: It's 10 grand.

Karen Lang: Oh, it's 10 grand.

John Flores: So that's continuous.

Scott Harmon: It would be helpful to know if these budgetary means are… If they're weighted, you know, one is needed more than another. If it was between software and handguns, would she choose one or the other or does she really need both?

John Flores: I can't speak on the handguns but I do know the market merit is obviously, you know, she gave you her case for that. The software is only $10,000. But she's wanting that every year so that they can keep up. The overtime budget, it is what it is, it's either gonna go negative every year and we find another source to to cover it, or we put it in the budget. And it's, we know it's covered.

Karen Lang: So at one time, she said that if her officers work overtime, or somebody else, the money that comes back to reimburses us for their outside services got put in the general fund instead of back in her budget which might make her the deficit if that was put in, would there not be a deficit anymore?

Jim Welch: Police overtime, it's been an issue forever, and they do get reimbursed for a good portion of it. It does go in the general fund but we've, we've talked to the police department about this many times, both myself and city manager about how do they pay for it? They've had an increase in their overtime budget in the past. They do get they do get reimbursements, and they also transfer money from some of their other funds to cover it. So the philosophy so far has been that they've been able to cover internally and if something comes up, then we would do a budget opening with those revenues that come in from the reimbursements to cover them. But we're we're we're put that into budget already. And so we will will actually go back and we'll adjust the revenues that this will be in the new budget that that we're still working on, that we're working on right now will increase the revenues a little bit because of those police reimbursements. But

the police department's been able to pretty much cover themselves. I'm of the opinion they probably, how much did they ask for here.

John Flores: 640 something.

Jim Welch: So when I did a deep, deep dive on this, probably 2-3 years ago, I figured they need at least a quarter 1 million dollars. To kind of be in that, Yyah, we have enough money, or we don't have enough money, but we're not asking for more than we really need. It's that state of tension where you have, where you're where you're efficient. But you don't have more than you need.

Karen Lang: So I'm trying to figure out what the reasoning is. If that overtime money is coming out of their budget, why is it going into general fund instead of back into their budget to cover it? And it's staying in our budget and not doing transfers or anything else. You've earned it, you're paying for it, it should be in your budget.

Jim Welch: Well, if you took that approach with everything, there wouldn't be anything to run general operations of the City because there, it's not an enterprise, they don't make money. Well, for example, take something like parking tickets. Okay, parking tickets don't all go back to support the parking folks, they come back into cover general operations, they cover administration, they cover police and fire and everything else. It's part of the general fund.

Karen Lang: So none of it goes into covering the cost of the parking.

Jim Welch: Ultimately it does. And the money that we all bring in. And just like just like hazmat fees. Hazmat fees doesn't just go to Hazmat when it comes in. It goes to support general operations in the city. So these reimbursements come in, we get enough of them generally to cover their overtime, but we don't have enough to cover additional overtime. I think the city needs to increase the budget in their overtime, because there is a shortfall that they've been covering with existing budget. I guess that's a bottom line right there. What that actually is. It's probably somewhere between the ask of what they're currently up.

Karen Lang: So were we reimbursed probably the $600,000 and it just didn't go in their department, or we didn't get reimbursed that much?

Jim Welch: We got reimbursed a bunch of it, and the question, they have an overtime budget. I forget, maybe like 3 quarters of 1 million dollars. So did that reimbursement pay for the 3 quarter 1 million dollars? Maybe. Okay, I would say that it did. But if they need a million dollars in overtime, that means the city's got to kick in more money. I know it's kind of a complicated way to look at, but they do get reimbursements, those reimbursements very directly do pay for the

overtime, but they don't pay for enough of the overtime because a lot of the overtime is not reimbursable.

John Flores: Yeah, the overtime is just shifts at West Valley City. Some of the overtime is working for an entity that's gonna reimburse us.

Jim Welch: And this ask is every year.

Karen Lang: So we just need to put it in the budget long term. So that may change with the new administration.

John Flores: I think it comes down to probably when we're really doing the thorough analysis, digging into the numbers, and is that something we think we can get by with? Maybe we can cover it with the current budget, and we don't need to increase that. Or you know if we can't, then maybe we do need to increase it and figure out a way from revenues to to cover it. So it's one that I you say something if you think different. But it's one that can probably be flexible, and if we've got some money we can put towards something else and find a way to cover that with the current budget. We'll we'll do that over throwing money into here and not funding something else.

Karen Lang: Does that sound reasonable.

John Flores: But to Jim's point, the ask is 646, and we could probably justify putting some money towards that pretty easily.

Will Whetstone: Do you know if the officers are relying on the overtime? And also are we causing burnout?

Overlapping conversation.

Karen Lang: Well, a lot like to sign up for the extra stuff, and they do depend on it, to make their family lives more comfortable.

Don Christensen: This is overtime budget for their police duties or is it outside work?

John Flores: It’s a mix.

Karen Lang: It’s both. And so, yeah.

John Flores: The question is good. It's, it depends on the lifestyle. It's used to have. Some of them have a lifestyle above what their base salary is and so to your question, some depend on it,

and some don't. Some work it a lot, some sign up for as much as they can, and some do here and there

Don Christensen: Probably come up with a different nomenclature for it, too, because I think overtime. It's okay. I'm out on traffic investigation, oops, shifts over. I keep investigating. Extra work is is different. It's not overtime that I'm doing for the city. Not mandatory, it's stuff I've signed up for on my off time. Just change nomenclature in the budget. Clarify that.

Karen Lang: Separate them out. Real overtime and volunteer overtime.

Don Christensen: Yeah.

Karen Lang: I think that does it for police. So, the only, the last one is Public Works… which you know, he only wants the moon, the stars, and the heavens. Well, and I can tell you I really appreciated his look at the vehicles for the future, and know that this one will be worn out on this day and this one on this day. To me, that prepares us for what we're going to need to do. So I really appreciated his presentation.

Don Christensen: And he's identified fund sources.

Karen Lang: So he's got the ability to pay for all these right now.

John Evans: In operations.

Karen Lang: So then the my hometown stuff…

John Evans: That is the, that's the $220,000. I'm assuming is one time, I mean, I don't know how long the equipment lasts, but everything there is equipment. So the 220, I guess if you buy one time, then have to decide how you replace it. But they're asking one time of 220.

Karen Lang: And then the My Hometown, like this backhoe, the skidster…. That wouldn't only be for My Hometown, if the city, if Public Works needed it, they would use it as well right? It's not just sitting there dormant until My Hometown says I need that boom lift.

Don Christensen: It would be in the city fleet. And do they need an operator for it, too?

John Evans: I believe in his presentation with some of the stuff, he says they would like an operator but they…

Unclear overlapping conversation.

Karen Lang: Said they would do some training of My Hometown people and some of the My Hometown people might already be excavators, and I mean there's a few of the service projects I've been on that they brought their own equipment anyway. They have it, they can use it. So does anybody have a problem with the one time monies going for that?

Tom Huynh: I don't have any problem with that.

Lars Nordfelt: He's recommending 3 of the 5…

Karen Lang: Yeah, he's not recommending 2 of the $40,000 each.

Lars Nordfelt: So maybe just the ones that he recommended.

Karen Lang: Take a hit on them this year, and then maybe the other 2 next year.

Don Christensen: We probably want to talk to the new City Manager when when they're on the board. We might want to look at separating My Hometown out so they're not getting budget parts from all the difference departments and just putting it under just one department. But we can see just what does go… the project is great. I'm not down talking it at all, but I just think for our own accounting, it might be easier if we had them all under one area.

Scott Harmon: Community Development?

John Evans: That's where it is, I believe, right now, with neighborhood services in community development. I think the only reason that but I think the reason this was it's more equipment. That's why it was in Public Works. And so yeah, they would use it, but fleet would have it, and fleet has to maintain it. Cause they don't have a way to maintain…to do it… so. I think they do work pretty close together. I do know. I know Dan, one of Dan's big was that small dump trailer, just because it's them big ones they have, you know, need a big truck. If they can get some of these smaller dump trailers. Then. you know, you can come with a 150 or 350 or bigger.

Don Christensen: I'm just, you know. Organization and accounting.

Karen Lang: There's so many people that are just part time with my hometown and their real job is something else that might be a little difficult and the fact that this isn't just My Hometown, we'll use it for other projects. Having it separated might not do us any good.

Don Christensen: We might want to talk to our auditors and things like that. See what they feel about it.

Karen Lang: Okay, we can ask for that to be audited next year or not.

Okay, street lighting, are they just asking to use this out of their street lighting budget because that should be enough to. That's what it's for. Yeah, they shouldn't need anything more than that.

Unclear conversation

John Evans: Yeah. What he's asking for is them would be in the street lighting… The Streetlight fund. I think the reason they were in here is just so. It's even like these others with the class C, so you're aware of what we're buying, where the money is you asked in previous Councils meetings. Was this in the budget? I think they're just trying to give you a heads up.

Karen Lang: So we don't get surprised with a marshmaster? He has the funds, we don't have to get anything out of CIP. It's just a heads up, here is what I am gonna do. And he's got the funds to do the top 5 at the top.

Jim Welch: I might provide just a little bit of commentary on that. The program mods, when we ask for them from the departments, we tell them anything that's going to increase your budget above last year's budget. Many of those will have, a lot of these closely have, additional sources they've already identified to pay for, or they're within their own funds. So you've identified a prime example of one. That's a program mod because they're increasing their budget. But they do have funds to pay for it that are dedicated towards it.

Karen Lang: Thank you.

And the utility billing and sanitation. So that's a new truck that they have sanitation funds for. So My Hometown costs approximately $63,000 annually for dumpsters.

John Evans: That yeah, that was, you remember, that was adding, adding dumpsters that they don't have, and also the dump, the work for that company to take to get the dumpster and dump it.

Karen Lang: So this is saying, each new area will be 20 to 25,000. So 1, 2, we have 3 now and the fourth one coming on soon, so the 63 probably takes care of the ones we have now and then. We're still gonna need 20,000 every time we add one.And that's gonna have to be budget money that we find that's ongoing. Not a CIP right.

John Evans: We can try to handle that down *unclear*

Karen Lang: Yeah, just find it in the budget somewhere. increase revenue.

Don Christensen: Anyway to put those in our sanitation budget.

Karen Lang: Oh, maybe. So can we ask him if, what the cost would be to add it to the sanitation contract when we renew it.

John Evans: Yeah, when you renew it. I'll have to ask but I think this was an increase from… because the sanitation company that they're using was the increase. But I will find that.

Karen Lang: And then the mechanic certification sounds good. Pretty sure that's good and yeah, reasonable. That's in the personnel budget and the alignment rack to me, he's gonna save us money. So does anybody have a problem with that coming out of Cip? And then the fleet replacement, you said is already there?

John Flores: He's asking to increase it. It's at 1.5 is asking to increase it to 1.9 to meet the…

John Evans: Well, meet their replacement schedule that they have with the costs keep going up in order to maintain that schedule. That's what they figured out.

Karen Lang: Do you have the 1.9 on the schedule right now?

John Flores: 1.5.
Karen Lang: And that comes out of the fund balance. Correct?

John Flores: Yes.

Karen Lang: So that's a half a million if you want to increase that or 400,000.

Tom Huynh: Also have a question about the money they make from fixing from our department or city. That one we're gonna run, run to. We're gonna go to Public Works or go to the City Hall.

Jim Welch: That's a that's a general fund revenue, but in a roundabout way it covers the salaries and costs of the shops. I mean it comes into the general fund, but it also goes to fund those positions.

Tom Huynh: *Unclear comments.*

Jim Welch: I don't remember. They do pretty well. They do a lot of it.

Tom Huynh: Can you get that number?

Jim Welch: Yah we can get that number.

Karen Lang: As long as we're on the green and not the red

John Flores: We are. It's around $350,000

Karen Lang: But that covers all of our costs.

Jim Welch: We have 2 technicians you met him the other day and then his new technician that he bought. Hired, excuse me. Sorry, I'm thinking about money. But anyway, those 2 individuals are the ones to do these up fitting to generate that revenue.

Karen Lang: But this revenue covers their supplies and their wages?

Jim Welch: Covers their salaries and their supplies.

Karen Lang: As long as we're not doing it for free.

John Flores: They do tons of other work internally for us as well.

Karen Lang: Don't they upfit all our police and fire and everything else?

John Flores: Yup.
John Evans: As I take notes, what did you decide on the fleet?

Karen Lang: That's what I didn't get… head nods to go to the 1.9 or stay at the 1.5?

Lars Nordfelt: The cost of vehicles has increased and if we don't increase the budget form, then we're gonna reduce the amount we can do.

Karen Lang: So that's one in favor of the 1.9.

Don Christensen: I'm in favor of this. I'm like Lars. Don't know where it's coming from…

Karen Lang: Always comes from fund balance. Correct?

John Flores: Yeah.

Lars Nordfelt: And as long as the fund balance continues to go up even after taking this money out, there shouldn't be any problem right?

Scott Harmon: We'll print more.

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Unclear overlapping conversation.

Karen Lang: Okay, I don't have anything else on my list. Anybody else have anything?

John Flores: So I'll just add with all of that information. Now we will go back, we'll keep working through the budget. You know we've got some more months left. We'll do our best to see where we're at, and we don't have a date, but we'll bring you back a picture of what the budgets looking like. I know we'll be cutting it close. But I think it's worth having our new City Manager review and give some input and we can do our best to get him up to speed on on everything. But we'll keep taking a dive at this over the next couple of months, and I think you've got a decent picture of the situation we're in, and the struggle to fund things. But we'll keep you updated. So you know what it's looking like, and have further discussions on it.

Karen Lang: And we pass the tentative budget, you said the end of April first part of May.

Jim Welch: Yeah, we submit for, it has to be submitted, I believe, midway through April, because it has to be adopted first week of May.

Karen Lang: So between the tentative and when we actually adopt it in August, if the new leadership says we're gonna switch things around. They have the ability to do that or is the tentative set in stone?

Jim Welch: You've got about a month and a half so you've got until actually mid June cause that's when we have to lock in our certified tax rate. So it gives us a little bit more space when we adopt in August.

Karen Lang: But the truth and taxation we have that extra time that others that don't use it don't have.

Jim Welch: That's correct, so we can adopt it in August, but we still have to submit it earlier likely mid June instead of May, so gives us a little more time, and we can look at our projections to see if they're still panning out.

Karen Lang: Okay, but it gives the new administration some time to look at stuff.

Lars Nordfelt: Did we go over Jake's facilities list?

Karen Lang: I don't think we have any money for that.

Lars Nordfelt: We don't have money for any of this.

John Evans: Yeah, I didn't add them up, but you may still have some money there, or you may not.

Scott Harmon: We have money still there, we don't want to keep it there. If there's something else, probably.

John Evans: I mean, I guess if you wanna look at it as with with Jake's budget, that is more or less CIP.

Don Christensen: First one we already agreed on.

Unclear overlapping conversation.

Karen Lang: So that's the UPS for the courts..

Eric Bunderson: If I may, I found out what that UPS is, you would ask. Is it a whole bunch? It's like a giant UPS handle all of the …

Unclear conversation.

Karen Lang: So Jake didn't give us a presentation on what was like you have to do or die.
So the next one, I mean, he's done prioritize. So number one UPS number 2 is the replacement or energy power generator on City Hall and the Justice Court and that's 485.

John Evans: That's the generator that runs the whole backup power system.

Lars Nordfelt: Seems pretty important.

Scott Harmon: We have one already?

John Evans: Yeah, we do. But it it was… It's the original. I can't remember what year this building was built. It's not been replaced.

Lars Nordfelt: The old vector generator is undersized to meet the needs of the 2 buildings. It's old and antiquated.

Scott Harmon: I know my my company, my work, they do a cutoff and test the generator every once a year… have we done that?

John Evans: Don't work that well. Like the fire stations are set up every Monday at 3 o'clock in the afternoon. Power goes out. The generators start every week. We tested every week. Yeah, we

tested every week. We, you know, it's it's kind of hard here to test it. Because if somebody's working on their computer and we cut their power. Then they start screaming at us, and especially if the generator don't work, then they lose.

Lars Nordfelt: Better that it happens then, rather than in an emergency right?

Karen Lang: So I'm looking at these and the first two look like they are very essential and the rest are like paint and roofs that probably can wait just a little bit and see where we're at.

John Evans: The roof is leaking. From what I was told, they when it rained they put garbage cans up.

Karen Lang: That's not good for having an event. So the top 3 look essential.

Don Christensen: I think they are.

Karen Lang: Because then when you get to paint and replace flooring and a basement renovation to me, that's just lipstick that can be done later. Where do we keep the police cars now?

John Flores: So number 5, just to clarify, there's kind of that northeast corner where our police do some work. That whole area that's, that's old and wasn't redone when the rest of the basement was redone. Just so you know what that's talking about there.

Karen Lang: And do they have to stay there forever as part of that funding or because it…

Jim Welch: The Police use it because it was available.

Karen Lang: Did they build the new police station large enough to accompany, accompany those people into their expansion?

Don Christensen: In his explanation he says the area that the police once occupied.

John Evans: I think what it is, it's not renovated and not there anymore and use it for something…

Karen Lang: But that could wait until we're fully using the Cultural Center. I think that makes more sense. In my own personal.

Lars Nordfelt: I haven't received a report on how much the cultural center is bringing in. Is it nothing?

Karen Lang: It doesn't cover their costs close to.

Jim Welch: Maybe ½ million in revenue and in expenses maybe 2 million.

Karen Lang: So another loss of 1.5. Yeah, I think if we can get somebody in there to program it better. Because right now I've been told it just does… *unclear*.

Overlapping conversation

Don Christensen: It does have several gallery displays a year. But again, money that you had to rent it out for... 15 year birthdays.

Tom Huynh: We have to do more advertising, local people don't know much about this building.
Put on our website, do something about it.

Karen Lang: So that one I would rather wait until we actually need the space. Because we're so booked out making so much money.

So they need a new roof for the police cars and a gate mechanism. Aren't we just storing all the because the police stations here aren't the police cars in the parking garage? Or they stored outside somewhere that I don't.

Lars Nordfelt: Yeah, where is the police vehicle storage, number 6?

Karen Lang: Yeah, we probably needed more…

John Evans: I'll find out. Probably needed Jake to explain these to us.

Unclear conversation

Karen Lang: Well it says roof repairs… Probably need Jake to explain these to us.

John Evans: Sorry I let him go.

Unclear conversation

Scott Harmon: Most of the stuff is low priority, we kinda just push those to when the new City Manager has a chance to….

Karen Lang: Yeah. Cause I don't know what the Chinese gate repair needs to be needs to be…

Don Christensen: It needs to be repainted.

Tom Huynh: Why don't ask the Chinese community to do that?

Karen Lang: Fundraiser to find the monies to do it? Instead of just getting on our case to find the monies to do it?

Dan Johnson: Chinese gate? It needs to be repainted. I know Nancy was working on it, but she wanted to find somebody who's expertise is renovation rather than just repaint because it's starting to show some deterioration, too.

Karen Lang: I was just saying I was wondering if the foundation that put it up could raise the money to have it repainted.

Don Christensen: Sister City committee doesn't exist anymore.

Tom Huynh: Chinese Community have plans to work on it…

Don Christensen: Chinese community is working on it, but they haven't. We haven't given them permission to raise the money to do it because Nancy was looking into it.

John Flores: Can continue looking into that.

Don Christensen: I know the Chinese community is who wants it back to its original colors. It has been up for a while.
Karen Lang: Yeah, so I think a lot of these can be done in the future. The artificial turf around City Hall. I would hope they apply for the grant this time, and let during Jordan Valley Water Conservancy district pay half of that fee instead of just doing it all on our own. Number 13, if would have done the first one more than half of what would have been paid for, and this half of it would be paid for

Don Christensen: *Unclear*

Karen Lang: Well, they already knew it would work, and they would have funded it if we just put in our request so we can't go back and get the money. Yeah, they would have funded our test because they already have the expertise and the knowledge that it would work, and they're doing it for other cities. South Jordan's getting big allocations. I would wait, and then, when we'd want to do it, put it in, for they get half of it at least paid for

So is there any others that anybody saw that they want? That thinks it's necessary

Tom Huynh: Unclear

John Evans: No, that that's one. I can't remember what number it is. Parking lot at City Hall. It needs… number 12.

Lars Nordfelt: I don't see the dollar amount

John Evans: 1.5 million.

Karen Lang: And that's another one that we keep kind of getting it repaired, but never replaced. And it keeps costing us 300,000. 300,000.

John Evans: And that's why I think he put it on there. You can't really slurry coat anymore. It needs to be dug up and replaced.

Karen Lang: So I think we can leave that one for the new person to figure out. This is enough of the immediate that I… we probably use up all the 5 million, anyway. Don't know that we can go any further.

Don Christensen: Well with the interim City Manager's approval, we took 18, 19 and 22 off the list.

Karen Lang: Any future, just maintenance. And just save the money for a total replacement.

John Evans: Yeah, I mean, trouble is property too.

Don Christensen: That's 24 we didn't get off list.

Karen Lang: But I agree, why spend money if we're just gonna end up replacing it. And you just don't want to replace, you need it moved?

John Evans: Problem is, there's not, there's not enough property there to build something that you know is big enough, that that that's the issue, because the school, you know, if people when it was built there was a park there But now the school, you know, there's not enough to build the station.

Don Christensen: Pedestrian traffic….

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John Evans: You know we just gotta be careful a couple times a day, because you've got load of kids coming out of there. You really can't see it when you're sitting up that high enough.

Don Christensen: And a load of cars parked waiting for them.

John Evans: Yeah, sometimes we have to go out tell them can you move a little bit?

Karen Lang: So do you send somebody off to spot before you pull out, so you don't...

John Evans: A lot of times during school days they will. They'll pull out, stand there, just so…

Scott Harmon: … Don't want to run over kids.

John Evans: That is the worst. That is, that is their fear. The guys that work… the people work there.

Karen Lang: So for us to know, though, the best solution would be to move the location and build a new station.

John Evans: Yes.

Don Christensen: Have we looked to see if there's any available property?

John Evans: I have not.

Karen Lang: We just went through the Redwood road overlay, and it looks like there's some vacant stuff there. So instead of town homes. Let's put a fire station.

Scott Harmon: I'm sure we can find some land.

Don Christensen: I know we need it in that area.

John Evans: Ya it's gotta be in that area. That stations footprint is small but it really covers all of the multi-family dwellings in the area.

Tom Huynh: Yeah, we would love you to move to Chesterfield.

Karen Lang: You have the one that's on 3100 just north of 27th… Kinda close to Chesterfield.

John Evans: They split the Chesterfield area, the response district that station 73 can hit it a little closer, you know, on that far North End where 75 *unclear*

Overlapping conversation.

Karen Lang: Anybody else have anything else?

Will Whetstone: Had some things, but I'll reserve them for a study session.

Tom Huynh: So no sidewalk this year?

Karen Lang: Nope. No sidewalk this year.

Tom Huynh: I understand.

Karen Lang: Things are a little upside down. Okay, one more action item.

MOTION TO ADJOURN
Upon motion by Councilmember Harmon all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON FRIDAY FEBRUARY 23, 2024 WAS ADJOURNED AT 4:53 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Strategic Planning Meeting of the West Valley City Council held Friday, February 23, 2024

_____
Nichole Camac, CMC
City Recorder

DRAFT

MINUTES OF COUNCIL STUDY MEETING – JUNE 18, 2024
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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JUNE 18, 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 PRO TEM CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen, Mayor Pro Tem/ 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) (electronically)*

ABSENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large

STAFF PRESENT:

Steve Pastorik, CED Director/ Acting City Manager
Nichole Camac, City Recorder
Eric Bunderson, City Attorney
Brandon Christiansen, Acting Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Layne Morris, CPD Director
Coby Wilson, Acting Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Ken Cushing, IT *(electronically)*
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 11, 2024
The Council considered the Minutes of the Study Meeting held June 11, 2024. There were no changes, corrections or deletions.

Councilmember Harmon moved to approve the Minutes of the Study Meeting held June 11, 2024. Councilmember Whetstone 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 JUNE 18, 2024

Upon inquiry by Mayor Pro Tem Christensen, 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.

Nichole Camac, City Recorder, noted that the Public Hearing regarding personnel compensation has been rescheduled to June 25, 2024.

PUBLIC HEARINGS SCHEDULED FOR JUNE 25, 2024

A. **ACCEPT PUBLIC INPUT REGARDING PERSONNEL COMPENSATION INCREASES FOR FISCAL YEAR 2024-2025**

Mayor Pro Tem Christensen informed a public hearing had been advertised for the Regular Council Meeting scheduled June 18, 2024, in order for the City Council to hear and consider public comments regarding Personnel Compensation Increases for Fiscal Year 2024-2025.

Nichole Camac, City Recorder, stated that John Flores worked with HR and Legal and have now provided a compensation increase schedule that they believe complies with State Code. Mr. Flores will be available next week to answer any remaining questions the Council may have.

The City Council will accept public comment at the Regular Council Meeting scheduled June 25, 2024 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR JUNE 25, 2024

A. **RESOLUTION 24-106: APPOINT JOHN FLORES TO THE UTAH INFRASTRUCTURE AGENCY BOARD**

Mayor Pro Tem Christensen discussed proposed Resolution 24-106 that would appoint John Flores to the Utah Infrastructure Agency Board.

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

> The Utah Infrastructure Agency's bylaws require the City to appoint a member to the Agency Board. John Flores is the Assistant City Manager and has the experience and expertise to represent the City's interests on the Board.

B. **RESOLUTION 24-107: ACCEPT A QUITCLAIM DEED FROM VANGAS, INC. FOR PROPERTY LOCATED AT 3245 WEST 2100 SOUTH**

Mayor Pro Tem Christensen discussed proposed Resolution 24-107 that would accept a Quitclaim Deed from Vangas, Inc. for Property Located at 3245 West 2100 South

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

> The VANGAS, INC. property (Suburban Propane) is located on the east side of 3270 West, with an address of 3245 West 2100 South. As a condition of approval of for a building permit, conveyance of additional right of way on 3270 West and construction of public improvements on the east side of 3270 West and the south side of the 2100 South Frontage Road was required.

C. **RESOLUTION 24-108: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE CONTRACT AND ACCEPT A QUITCLAIM DEED AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM SALT LAKE COUNTY FOR PROPERTY LOCATED AT 2880 WEST 3650 SOUTH**

Mayor Pro Tem Christensen discussed proposed Resolution 24-108 that would authorize the City to Enter Into a Real Estate Purchase Contract and Accept a Quitclaim Deed and a Temporary Construction Easement With and From Salt Lake County for Property Located at 2880 West 3650 South.

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

> The Salt Lake County (library) parcel located at 2880 West 3650 South is one of several parcels affected by the Lancer Way Reconstruction Project; 2700 West to 3200 West. This project will widen Lancer Way and provide curb, gutter and sidewalk 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 Quit Claim Deed, Temporary Construction Easement and improvements is $30,300.00 and was based upon an appraisal 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 $2,051.31.

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D. **RESOLUTION 24-109: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE CONTRACT AND ACCEPT A WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM TCG-CW WEST VALLEY, LLC FOR PROPERTY LOCATED AT 2945 WEST 3650 SOUTH**

Mayor Pro Tem Christensen discussed proposed Resolution 24-109 that would authorize the City to Enter Into a Real Estate Purchase Contract and Accept a Warranty Deed and a Temporary Construction Easement With and From TCG-CW West Valley, LLC for Property Located at 2945 West 3650 South

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

> The PR TCG-CW West Valley LLC parcel located at 2945 West 3650 South is one of several parcels affected by the Lancer Way Reconstruction Project; 2700 West to 3200 West. This project will widen Lancer Way and provide curb, gutter and sidewalk 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. The Warranty Deed and Temporary Construction Easement is being donated by the property owner. The property owner has development plans for the property and would have been required to convey right-of-way and construct right-of-way improvements as part of its development of the property had this project not been in the works.

The City Council will consider Resolutions 24- 106 through 24-109 on the Consent Agenda at the Regular Council Meeting scheduled April 2, 2024 at 6:30 P.M

COMMUNICATIONS

A. 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 Whetstone stated that he would like to discuss Stanton Drive to see if the Council would like to direct staff to install speed bumps on this road. He noted that the speed study fell short but many residents are in favor of installing

speed bumps regardless. Councilmember Harmon stated that he also hears a lot of concern and would like to discuss adjusting the point system again. He noted that he would be in favor of doing more rather than less.

Councilmember Fitisemanu stated that he receives complaints regarding noise on the Mountain View Corridor. He indicated that he would like communication or information on what restrictions are in place as well as stats regarding speeding/crashes/casualties. Steve Pastorik indicated that UDOT maintains the traffic statistics, but staff should be able to provide those as well as information on what noise restrictions are in place.

Councilmember Harmon stated that he provided a video of a crash that occurred on 3500 South due to street racing. He asked if there are increased penalties that can be implemented for this type of accident. Councilmember Harmon expressed concern regarding on-street parking and boarding homes. He noted that his only idea so far has been to ban overnight parking. He requested a communication to discuss this issue.

B. COUNCIL REPORTS

COUNCILMEMBER WHETSTONE- CHILL WITH THE CHIEF, CROSSING GUARD BANQUET

Councilmember Whetstone stated that the latest Chill with the Chief event was great and well attended. He added that he also attended the Crossing Guard Banquet which was a great event as well.

COUNCILMEMBER HARMON- WESTFEST

Councilmember Harmon noted that he attended the WestFest parade and there were difficulties with his antique car but noted that it was a great event. Councilmember Huynh requested clarification at future parades on whether candy can/can't be thrown from vehicles. Jamie Young, Parks and Recreation Director, stated that it is a safety concern so staff asks that candy not be thrown from vehicles and just handed out by walkers along side them. She added that this is difficult to enforce.

MOTION TO ADJOURN

Upon motion by Councilmember Huynh all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY JUNE 18, 2024 WAS ADJOURNED AT 4:48 PM BY MAYOR PRO TEM CHRISTENSEN.

DRAFT

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, June 18, 2024.

_____
Nichole Camac, CMC
City Recorder

DRAFT

The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, June 25, 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 Don Christensen

4. Special Recognitions

5. Approval of Minutes:

   A. June 18, 2024

6. Public 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. Comments shall be limited to City business and matters within the purview of the City Council. Speakers should not expect any debate with the Mayor, City Council or City Staff. The Mayor, City Council or City Staff may respond after the comment period has concluded. Speakers shall refrain from personal attacks

- 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.

against fellow citizens, city staff, or members of the City Council.)

7. Public Hearings:

   A. Accept Public Input Regarding Personnel Compensation Increases for Fiscal Year 2024-2025

8. Consent Agenda:

   A. Reso 24-106: Appoint John Flores to the Utah Infrastructure Agency Board

   B. Reso 24-107: Accept a Quitclaim Deed from Vangas, Inc. for Property Located at 3245 West 2100 South

   C. Reso 24-108: Authorize the City to Enter Into a Real Estate Purchase Contract and Accept a Quitclaim Deed and a Temporary Construction Easement With and From Salt Lake County for Property Located at 2880 West 3650 South

   D. Reso 24-109: Authorize the City to Enter Into a Real Estate Purchase Contract and Accept a Warranty Deed and a Temporary Construction Easement With and From TCG-CW West Valley, LLC for Property Located at 2945 West 3650 South

9. Motion for Closed Session (if necessary)

10. Adjourn

Item: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____

Budget Opening Required:

ISSUE:
A Resolution adopting a change to City Municipal Code Section 1-2-112: OTHER FEES AND COLLECTION COSTS adding a provision to include fees assessed for attorney fees.

SYNOPSIS:
The proposed amendment the current code to include the verbiage, "and reasonable attorney fees." Full code would state the following:

1-2-112. OTHER FEES AND COLLECTION COSTS.
It is not intended by this Chapter to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws, except to effect modification of the fees reflected above. The fees listed in the Consolidated Fee Schedule supersede present fees for the services specified, but all fees not listed remain in effect. Where this Chapter imposes a higher fee than is imposed or required by existing provisions of resolution, ordinance, or law, the provisions of this Chapter shall control. The City shall be authorized to collect all expenses and fees incurred in collecting amounts owed to the City, including but not limited to collection costs ***and reasonable attorney fees.***

This proposed verbiage amendment recommended at the advice of legal counsel to allow for the collection of delinquent accounts owed to the city when assigned to an attorney or their representative. This adjustment will help a collection agency recover the costs of reasonable legal costs.

RECOMMENDATION:
Approval of this addition to the Other Fees and Collection Costs, municipal code 1-2-112.

SUBMITTED BY:
James D. Welch, Director of Finance

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 6/17/2024

Date Adopted: _____

Date Effective: _____

AN ORDINANCE AMENDING SECTION 1-2-112 OF THE WEST VALLEY CITY MUNICIPAL CODE CONCERNING COLLECTION COSTS.

WHEREAS, Title 1 of the West Valley City Municipal Code establishes a consolidated fee schedule setting forth the fees charged for various City services; and

WHEREAS, the City desires to clarify certain provisions concerning collection costs and attorney's fees incurred in collecting amounts owed to the City; 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 amend Section 1-2-112 of the West Valley City Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah as follows:

Section 1. Repealer. Any provision of the West Valley City Municipal Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Amendment. Section 1-2-112 of the West Valley City Municipal Code are hereby amended as follows:

1-2-112. OTHER FEES AND COLLECTION COSTS.

It is not intended by this Chapter to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws, except to effect modification of the fees reflected above. The fees listed in the Consolidated Fee Schedule supersede present fees for the services specified, but all fees not listed remain in effect. Where this Chapter imposes a higher fee than is imposed or required by existing provisions of resolution, ordinance, or law, the provisions of this Chapter shall control. The City shall be authorized to collect all expenses and

fees incurred in collecting amounts owed to the City, including but not limited to collection costs and reasonable attorney's fees.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

PASSED and APPROVED this _____ day of _____, 2024.

WEST VALLEY CITY

_____

MAYOR

ATTEST:

_____

CITY RECORDER

24-110: Approve the Purchase of a Tractor and Aerial Lift

Item #:	
Fiscal Impact:	$98,850
Funding Source:	Donation and General Fund
Account #:	45-9610-40720-60010-0000
Budget Opening required:	Yes ($60k for donated funds)

ISSUE:

A resolution authorizing the purchase of equipment to be used on Operation My Hometown

SYNOPSIS:

Purchase of equipment for use in Operation My Hometown

BACKGROUND:

Operation My Hometown performs various community service projects throughout the summer and is often in need of equipment to facilitate the projects. The City Council included in the FY 2024-25 budget up to $120,000 to purchase miscellaneous equipment for use by My Hometown. My Hometown has also received a generous donation of $60,000. The money is being donated to the City to purchase equipment for use on My Hometown days of service. The equipment will be purchased, owned and maintained by the City. The City could use the equipment in our operations, but it will primarily be made available to the volunteers of My Hometown. The Public Works Department will provide training to My Hometown volunteers and will keep a record of volunteers that are trained and authorized to use the equipment.

The equipment purchase plan is described below:

Equipment Type	Qty	Vendor	State Contract	Total Cost
Kubota Tractor and Implements	1	Bonneville Equipment	MA 2187	$46,550
JLG Towable Aerial Lift Model T500J	1	Wheeler Machinery	MA 3383	$52,300
				$98,850

These purchases will be made in July after the start of the new fiscal year.

RECOMMENDATION:

Authorize the purchase of a Kubota Tractor and various implements and a towable aerial lift for use by the My Hometown project group

SUBMITTED BY:

Dan Johnson, Public Works Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF A TRACTOR AND AERIAL LIFT.

WHEREAS, West Valley City wishes to purchase a tractor and aerial lift for use by the Public Works Department and Operation My Hometown; and

WHEREAS, Bonneville Equipment and Wheeler Machinery have been awarded the State Contract to supply said equipment; and

WHEREAS, the price awarded to said vendors is within price parameters and meets the City's needs; 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 purchase said equipment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the City is hereby authorized to purchase a tractor and an aerial lift from Bonneville Equipment and Wheeler Machinery for an amount not to exceed $98,850.00 and that the Mayor and City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchase.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of_____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

145429-01

Apr 01, 2024

WEST VALLEY CITY

3600 CONSTITUTION BLVD
WEST VALLEY, UT84119-3720

Attention: Eric Madsen



Machine pictured may not reflect specifications quoted.

Eric Madsen,

Thank you for this opportunity to quote Caterpillar products for your business needs. We are pleased to quote the following for your purchase consideration.

One (1) New Jlg Model: T500J TOW AERIAL LIFT with all standard equipment in addition to the additional specifications listed below:

STOCK NUMBER: AWP00447 **SERIAL NUMBER:** 030016435 **YEAR:** 2023 **SMU:** 0

Thank you for your interest in Wheeler Machinery and Caterpillar products for your business needs. This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,

Trevor Shuman
Machine Sales Representative
tshuman@wheelercat.com
801-209-1882

One (1) New Jlg Model: T500J TOW AERIAL LIFT with all standard equipment in addition to the additional specifications listed below:

MACHINE SPECIFICATIONS

50' TOWABLE BOOM LIFT- ELECTRIC,	T500J- TOW	PLATFORM CAPACITY: 500 LB	
STANDARD.		PLATFORM HEIGHT: 50 FT	
HORIZONTAL OUTREACH: 30 FT		5DYACJ1J8PP016435	VIN NU-MBER

LIST PRICE	$71,765.00
STATE CONTRACT MA3383 DISCOUNT (LIFTS)	($19,465.00)
SELL PRICE	**$52,300.00**

WARRANTY & COVERAGE

Standard Warranty: 1 Year Parts and Labor, 5 Year Structure

F.O.B/TERMS:

SLC

Bonneville Equipment Company

DABB & CO., INC.

9330 South 300 West Sandy, Utah 84070

Skip Francone 385-434-8958 skipf@bec1.com

Name	West Valley City	Contract	MA2186
Address		Date	6/11/2024
City, State, Zip	West Valley City, Utah	Phone	
Attention	Steve	Email	

We are pleased to Quote the following on the Kubota product you are looking for

GSA Contract GS-30F-010AA Unique Identifier HRQ1ENHJDQL8

Utah State Contracts MA2187 Tractors & Mowers MA3979 Utility Vehicles Construction EQ MA3376

Item number	Quantity	Item description	Price	Extended Price
L2502HST	1	Kubota Tractor		$15,244.80
AMR8977B	0	FT TITN 27X8.50-15 R4 STL 6 BLT		INC
ALR8809A	1	RT TITN 15-19.5 R4 STL 6BLT		$2,057.60
LA526	1	Loader Assembly		$4,602.40
CB1060-82	1	Combination Bucket		$3,316.50
380-336A	1	3rd Function Valve		$940.50
E1133	1	Plastic Canopy		$443.20
		Combination Bucket available at Factory		
			Sub Total	$26,605.00
		Assembly		$1,470.22
		Incoming Freight		$1,084.00
		Documentation Fee	$490.00	None
		Taxable Total		$29,159.22
		Sales Tax	7.25%	Exempt
		Total Purchase Price		$29,159.22

Land Pride Kubota

Buyer Signature

Seller Signature Skip Francone

Bonneville Equipment Company

DABB & CO., INC.

9330 South 300 West Sandy, Utah 84070			
Skip Francone 385-434-8958 skipf@bec1.com			
Name	West Valley City	Contract	MA2187
Address		Date	6/5/2024
City, State, Zip	West Valley, Utah	Phone	
Attention	Steve	Email	

We are pleased to Quote the following on the Kubota product you are looking for

GSA Contract GS-30F-010AA Unique Identifier HRQ1ENHJDQL8

Utah State Contracts MA2187 Tractors & Mowers MA3979 Utility Vehicles Construction EQ MA3376

Item number	Quantity	Item description	Price	Extended Price
BH77	1	7' Backhoe - 4 Point Mount		$7,246.40
BH4966B	1	Backhoe Subframe		$944.00
BT1951A	1	12" Backhoe Bucket		$492.80
BH1976	1	Mechanical Thumb		$477.60
BX9468	2	Rubber Flip Pads		$259.20
SGC0554-91	1	05 SERIES CLAW GRAPPLE - 54" Width		$2,042.10
SA10-20	1	10 SERIES HYDRAULIC POST HOLE DIGGER		$2,646.90
-11	1	9" Semi-Double Flight Auger (317-033A)		$494.10
			Sub Total	$14,603.10
		Assembly		$2,160.00
		Incoming Freight		$600.00
		Documentation Fee	$490.00	None
		Taxable Total		$17,363.10
		Sales Tax	7.25%	Exempt
		Total Purchase Price		$17,363.10

Buyer Signature

Seller Signature Skip Francone

T500J
TOW-PRO® SERIES

BOOM LIFT



KEY SPECS

Platform Height
50-ft .5-in / 15.2-m

Towing Speed
65 mph / 105 km/h

Horizontal Outreach
31-ft 6-in / 9.6-m

Platform Capacity
500-lb / 227-kg

KEY FEATURES

- Optimize productivity with 11.7 hp gasoline engine.
- New standard features include a smart charger, LED tail lights, lockable hoods, dual USB port in platform and parking brake audible indicator
- Set up with ease and get right to work with hydraulic, auto-leveling outriggers.
- Detachable platform controls provide, efficient boom positioning with one-hand operation of all boom functions.

ACCESSORIES & OPTIONS

- 3000W Honda Generator (Aftermarket Only)
- Full-Size Spare Tire
- Lifting Lugs
- Material Hook — 500-lb / 227-kg Capacity
- Platform Rotator

STANDARD SPECIFICATIONS

Performance

Platform Height	50-ft .5-in / 15.2-m
Horizontal Outreach	31-ft 6-in / 9.6-m
Centerline to Platform Edge	31-ft / 9.45-m
Swing	410 Degrees Non-Continuous
Platform Capacity	500-lb / 227-kg
Platform Capacity w/Rotator (Optional)	440-lb / 200-kg
Material Hook Capacity	500-lb / 227-kg
Platform Rotator	90 Degrees Manual
Jib Length	4-ft / 1.22-m
Jib Vertical Motion	130 Degrees (+75, -55)
Weight*	5,200-lb / 2,359-kg
Leveling Capability	11 Degrees
Max. Ground Bearing Pressure	31 psi / 2.18 kg/cm²
Towing Speed Rating	65 mph / 105 km/h
Tongue Weight*	450-lb / 204-kg
Max Gradability	20%
Hydraulic Reservoir	6.0 gal / 22.71 L

*Certain options or country standards increase weight

Power Source

DC Power	24V DC
Gasoline Engine	Honda GX390 11.7hp

Tires

Standard	ST225/75 R15 Pneumatic

STANDARD FEATURES

- 110V-AC Receptacle in the Platform
- 2-in Hitch with Adjustable Height Coupler
- Amber Beacon
- ANSI A92.2 Compliant
- Auto-Leveling Hydraulic Outriggers
- Dual USB Port in Platform
- Hourmeter
- Hydraulic Surge Brakes
- LED Taillights & Mounting Bracket
- Lockable Hoods
- Motion Alarm
- Parking Brake Audible Indicator
- Platform, Side Entry: 30 x 48-in (0.76 x 1.22-m)
- Proportional Controls
- Quick Start Guide Common Among all JLG® Towable Boom Models
- Smart Charger
- Standard Air and Water Lines to Platform
- Telescopic Upper Boom
- Tilt Alarm/Indicator Light

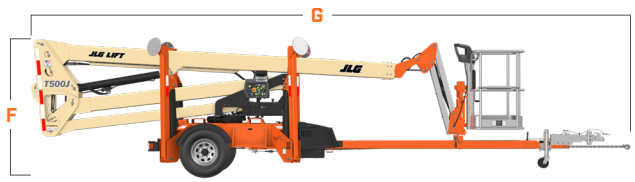
T500J
TOW-PRO® SERIES

BOOM LIFT

DIMENSIONS

All dimensions are approximate

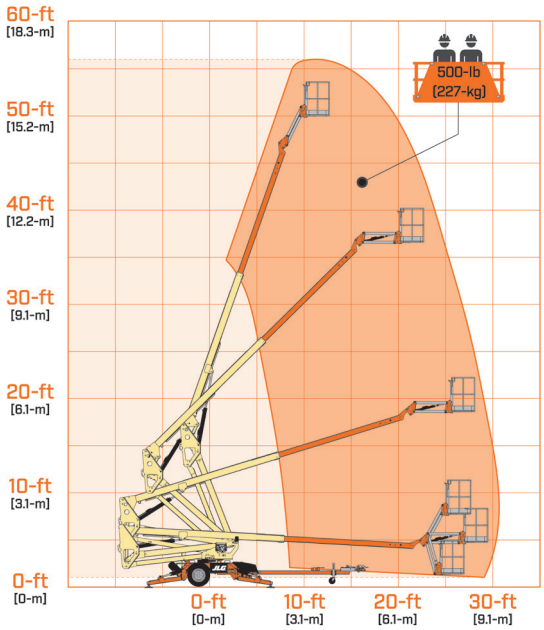




A.	Platform Width	30-in / 0.76-m
B.	Platform Length	48-in / 1.22-m
C.	Machine Width	5-ft 7.5-in / 1.7-m
D.	Outrigger Footprint Length	12-ft 4-in / 3.8-m
E.	Outrigger Footprint Width	12-ft 8-in / 3.9-m
F.	Machine Height	6-ft 6.75-in / 2-m
G.	Machine Length	27-ft 3.75-in / 8.32-m[1]

1. With surge brake, 2-in ball

REACH DIAGRAM



THE JLG 1&5 WARRANTY

We provide coverage for one (1) full year, and cover all specified major structural components for five (5) years. Due to continuous product improvements, we reserve the right to make specification and/or equipment changes without prior notification. This machine meets or exceeds applicable ANSI and CSA requirements based on machine configuration as originally manufactured for intended applications. Please reference the serial number plate on the machine for additional information.

JLG INDUSTRIES, INC.
Toll-free US 877-JLG-LIFT
JLG.com

An Oshkosh Corporation Company

Part No. 3133003 | R1023_06

Item #:	
Fiscal Impact:	$46,882.43
Funding Source:	Park Impact Fees
Account #:	32-7680-40750
Budget Opening Required:	No

ISSUE:

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

SYNOPSIS:

With the construction of the Wetland Park, power needs to be brought into the park for the current and future features and amenities of the park.

BACKGROUND:

Wetland Park is located at 6645 W Parkway Blvd. We are beginning phase 1 of the construction of the park. This contract is for the installation of the transformer and the reserving of the demand for power for current and future uses. The cost of this agreement with Rocky Mountain Power will be $46,882.43.

RECOMMENDATION:

Approve the contract and payment to Rocky Mountain Power for power at Wetland Park for the cost of $46,882.43.

SUBMITTED BY:

Jason Erekson, 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 THE WETLAND PARK.

WHEREAS, the City desires to obtain power service at the Wetland Park (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 June 3, 2024, is between Rocky Mountain Power, an unincorporated division of PacifiCorp ("Company"), and **West Valley City** ("Customer"), for electric service for Customer's Public Park operation at or near 6645 Parkway Blvd, 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 120/208 volt, three-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 6 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 $1,563.57 (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 $47,132.43, and the **balance due is $47,132.43**, 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 $46,882.43.**

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) $136.62 (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:** None

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

Jason Erekson, Parks & Rec Director
ATTENTION OF

3600 South Constituiton Boulevard
ADDRESS

West Valley City, Utah 84119
CITY, STATE, ZIP

Jason.Erekson@WVC-UT.Gov
EMAIL ADDRESS

ROCKY MOUNTAIN POWER

By _____
signature

Brady Allen Manager
NAME (type or print legibly) TITLE

_____
DATE

Rocky Mountain Power's Mailing Address for Executed Contract

1569 W North Temple
ADDRESS

Salt Lake City, UT 84116
CITY, STATE, ZIP

Frankie.Mansuetto@PacifiCorp.com
EMAIL ADDRESS

Approved as to form 6/18/2024
Brandon Hill

Item #:	
Fiscal Impact:	$0.00
Funding Source:	
Account #:	
Budget Opening Required:	No

ISSUE:

A resolution approving a utility easement at West View Park Expansion.

SYNOPSIS:

With the construction of the West View Park Expansion, different utilities may need to be run along 6000 W which will need an easement.

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. As the park is being built, the overhead power will be put underground along 6000 W, there may also be other utilities that may need to be installed along the park. This easement will allow them to do that along the roadway without having to do additional easements for each utility.

RECOMMENDATION:

Approve the utility easement at West View Park Expansion.

SUBMITTED BY:

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

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION GRANTING AND ACCEPTING A PUBLIC UTILITY EASEMENT FOR PROPERTY LOCATED AT WEST VIEW PARK.

WHEREAS, West Valley City owns property located at 4059 South 6000 West where West View Park is being expanded (the "Project"); and

WHEREAS, a Public Utility Easement (the "Easement") is required to provide utility service to the Project; 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 grant and accept the Easement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the Easement is hereby granted and accepted in substantially the form attached and that the City Recorder is authorized to record said Easement for and on behalf of West Valley City.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WHEN RECORDED RETURN TO:
West Valley City Recorder
3600 South Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL I.D. # **14-35-452-002 and 14-35-452-011**

PUBLIC UTILITY EASEMENT

West Valley City, a municipal corporation of the State of Utah, GRANTOR, hereby grants a Public Utility Easement to West Valley City, a municipal corporation of the State of Utah, whose principal place of business is located at 3600 South Constitution Boulevard, West Valley City, Utah 84119, its successors in interest, and assigns, and to any and all public utility companies, GRANTEES for good and valuable consideration, receipt of which is hereby acknowledged, two perpetual, non-exclusive easements, the same to be used for the installation, operation, maintenance, repair, alteration, and replacement of public utility lines and facilities, on, over, under, and across real property located in Salt Lake County, State of Utah, described as follows:

Parcel 14-35-452-002

A Public Utility Easement located in the Southeast Quarter of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah described as follows:

Beginning at a point on the east line of 6000 West Street, said point being North 89°57'13" East 33.00 feet and North 00°06'33" West 283.00 feet from the South Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°06'33" West 212.17 feet along said east line of 6000 West Street to the northwest corner of Grantor's property; thence South 76°36'33" East 10.28 feet along the northerly boundary of Grantor's property; thence South 00°06'33" East 209.78 feet to the southerly boundary of Grantor's property; thence South 89°57'13" West 10.00 feet to the Point of Beginning. Encompassing 2,109 square feet.

Parcel 14-35-452-011

A Public Utility Easement located in the Southeast Quarter of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah described as follows:

Beginning at a point on the east line of 6000 West Street, said point being North 89°57'13" East 33.00 feet and North 00°06'33" West 78.50 feet from the South Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°06'33" West 204.50 feet along said east line of 6000 West Street to the northwest corner of Grantor's property; thence

North 89°57’13” East 10.00 feet along the northerly boundary of Grantor’s property; thence South 00°06’33" East 214.89 feet to the southwesterly boundary of Grantor’s property and the northerly line of 4100 South Street; thence North 45°57’53” West 14.43 feet to the Point of Beginning. Encompassing 2,097 square feet.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

WITNESSED the hand of said GRANTOR this _____ day of _____, 2024.

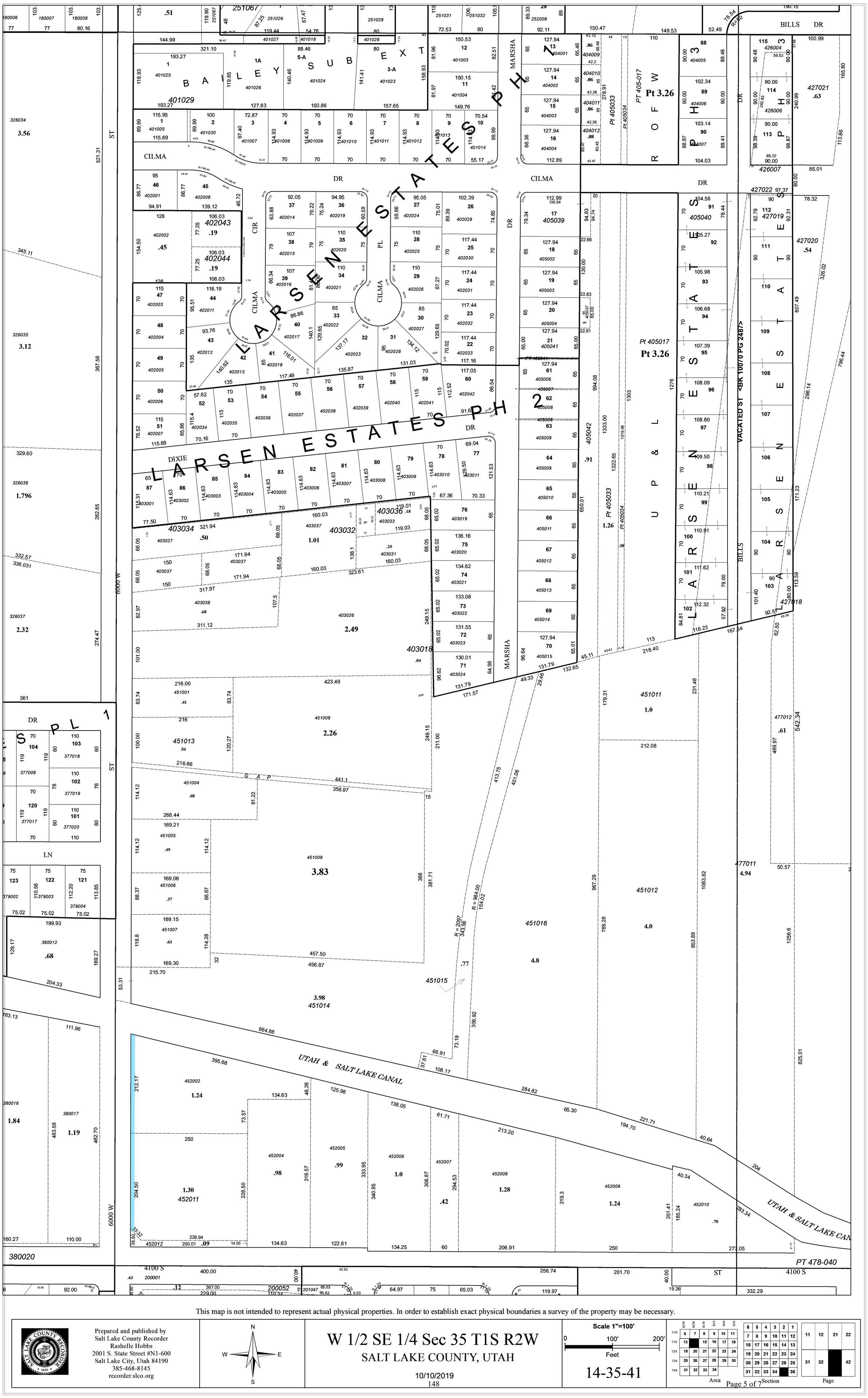
GRANTOR
West Valley City, a municipal corporation of the State of Utah

_____
Karen Lang, Mayor

State of Utah)
:ss
County of Salt Lake)

On this _____ day of _____, 2024, personally appeared before me **Karen Lang**, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed to me that she is the **Mayor** of **West Valley City, a municipal corporation of the State of Utah**, and that this document was signed by her in behalf of said municipal corporation by authority of Resolution of the West Valley City Council.

_____
Notary Public



This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.

Prepared and published by
Salt Lake County Recorder
Rashelle Hobbs
2001 S. State Street #N1-600
Salt Lake City, Utah 84190
385-468-8145
recorder.slco.org

N W E S

W 1/2 SE 1/4 Sec 35 T1S R2W

SALT LAKE COUNTY, UTAH

10/10/2019
148

Scale 1"=100'
0 100' 200'
Feet

14-35-41

Area

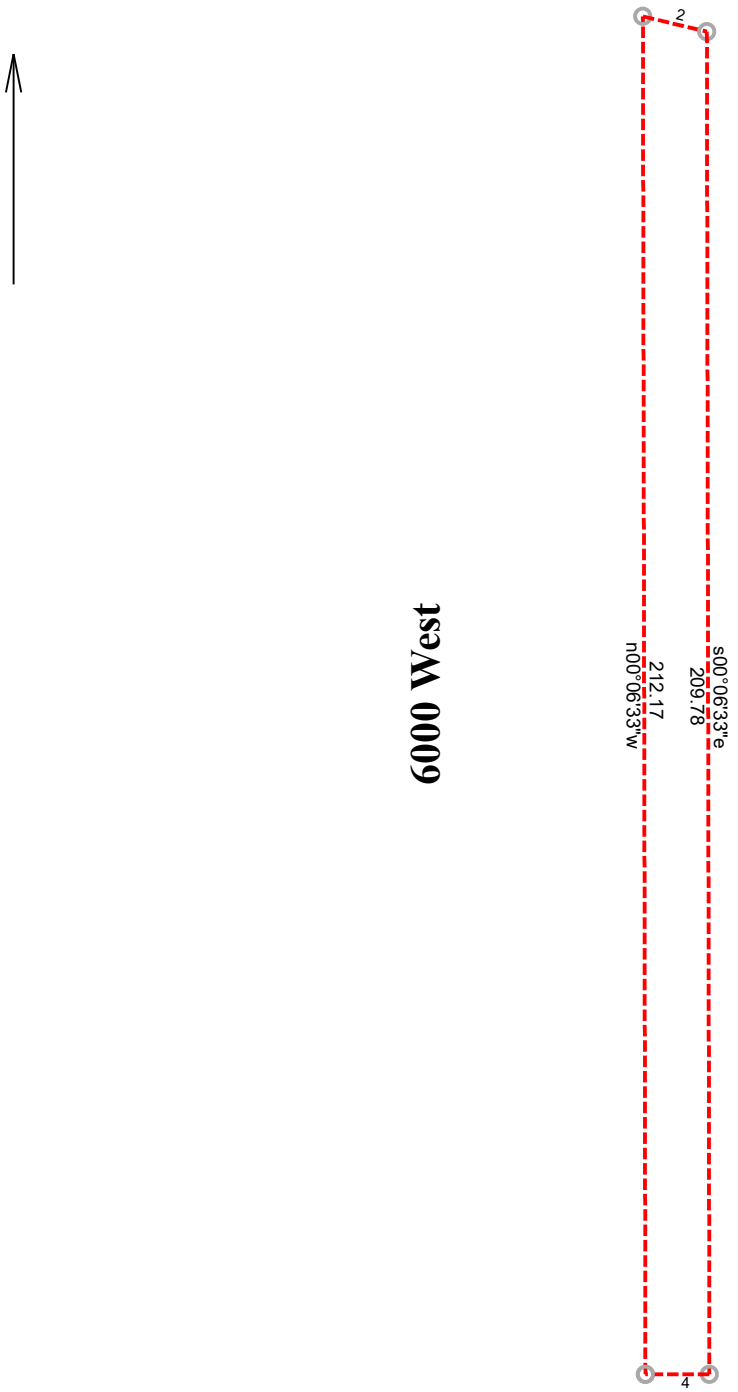
	R3W	R2W	R1W	R1E	R2E	R3E
T1N	6	7	8	9	10	11
T1S	13		15	16	17	18
T2S	19	20	21	22	23	24
T3S	25	26	27	28	29	30
T4S	31	32	33	34		

Section

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34		36

Page

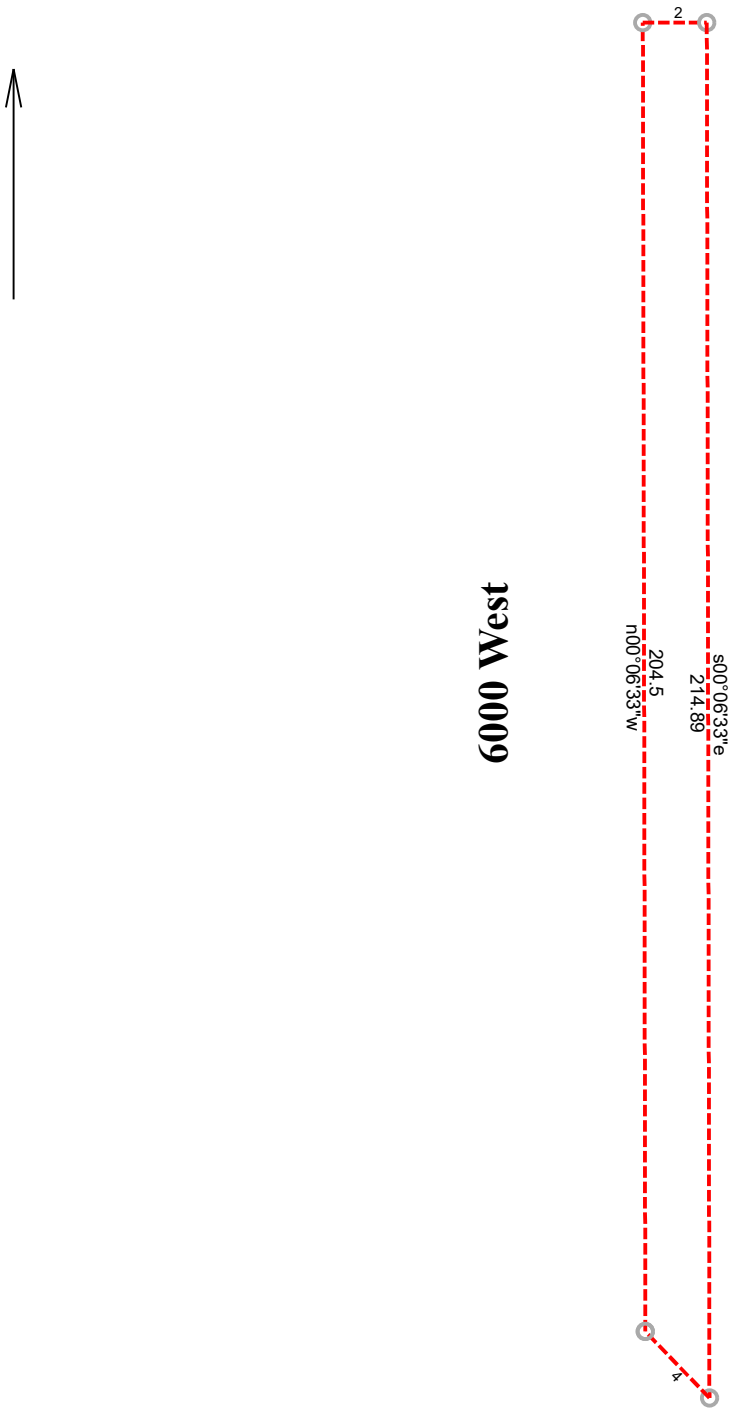
11	12	21	22
31	32		42



Parcel 14-35-452-002, Public Utility Easement	4/11/2024
Scale: 1 inch= 30 feet	File:

Tract 1: 0.0484 Acres (2109 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/105547), Perimeter=442 ft.

01 n00.0633w 212.17
02 s76.3633e 10.28
03 s00.0633e 209.78
04 s89.5713w 10



4100 South

Parcel 14-35-452-011, Public Utility Easement	4/11/2024
Scale: 1 inch= 30 feet	File:

Tract 1: 0.0481 Acres (2097 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/90332), Perimeter=444 ft.

01 n00.0633w 204.5
02 n89.5713e 10
03 s00.0633e 214.89
04 n43.5753w 14.43

Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A

Budget Opening Required: ☐

ISSUE:

A Resolution re-appointing Abigail Dizon-Maughan as Chair of the Professional Standards Review Board

SYNOPSIS:

This resolution re-appoints Abigail Dizon-Maughan as Chair of the Professional Standards Review Board for a term commencing on July 2, 2024 and ending on June 30, 2026.

BACKGROUND:

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

RECOMMENDATION:

Ratify the City Manager's re-appointment of Abigail Dizon-Maughan as Chair of the Professional Standards Review Board.

WEST VALLEY CITY, UTAH

RESOLUTION NO. 24-XX

A RESOLUTION RATIFYING THE CITY MANAGER'S RE-APPOINTMENT OF ABIGAIL DIZON-MAUGHAN AS CHAIR OF THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING JULY 2, 2024 AND ENDING JUNE 30, 2026.

WHEREAS, the members of the Professional Standards Review Board are appointed for a two-year term by the City Manager; and

WHEREAS, the City Manager desires to re-appoint Abigail Dizon-Maughan as Chair of the Professional Standards Review Board for a term commencing July 1, 2024 and ending June 30, 2026; and

WHEREAS, Abigail Dizon-Maughan is willing to accept said re-appointment; and

WHEREAS, said re-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 re-appointment of Abigail Dizon-Maughan as Chair of the Professional Standards Review Board for a term commencing July 1, 2024 and ending June 30, 2026.

PASSED, APPROVED and MADE EFFECTIVE this 2nd day of July 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

An experienced litigator and zealous advocate for diverse groups within the community, Abby Dizon-Maughan represents clients in complex business and commercial litigation and plaintiff's medical malpractice.



Abigail M. Dizon-Maughan

Shareholder | Salt Lake City

Contact information

801.536.6709

adm@parsonsbehle.com

Capabilities

Business & Commercial Litigation

Plaintiffs Personal Injury

Plaintiffs Litigation

Licensed/Admitted

Utah

U.S. Dist. Court, Dist. of Utah

Biography

Abby Dizon-Maughan is a shareholder and member of the Litigation practice team in Parsons Behle & Latimer's Salt Lake City office. Ms. Dizon-Maughan possesses significant trial and courtroom experience and has been recognized by her peers as an up-and-coming litigator. She has been named a Rising Star by *Super Lawyers/ThomsonReuters* in 2017, 2018, 2019, 2020, and 2021, and has been recognized by the Utah State Bar for her mentorship of young attorneys.

Ms. Dizon-Maughan is a Utah native and earned her Bachelor of Science degree in Political Science from the University of Utah, her Master of Business Management degree from the University of Phoenix and her Juris Doctor from the University of Utah S.J. Quinney College of Law, where she graduated with honors.

After graduating from law school, Ms. Dizon-Maughan started her own practice, vigorously defending the rights of the individuals accused of serious crimes. After five years, she joined a boutique firm where she transitioned from criminal defense to complex commercial litigation and medical malpractice and continued to build her skills as a litigator.

In addition to practicing law, Ms. Dizon-Maughan serves as the Chairperson for the Professional Standards Review board of the West Valley Police Department, is the Chairperson of the Criminal Justice Committee of the NAACP - Salt Lake Branch and is a former president of the Utah Minority Bar Association. She also serves on several boards of the Utah Center for Legal Inclusion, and is a member of Women Lawyers of Utah and the Salt Lake County Bar Association.

Experience

Fraud and Conspiracy Lawsuit
Representing clients in a fraud, conspiracy and RICO lawsuit, brought in Utah federal district court by a former tribal judge for appointment of a receiver and forfeiture of assets.

Independent Investigation of Sexual Harassment
Conducted an independent investigation of sexual harassment claims against Senator Gene Davis by a legislative intern.

School District Independent Investigation
Participated in the independent investigation of the events leading up to the death of Izzy Tichenor, a Black 10-year old girl who died by suicide. Izzy's mother had alleged Izzy took her life after she was bullied for her race and disability.

Accomplishments

Professional
Legal Elite, Up & Coming, *Utah Business Magazine*, 2021

Women in Law Award, *Lawyer Monthly Magazine*, 2018 and 2021

Super Lawyers Rising Star, 2017-2023

Young Alumna of the Year, S.J. Quinney College of Law, University of Utah, 2019

Outstanding Mentor recognition by the Utah State Bar, 2017, 2018

President's Award, NAACP-Salt Lake Branch, 2015

Academic
University of Utah, S.J. Quinney College of Law, Juris Doctor, with honors, 2012

University of Phoenix, Master of Business Management, 2007

University of Utah, Bachelor of Arts, 2001

Associations

Professional

Utah Minority Bar Association, former president

David K. Watkiss Sutherland II American Inn of Court

Utah State Bar Leadership Academy

Utah Association for Justice

Women Lawyers of Utah

Salt Lake County Bar Association

Utah State Bar Litigation Section, member and treasurer

Utah State Bar, CLE subcommittee and member of admissions committee

American Bar Association's Diverse Leadership Academy, member

American Bar Association's Judicial Intern Opportunity Program, member

Former ex officio member of the Utah State Bar Commission

Community

Chairperson for the Professional Standards Review board of the West Valley Police Department

Chairperson of the Criminal Justice Committee of the NAACP - Salt Lake Branch

Utah Center for Legal Inclusion, board member

News

"Space For Me:" Abby Dizon-Maughan on Why She Works for Change, *by Andy Faught*, Feb. 7, 2023

Parsons Behle & Latimer Conferred Law Firm of the Year by the Minority Bar Association, Nov. 10, 2022

Attorney Abby Dizon-Maughn Featured in KSL Story on Living Color Gala, Sept. 8, 2022

Abigail M. Dizon-Maughan Honored as a Recipient of 2022 Living Color Award, Aug. 18, 2022

Parsons Behle & Latimer Celebrates its Attorneys of Color with New Affinity Group, May 2, 2022

**To view additional insights and related news items, visit parsonsbehle.com/people/abigail-m-dizon-maughan#insights*

ISSUE: _____
FISCAL IMPACT: N/A
FUNDING SOURCE: N/A

ISSUE:

A resolution re-appointing Matt MacPherson to the Professional Standards Review Board.

SYNOPSIS:

This resolution re-appoints Matt MacPherson as a member of the Professional Standards Review Board for a two-year term commencing on July 3, 2024 and ending on June 30, 2026.

BACKGROUND:

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

RECOMMENDATION:

Ratify the City Manager's re-appointment of Matt MacPherson to the Professional Standards Review Board.

WEST VALLEY CITY, UTAH

RESOLUTION NO 24-XX

A RESOLUTION RATIFYING THE CITY MANAGER'S RE-APPOINTMENT OF MATT MACPHERSON TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING JULY 2, 2024 AND ENDING JUNE 30, 2026.

WHEREAS, members of the Professional Standards Review Board are appointed for a two-year term by the City Manager; and

WHEREAS, the City Manager desires to re-appoint Matt MacPherson to serve on the Professional Standards Review Board for a term commencing July 2, 2024 and ending June 30, 2026; and

WHEREAS, Matt MacPherson is willing to accept said re-appointment; and

WHEREAS, said re-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 re-appointment of Matt MacPherson to the Professional Standards Review Board for a term commencing July 2, 2024 and ending June 30, 2026.

PASSED AND APPROVED this 2nd day of July 2024.

WEST VALLEY CITY

_____

MAYOR

ATTEST:

_____

CITY RECORDER



Matt MacPherson

I am a 20 year resident of West Valley City. I own businesses in this city, my children go to school and live here, and we love it. I am motivated to see our West side succeed.

I have spent a considerable amount of my time supporting West Valley and West side programs, businesses and charities. I sit on the oversight committee for the WVC PD and have been a member of the SLCoGOP Bylaws committee, as well as a precinct chair, county and state delegate for many years.

West Valley Victim Services



Jessica Hancock

(Victim Services Coordinator)



Katie Esparza



Natalie Martinez-Priddy (Spanish)



Melanie Sanders (Spanish)



Isabel Prieto (Spanish)



Nat Mancilla (Spanish)

Victim Advocates

Program Goals

- Attending court with victims
- Emergency financial assistance
- Crisis line calls
  - 6-week rotation
- Assist victims with completing their victim impact statements
- Notify victims of upcoming court hearings
  - Informing them of the judicial process and where their case currently is in that process
- Attending TIVI's

Goals (cont.)

- In 2023, we served a total of 2203 victims
- We are meeting or exceeding our goals

- It is important to note that we serve every victim of crime.
    - Domestic Violence cases are our primary focus

Utilizations of Funds

- Trainings
  - Online and In-person trainings
- Staff
- Helping our victims with rent, lease termination, hotels, food, security systems, bus passes, etc.
  - Case by case basis

Thank you!

Questions ?

Fraud Risk Assessment

Continued

*Total Points Earned: _395_/395 *Risk Level

Very Low	Low	Moderate	High	Very High
> 355	316-355	276-315	200-275	< 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	X	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	X	5
b. Procurement?	X	5
c. Ethical behavior?	X	5
d. Reporting fraud and abuse?	X	5
e. Travel?	X	5
f. Credit/Purchasing cards (where applicable)?	X	5
g. Personal use of entity assets?	X	5
h. IT and computer security?	X	5
i. Cash receipting and deposits?	X	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	X	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	X	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	X	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	X	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	X	20
7. Does the entity have or promote a fraud hotline?	X	20
8. Does the entity have a formal internal audit function?	X	20
9. Does the entity have a formal audit committee?	X	20

*Entity Name: _____West Valley City_____

*Completed for Fiscal Year Ending: _____6/30/2024_ *Completion Date: ____05/06/2024____

*CAO Name: _____Ifo Pili_____ *CFO Name: _____Jim Welch_____

*CAO Signature: _____ *CFO Signature: _____

*Required

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Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?			X	
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check “N/A”.	X			
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check “N/A”.	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check “N/A”.	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check “N/A”.	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check “N/A”.	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check “N/A”.	X			

* MC = Mitigating Control

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June 20, 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.

June 2024

June 25, 2024 *Tuesday*	Regular Primary Election, 7 AM to 8 PM; West Valley City Hall Lobby, 3600 S Constitution Blvd.
June 25, 2024 *Tuesday*	Third Eye Blind and Yellowcard, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 26, 2024 *Wednesday*	Styx & Foreigner with John Waite, 6:45 PM; Utah First Credit Union Amphitheatre,
June 26, 2024 *Wednesday*	Santa Fe Klan, 8 PM; Maverik Center, 3200 S Decker Lake Dr
June 27, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
June 29, 2024 *Saturday*	MyHometown North East Granger Day of Service, 8-12; Locations Vary
June 29, 2024 *Saturday*	New Kids On The Block with Paula Abdul & DJ Jazzy Jeff, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

June 30, 2024 *Sunday*	Theo Von, 7 PM; Maverik Center, 3200 Decker Lake Dr

July 2024

July 4, 2024 *Thursday*	Independence Day/City Offices Closed
July 9, 2024 *Tuesday*	UNP Partners in the Park, 6-8 PM; Parkway Park, 3405 W Parkway Boulevard
July 9, 2024 *Tuesday*	Noah Kahan: We'll All Be Here Forever Tour, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 11, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
July 11, 2024 *Thursday*	Hootie & the Blowfish – Summer Camp with Trucks Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 13, 2024 *Saturday*	Cops and Cleats: Football Camp, 8:30 - 11:30 AM; Hunter High School, 4200 S 5600 W
July 14, 2024 *Sunday*	West Valley Performing Arts Summer Block Party, 5-8 PM; West Valley Performing Arts Center, 3333 Decker Lake Dr
July 15, 2024 *Monday*	Chill with the Chief, 6 PM; Falcon Crest, 4055 S 7060 W
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	West Valley City Farmers Market, 5-9 PM; Centennial

Thursday	Park, 5415 W 3100 S
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 25, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
July 29, 2024 *Monday*	Chill with the Chief, 6 PM; Hillsdale Park, 3205 S 3200 W
July 29, 2024 *Monday*	Neil Young, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
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*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
August 1, 2024 *Thursday*	Alanis Morissette – The Triple Moon Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 1, 2024	Los Temerarios, 8 PM; Maverik Center, 3200 Decker

Thursday	Lake Dr
August 2, 2024 *Friday*	Los Temerarios, 8 PM; Maverik Center, 3200 Decker Lake Dr
August 3, 2024 *Saturday*	MyHometown West Granger Day of Service, 8-12; Locations Vary
August 3, 2024 *Saturday*	National Night Out Block Parties, Times Vary; Locations Vary
August 3, 2024 *Saturday*	MyHometown West Granger CRC Fall Event, TBD; 3305 South Scottsdale Drive
August 3, 2024 *Saturday*	Sam Hunt, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 4, 2024 *Sunday*	Los Temerarios, 8 PM; Maverik Center, 3200 Decker Lake Dr
August 6, 2024 *Tuesday*	National Night Out Block Parties, Times Vary; Locations Vary
August 8, 2024 *Thursday*	Cops and Cleats: Basketball Camp, 8:30 – 11:30 AM; WVCFFC, 5415 W 3100 S
August 8, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
August 10, 2024 *Saturday*	MyHometown Central Granger Day of Service, 8-12; Locations Vary
August 10, 2024 *Saturday*	Hot Wheels Monster Truck Live Glow Party, 12:30 PM & 7:30 PM; Maverik Center, 3200 Decker Lake Dr
August 11, 2024 *Sunday*	Hot Wheels Monster Truck Live Glow Party, 2:30 PM; Maverik Center, 3200 Decker Lake Dr
August 12, 2024 *Monday*	Chill with the Chief, 6 PM; Grand Vistas Park, 4534 S 6000 West

August 15, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
August 15, 2024 *Thursday*	Dirty Heads & Slightly Stoopid w/ Common Kings, The Elovaters, 6 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 16, 2024 *Friday*	National Night Out Block Parties, Times Vary; Locations Vary
August 16, 2024 *Friday*	Jhene Aiko, 7 PM; Maverik Center, 3200 Decker Lake Dr
August 17, 2024 *Saturday*	MyHometown North East Granger Day of Service, 8-12; Locations Vary
August 17, 2024 *Saturday*	Megadeth, 6:30 PM; Maverik Center, 3200 Decker Lake Dr
August 18, 2024 *Sunday*	Loserville 2024, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 19, 2024 *Monday*	National Night Out Senior Safety Fair, 9-11 AM; Family Fitness Center, 5415 West 3100 South
August 19, 2024 *Monday*	National Night Out Family Safety Fair, 4:30-6:30 PM; Family Fitness Center, 5415 West 3100 South
August 20, 2024 *Tuesday*	Tyler Childers – Mule Pull ’24 Tour, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 21, 2024 *Wednesday*	West Valley Wednesday: Wellness Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
August 22, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
August 24, 2024 *Saturday*	MyHometown North East Granger CRC Fall Event, TBD; 2835 South 2855 West
August 24, 2024	Blue October / Switchfoot / Matt Nathanson, 6:30 PM,

Saturday	Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 25, 2024 *Sunday*	Falling In Reverse, 5:45 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 26, 2024 *Monday*	National Night Out Block Parties, Times Vary; Locations Vary
August 28, 2024 *Wednesday*	SummerFest (NNO), 5-8 PM; Fairbourne Station Promenade, 2905 West Lehman Avenue
August 29, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
August 30, 2024 *Friday*	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 *Saturday*	Gloria Trevi, 8 PM; Maverik Center, 3200 Decker Lake Dr
August 31, 2024 *Saturday*	Hozier – Unreal Unearth Tour 2024, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

September 2024

September 2, 2024 *Monday*	Labor Day/City Offices Closed
September 5, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 5, 2024 *Thursday*	Human Musical Group Sensations GLASS ANIMALS: TOUR OF EARTH, 7:45 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 6, 2024 *Friday*	Creed – Summer of ’99 Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 7, 2024 *Saturday*	MyHometown West Granger Day of Service, 8-12; Locations Vary

September 7, 2024 *Saturday*	MyHometown Central Granger CRC Fall Event, TBD; 2850 West 3835 South
September 7, 2024 *Saturday*	Jason Aldean: Highway Desperado Tour 2024, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 12, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 13, 2024 *Friday*	Lainey Wilson: Country's Cool Again Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 13, 2024 *Friday*	Grupo Frontera, 8 PM; Maverik Center, 3200 Decker Lake Dr
September 14, 2024 *Saturday*	MyHometown Central Granger Day of Service, 8-12; Locations Vary
September 17, 2024 *Tuesday*	Sturgill Simpson, 8 PM; Maverik Center, 3200 S Decker Lake Dr
September 18, 2024 *Wednesday*	West Valley Wednesday: Weed Out Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
September 19, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 20, 2024 *Friday*	Dan + Shay, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 20, 2024 *Friday*	Heart, 8 PM; Maverik Center, 3200 Decker Lake Dr
September 21, 2024 *Saturday*	MyHometown North East Granger Day of Service, 8-12; Locations Vary
September 21, 2024 *Saturday*	Los Tigres del Norte, 8:30 PM; Maverik Center, 3200 Decker Lake Dr

September 23, 2024 *Monday*	Gold Over America Tour Starring Simone Biles, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
September 25, 2024 *Wednesday*	Pitbull, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 26, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 26, 2024 *Thursday*	ZZ Top & Lynyrd Skynyrd, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

October 2024

October 3, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
October 5, 2024 *Saturday*	Breaking Benjamin & Staind with Special Guest Daughtry, 5:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 11, 2024 *Friday*	Imagine Dragons, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 12, 2024 *Saturday*	MyHometown Central Granger Day of Service, 8-12; Locations Vary
October 12, 2024 *Saturday*	Imagine Dragons, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 16, 2024 *Wednesday*	West Valley Wednesday: Watch Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
October 17, 2024 *Thursday*	Zach Williams Feat. Cain, Matt Maher, and Ben Fuller, 7 PM; Maverik Center, 3200 Decker Lake Dr
October 18, 2024 *Friday*	Gabriel Iglesias, 8 PM; Maverik Center, 3200 Decker Lake Dr

October 18, 2024 *Friday*	Porter Robinson, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 19, 2024 *Saturday*	MyHometown West Granger Day of Service, 8-12; Locations Vary
October 19, 2024 *Saturday*	MyHometown North East Granger Day of Service, 8-12; Locations Vary
October 19, 2024 *Saturday*	FallFest, 12-2 PM; Roots Charter High School Garden, 1301 Cesar Chavez Drive (2320 S)

November 2024

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

Thursday

December 2024

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