



The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, September 17, 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. September 10, 2024
4. Review Agenda for Regular Meeting of September 17, 2024
 - A. Regular Meeting Agenda
5. Ordinances:
 - A. 24-40: Amend Sections 3-11-103, 3-11-105. and 3-11-106 of the West Valley City Municipal Code to Amend Certain Provisions Governing the Employee Discipline Hearing Officer
6. Resolutions:

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

- A. 24-141: Approve the Purchase of Network Security Products and Related Equipment
- 7. Review Special Redevelopment Agency Meeting Agenda for September 24, 2024
 - A. Special RDA Agenda
- 8. Communications:
 - A. 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 STUDY MEETING –SEPTEMBER 10, 2024

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, SEPTEMBER 10, 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
Karen Lang, Mayor (*electronically*)
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2 (*electronically*)
William Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney (*electronically*)
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Colby 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 SEPTEMBER 3, 2024

The Council considered the Minutes of the Study Meeting held September 3, 2024. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held September 3, 2024. Councilmember Huynh 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 SEPTEMBER 10, 2024

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

PUBLIC HEARINGS SCHEDULED FOR SEPTEMBER 17, 2024

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-4-2024, FILED BY EDGE HOMES, REQUESTING A GENERAL PLAN CHANGE FROM GENERAL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL (7 TO 12 UNITS/ACRE) AND A ZONE CHANGE FROM C-2 (GENERAL COMMERCIAL) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL)

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled September 17, 2024, in order for the City Council to hear and consider public comments regarding Application GPZ-4-2024, Filed by Edge Homes, Requesting a General Plan Change from General Commercial to Medium Density Residential (7 to 12 units/acre) and a Zone Change from C-2 (General Commercial) to RM (Multiple Unit Dwelling Residential)

Proposed Ordinances 24-38, 24-39, and Resolution 24-136 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 24-38, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM GENERAL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL (7 TO 12 UNITS/ACRE) FOR PROPERTY LOCATED AT 3688 SOUTH REDWOOD ROAD ON 26.26 ACRES

Steve Pastorik, CED, discussed proposed Ordinance 24-38 that would amend the General Plan to Show a Change of Land Use from General Commercial to Medium Density Residential (7 to 12 Units/Acre) for Property Located at 3688 South Redwood Road on 26.26 Acres

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

If this application is approved, the applicant intends to redevelop the property into a residential development with a total of 300 for-sale units

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comprised on 3-story condos (40 units), 2-story townhomes with four different building designs (244 units), and single family detached homes (16 units). The proposed density of the project is 11.4 units/acre. This project would replace the Redwood Drive-In Theater and swap meet.

The applicant's original proposal included requests for several ordinance exceptions such as a reduction to the required percentage of brick on the rear-load townhomes, an exception on the required patio/balcony on some condo units, and reductions to the required parking. The applicant is no longer requesting these exceptions. The one remaining exception is the request to allow two-car garages for the single family homes instead of three-car garages given the lot widths.

Included with this issue paper is the traffic impact study required for projects with 100 units or more as well as written comments and petitions from the public.

ACTION: ORDINANCE NO. 24-39, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3688 SOUTH REDWOOD ROAD FROM ZONE C-2 (GENERAL COMMERCIAL) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL)

Steve Pastorik, CED, discussed proposed Ordinance 24-39 that would amend the General Plan to Show a Change of Land Use from General Commercial to Medium Density Residential (7 to 12 Units/Acre) for Property Located at 3688 South Redwood Road on 26.26 Acres

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

If this application is approved, the applicant intends to redevelop the property into a residential development with a total of 300 for-sale units comprised on 3-story condos (40 units), 2-story townhomes with four different building designs (244 units), and single family detached homes (16 units). The proposed density of the project is 11.4 units/acre. This project would replace the Redwood Drive-In Theater and swap meet.

The applicant's original proposal included requests for several ordinance exceptions such as a reduction to the required percentage of brick on the rear-load townhomes, an exception on the required patio/balcony on some condo units, and reductions to the required parking. The applicant is no longer requesting these exceptions. The one remaining exception is the

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request to allow two-car garages for the single family homes instead of three-car garages given the lot widths.

Included with this issue paper is the traffic impact study required for projects with 100 units or more as well as written comments and petitions from the public.

ACTION: RESOLUTION NO. 24-136, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH EDGE HOMES UTAH, LLC FOR APPROXIMATELY 26.26 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3688 SOUTH REDWOOD ROAD

Steve Pastorik, CED, discussed proposed Resolution 24-136 that would authorize the City to Enter Into a Development Agreement with Edge Homes Utah, LLC for Approximately 26.26 Acres of Property Located at Approximately 3688 South Redwood Road

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

Edge Homes has submitted a General Plan/zone change application (GPZ-4-2024) on 26.26 acres to change the General Plan from General Commercial to Medium Density Residential (7 to 12 units/acre) and the zoning from C-2 (General Commercial) to RM (Multiple Unit Dwelling Residential). The Planning Commission recommended approval of the General Plan/zone change subject to a development agreement.

Below is a summary of the standards in the development agreement:

- The total number of residential units is capped at 300.
- The minimum square footages are established for all housing types.
- Renderings of the different housing types are included along with allowed exterior materials.
- The amenities will include a clubhouse with a fitness center, kitchen, bathrooms, and gathering areas; a swimming pool with lounge chairs and shade structures; pickleball courts; play areas; gathering areas; picnic tables and shade structures; dog waste stations; bike racks; trash receptacles; and an entry feature along Redwood Road.
- A list of interior features for each housing type is included.
- Required fencing is outlined.

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- A list of off-site improvements is specified.

Steve provided an update on questions asked by the Council as follows:

- **Prohibiting parking on 3800 South and 1950 West**
 - Applicant Response: *The design of the project is intended to blend with the surrounding communities. We believe residence and visitors would greatly benefit from fully utilizing 3800 South and 1950 West from a livability standpoint. We understand these roads are existing public roads and that the City has the ability to restrict or allow parking as needed. We have chosen to front these roads to enhance the streetscape, rather than backing these roadways and “boxing in” this neighborhood with the surrounding communities.*
- **Move access on 1950 West to align with Apple Farms Road and limit access to right-in/right out.**
 - Applicant Response: *We are great with this if we have Public Works support.*
 - Note: *Public Works is okay with this adjustment.*
- **Snow Removal**
 - Applicant Response: *We agree with Council and would suggest utilizing the 50% open space for snow storage. Parking islands and open spaces next to the roadways are a great space to store snow removal.*
- **Limiting number of rentals within the project.**
 - Applicant Response: *FHA guidelines recommend no more than 30% rentals. We are willing to comply with these recommendations. We believe this is an appropriate number for rental units and will include this in our CC&R's. Edge Homes will not be renting any of these homes; we are a for-sale builder.*

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- **Increase size of single-family home lots and include 3-car garages.**
 - Applicant Response: *We have provided an extra stall for each single-family home. We will commit to requiring about 20% of the single-family homes contain 3rd-car garages (approximately 3 units). Because this is not a stand-alone single-family home community, we have a very robust amenities package (trails, open space, clubhouse, pool, pickleball, etc.), which already adds cost to homes within this community. We are budgeting around \$5,000-\$8000 per home for this 5-star amenities package. We are sensitive to pricing and what the market will bear.*

Mayor Pro Tem Christensen asked if resident only parking signs can be installed on 3800 S. Steve replied that he would speak to legal about this but noted that it's not typical and would be difficult to enforce. Councilmember Whetstone asked how the 30% rental maximum would be enforced. Steve replied that it would be the HOA's responsibility and would be listed in the CC&R's. Councilmember Whetstone stated that he has heard concern regarding the builder's reputation related to safety standards. Steve replied that there was an issue with Edge Homes in another City where there was an issue with a slope. He noted that there is no slope at this location and noted that any new construction goes through an internal plan review process as well as multiple inspections through the construction development by City inspectors. He added that a Geotech study would also be conducted since basements are being proposed and this would look at soil and ground water.

Councilmember Huynh expressed concern about two other locations being constructed as multi-family, high density projects in the vicinity of this location. He indicated that he is concerned about the lack of amenities proposed in this application and the simplicity of the plan. Steve replied that the Code requires amenities, and the applicant is proposing more than what the Code requires. He noted that there is a demand for housing due to a regional shortage. Councilmember Huynh stated that he doesn't feel the project is attractive enough and expressed concern about homelessness in the area. He indicated that he fears this type of development would increase that. Steve replied that traffic is intermittent with how the property is developed now so more housing could help that issue. Councilmember Huynh stated that he doesn't want to have a bad development at this location in the next 10-20 years. Councilmember Fitisemanu asked what

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Councilmember Huynh would prefer to see at this location. Councilmember Huynh replied that the proposal is very simple.

Councilmember Harmon stated that he is concerned about approving any new development until the boarding home/on-street parking issues can be resolved across the City. He indicated that he hasn't heard of anything to alleviate that concern. Mayor Pro-Tem Christensen stated that it would be up to the HOA and CC&R's.

Mayor Lang stated that she would still prefer no parking on 3800 South or 1950 West and would like to see all the single-family units have 3 car garages so that the lots are wider. She indicated that without this, parking will be a significant concern. Councilmember Nordfelt agreed. He added that restricting parking could also push parking into the adjacent neighborhoods which shouldn't be a burden that those residents need to bear. Councilmember Fitisemanu agreed on parking concerns. Councilmember Huynh indicated that he would like to see a better plan for this property.

The City Council will consider Ordinance 24-38, 24-39 and Resolution 24-136 at the Regular Council Meeting scheduled September 17, 2024 at 6:30 P.M.

COMMUNICATIONS

A. HOMELESS TASK FORCE UPDATE

Sam Johnson, Public Relations Director, provided a PowerPoint Presentation summarized as follows:

- The objective of the task force has been for us to understand the homeless community better in the city, services available, as well as challenges created. Over time, the Task Force has carved out different internal policies on working with our homeless population, as well as the residents and businesses impacted.
- The reports generated from this task force have also created a large history of data that is helpful for historical reasons as well as for current discussions with state/ leaders.
- Examples of Work done by the Homeless Task Force
 - Implementation of no pan handling on high traffic roadways – keeps motorists safe
 - Police department social worker to work with homeless and connect them with resources
 - Safe trails along the Jordan River

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- Consistency of cleaning up homeless camps has led to fewer issues and it is safer.
- COP unit is familiar with our homeless population personally, understand issues/concerns
- Broken down motorhomes are monitored and taken care of as needed
- Cameras installed at various parks for monitoring and ensuring safe use by residents
- Worked with businesses and provided no trespassing signs for property
- Close working relationship with Switchpoint and the WVC homeless shelter.
- Working with Fire, Police and Switchpoint – help individuals in to MVP shelter in Sandy
- Move homeless individuals in to Mental Health Court
- Current Participants
 - **City Manager Ifo Pili**
 - **Assistant City Manager John Flores**
 -
 - **Community Development**
 - Steve Pastorik, Community Development Dir.
 - Margo Hoyt, Exec Assistant to CD Director
 - Ricardo Ramos, Business Support
 - **City Communications**
 - Sam Johnson, City Communications Director
 - **Legal Department**
 - Eric Bunderson, City Attorney
 - **Parks and Recreation Department**
 - Jamie Young, Parks and Recreation Director
 - Jason Erikson, Assistant Parks and Recreation Director
 - **Economic Development**
 - Nate Webster, Business Retention Specialist
 - **Community Preservation Department**
 - Layne Morris, Community Preservation Director
 - Brendan Grames, Code Enforcement
 - Cindy Hobbs, Administrative Assistant
 - **Public Works Department**

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Dan Johnson, Public Works Director

- **Police Department**
Mike Fossmo, Deputy Chief Police Department
Levi Lloyd, Lieutenant, Police Department
Gabe Bier, COP Sergeant
Devin Novara, COP Detective
Matt Rhodes, COP Detective
Tori Yeates, Police Social Worker
Ben Tippetts, Analyst
Ashley Knight, Analyst
- **Fire Department**
John Evans, Chief
Brandon Howard, Battalion Chief
Aaron Kissell, Captain Paramedic
- **Finance Department**
Jim Welch, Director
- **Outside Agency**
Paulina Barrios, Switchpoint representative

Councilmember Huyng requested a video be played related to homeless cleanup in California.

Councilmember Huynh stated that the City is doing a great job with the homeless shelter and Jordan River. He expressed concern that homeless individuals are entering personal residences and businesses. Sam agreed that there are some challenges but noted that the task force will continue to work hard at finding solutions. Councilmember Whetstone stated that he has attended a few of the task force meetings and appreciates the collaboration and input provided by everyone involved. Councilmember Fitisemanu asked there is anything the task force needs from the Council to assist in their efforts. Sam replied that he would think about this and speak to the group for their input.

The Mayor and Council had no further questions or concerns.

B. COUNCIL CALENDAR

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

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

N/A

B. COUNCIL REPORTS

N/A

MOTION FOR CLOSED SESSION

Councilmember Nordfelt moved to adjourn and reconvene in a Closed Session for discussion of pending litigation, disposition of real property, and deployment of security. Councilmember Fitisemanu seconded the motion.

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

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

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY SEPTEMBER 10, 2024 WAS ADJOURNED AT 6:13 PM BY MAYOR PRO TEM CHRISTENSEN.

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, September 10, 2024.

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Nichole Camac, MMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, SEPTEMBER 10, 2024 AT 6:16 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR PRO TEM DON CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Steve Pastorik, CD Director
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Sam Johnson, Public Relations Director
Jonathan Springmeyer, ED Director

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

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF SEPTEMBER 10, 2024 WAS ADJOURNED AT 6:45 P.M. BY MAYOR PRO TEM CHRISTENSEN.

Nichole Camac – City Recorder



The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, September 17, 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 Tom Huynh
4. Special Recognitions
5. Approval of Minutes:
 - A. September 3, 2024
 - B. September 10, 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

- 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.

respond after the comment period has concluded. Speakers shall refrain from personal attacks against fellow citizens, city staff, or members of the City Council.)

7. Public Hearings:

- A. Accept Public Input Regarding Application GPZ-4-2024, Filed by Edge Homes, Requesting a General Plan Change from General Commercial to Medium Density Residential (7 to 12 units/acre) and a Zone Change from C-2 (General Commercial) to RM (Multiple Unit Dwelling Residential)

Action: Consider Ordinance 24-38, Amend the General Plan to Show a Change of Land Use from General Commercial to Medium Density Residential (7 to 12 Units/Acre) for Property Located at 3688 South Redwood Road on 26.26 Acres

Action: Consider Ordinance 24-39, Amend the Zoning Map to Show a Change of Zone for Property Located at 3688 South Redwood Road from Zone C-2 (General Commercial) to RM (Multiple Unit Dwelling Residential)

Action: Consider Resolution 24-136, Authorize the City to Enter Into a Development Agreement with Edge Homes Utah, LLC for Approximately 26.26 Acres of Property Located at Approximately 3688 South Redwood Road

For More Information: www.wvc-ut.gov/redwood

Public Comment will be Limited to 40 Total Speakers

- **1 Minute per Speaker (English)**
- **2 Minutes per Speaker (Spanish with translator which will be provided)**

8. Motion for Closed Session (if necessary)

9. Adjourn

Item #:	
Fiscal Impact:	\$0.00
Funding Source:	
Account #:	
Budget Opening Required:	No

ISSUE:

A proposed ordinance amending Sections 3-11-103, 3-11-105, and 3-11-106 of the West Valley City Municipal Code to revise procedures for employee discipline appeals.

SYNOPSIS:

The proposed ordinance will update the appeal process for employee discipline cases. Key changes include clarifying appeal filing requirements, establishing a specific timeline for hearings, outlining general hearing procedures, and detailing the evidence to be considered by the Hearing Officer.

BACKGROUND:

This action is necessary to ensure that the procedures for handling employee discipline appeals are clear and consistent with state law and best practices. The amendments aim to streamline the appeal process, provide clearer guidance for all parties involved, and protect the rights of employees while ensuring fair and timely hearings.

RECOMMENDATION:

City staff recommends approval of the ordinance to amend Sections 3-11-103, 3-11-105, and 3-11-106 of the West Valley City Municipal Code as outlined.

SUBMITTED BY:

J. Eric Bunderson, City Attorney

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 9/3/2024

Date Adopted: _____

Date Effective: _____

AN ORDINANCE AMENDING SECTIONS 3-11-103, 3-11-105, AND 3-11-106 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN PROVISIONS GOVERNING THE EMPLOYEE DISCIPLINE HEARING OFFICER.

WHEREAS, Title 3 of the West Valley City Municipal Code establishes regulations concerning the administrative operations of the City; and

WHEREAS, the City desires to clarify certain provisions concerning employee discipline appeals; 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 Sections 3-11-103, 3-11-105, and 3-11-106 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. Sections 3-11-103, 3-11-105 and 3-11-106 of the West Valley City Municipal Code are hereby amended as follows:

3-11-103. MANNER OF APPEAL.

- (1) All appeals must be initiated by filing a notice of appeal with the City Recorder within ten (10) calendar days from the date of the order from which the appeal is taken.
- (2) The notice of appeal must include the following:

- a. The specific reasons for the appeal, including but not limited to the reasons why the appellant believes the City's decision was in error;
- b. The written pre-discipline notice received by the appellant;
- c. The written decision or order which is being appealed by the appellant;
- d. The mailing address to be used for further communication with the appellant; and
- e. The appellant's signature.

(3) An appellant's failure to timely submit a notice of appeal in full and complete compliance with this section shall result in a forfeiture of all appeal rights of the appellant.

(4) No later than five (5) calendar days following the filing of the notice of appeal, the Hearing Officer shall:

- a. Schedule a hearing at the Hearing Officer's sole discretion, which shall be held no sooner than 30 days and no later than 45 calendar days after the filing of the notice of appeal.

(5) Provide the date, time and place of the hearing to:

- a. The appellant;
- b. The appellant's counsel, if any;
- c. The City's counsel;
- d. The Human Resource Division;
- e. The Department Head.

3-11-105. HEARING – GENERAL PROCEDURES.

(1) The Hearing Officer shall conduct the hearing in accordance with Utah Code Annotated 10-3-1106(4)(a), as amended. At the hearing, the appellant may:

- a. Appear in person and be represented by counsel;
- b. Have a hearing open to the public, if appellant so desires;
- c. Confront the witnesses whose testimony is to be considered; and
- d. Examine the evidence to be considered by the Hearing Officer.

(2) The Hearing Officer has no subpoena power.

(3) The Hearing Officer has no contempt power.

(4) The City shall present its evidence first. The appellant shall present its evidence following the conclusion of the City's presentation.

3-11-106. EVIDENCE TO BE CONSIDERED BY THE EMPLOYEE DISCIPLINE HEARING OFFICER.

(1) No later than twenty (20) calendar days before the date of the appeal hearing set by the Hearing Officer, the City shall provide to the appellant a complete list of exhibits and witnesses which shall be presented at the appeal hearing. ~~and the Hearing Officer a complete copy of the record relied upon by the City for the disciplinary action, as well as a complete witness list. This record shall include all documents the City relied on in its discipline decision, including similarly situated employees within the department with similar discipline under the current department head or chief.~~

(2) No later than ten (10) calendar days before the date of the appeal hearing, the City and the appellant shall provide a complete list of exhibits and witnesses which shall be presented at the appeal hearing to one another and to the Hearing Officer. ~~the appellant must submit all evidence (other than the record submitted by the City) which the appellant wishes to rely upon, as well as a complete witness list.~~

(3) The Hearing Officer shall not consider any evidence not timely submitted as provided in this Section, other than witness testimony. The Hearing Officer shall not hear the testimony of witnesses not included on a timely submitted witness list as provided in this Section, with the exception of rebuttal witnesses.

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

Item: Network and Security Upgrades _____

Fiscal Impact: _____ \$320,265.42

Funding Source: _____ CIP

Account #: _____ 10-4123-40250-00000-0000

Budget Opening Required: ☐

ISSUE:

Approval of funding for network security enhancements, server upgrades, and network infrastructure replacement/expansion.

SYNOPSIS:

The City is seeking approval for a total expenditure of \$320,265.42 to enhance network security, upgrade outdated servers, and expand network infrastructure. These improvements are critical for maintaining the security, efficiency, and reliability of the City's IT systems.

BACKGROUND:

1. Network Security Enhancements from Manage Engine:
 - Description: The implementation of Endpoint Central will enable the management of all desktops, laptops, and mobile devices, allowing employees to install approved software and request IT helpdesk assistance. AD Audit will monitor and analyze login and network access activities, as well as changes to user accounts. ADSelfService Plus Professional will provide a centralized platform for password management and policy enforcement.
 - Quoted Cost: \$40,000
2. Server Upgrades and Virtualization:
 - Description: This project involves replacing outdated servers used for virtualization to improve resource utilization and maintain redundancy, ensuring the City's IT infrastructure remains robust and efficient.
 - Quoted Cost: \$27,424.54
3. Network Infrastructure Expansion:
 - Description: Many network switches and related equipment at city facilities are outdated, with some no longer receiving security patches or supporting modern features. Upgrading this equipment will enhance security and reliability by enabling the use of modern features and ensuring the ability to apply necessary patches.
 - Quoted Cost: \$252,840.88

These projects are essential to address current vulnerabilities and to support the City's ongoing operational needs.

RECOMMENDATION:

The city staff recommends approval of the Resolution.

SUBMITTED BY:

Ken Cushing, Information Technology Division

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PURCHASE OF
NETWORK SECURITY PRODUCTS AND RELATED
EQUIPMENT.**

WHEREAS, West Valley City wishes to purchase network security equipment and related products and services for use by the Information Technology Division; and

WHEREAS, Manage Engine and Summit Partners (collectively “Contractor”) have been awarded the State Contract to supply said equipment; and

WHEREAS, the price awarded to Contractor 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 the above described equipment for an amount not to exceed \$320,265.42 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

ZOHO Corp, 4141 Hacienda Drive, Pleasanton, CA 94588, USA

ManageEngine Pricing

Zoho Corp is pleased to provide a price quote for ManageEngine products. The pricing model is described in the table below:

Dated: 15th August 2024

SKU	Product Description	Unit Price	Quantity	Amount
85511.OS5	ManageEngine Endpoint Central UEM Edition - Subscription Model - Annual subscription fee for 2000 endpoints and Single User License valid till 26 th October 2025	21,638.00	1	21,638.00
85510.OSU4	ManageEngine Endpoint Central UEM Edition - Subscription Model - Annual subscription fee for additional 15 users valid till 26 th October 2025	2,578.00	1	2,578.00
85511.OSS4	ManageEngine Endpoint Central UEM Edition - Subscription Model - Annual subscription fee for 230 Servers valid till 26 th October 2025	5,832.00	1	5,832.00
85510.OSSG	ManageEngine Endpoint Central UEM Edition - Subscription Model - Annual Subscription fee for Secure Gateway Server valid till 26 th October 2025	345.00	1	345.00
85510.OSPS	Premium Support fee for Endpoint Central valid till 26 th October 2025	6,079.00	1	6,079.00
88005.0SD2	ManageEngine ADAudit Plus Professional Edition - Subscription Model - Annual Subscription fee for 7 Domain Controllers valid till 26 th October 2025	2,275.00	1	2,275.00
88005.0SWS4	ManageEngine ADAudit Plus Professional Edition - Subscription Model - Annual subscription fee for 50 Windows Servers valid till 26 th October 2025	1,795.00	1	1,795.00
88005.0SF1	ManageEngine ADAudit Plus Professional Edition - Subscription Model - Annual subscription fee for 4 File Servers valid till 26 th October 2025	795.00	1	795.00
67215.5S	ManageEngine ADSelfService Plus Professional Edition - Subscription Model - Annual Subscription fee for 850 Domain Users valid till 26 th October 2025	1,615.00	1	1,615.00

6705.5SEE	ManageEngine ADSelfService Plus Professional Edition - Subscription Model - Annual Subscription Fee for Failover and Secure Gateway Services valid till 26 th October 2025	395.00	1	395.00
Total				\$ 43,347.00
One-time Special Discount for EC				-\$ 3,347.00
Grand Total				\$ 40,000.00

Important Note: Net-30. Local taxes as applicable.

1. Validity

Prices are open for acceptance for 30 days from the date of offer. Please reconfirm the prices after the expiry date or before sending your Purchase Order.

2. Payment Terms

- a) Net 30 Days.

3. Payment Mode

- a) You can purchase through our online store (or) I can send you a customized link to purchase through a credit card.
- b) Please issue Purchase Order via email to **abinesh@manageengine.com** along with the end user email address.
- c) Please mention the Accounts Payable contacts in the PO.
- d) Zoho Corp accepts payment by valid company check or wire transfer. Please contact Zoho Corp for wire transfer particulars.

Sincerely,
Abinesh Kumar N
Sales – Coordinator
Phone:
E-mail: abinesh@manageengine.com

ZOHO Corp, 4141 Hacienda Drive, Pleasanton, CA 94588, USA

We have prepared a quote for you

Broadcom Enet25Gb+DAC's

Quote # Q002081

Version 1

Prepared for:

West Valley City

Prepared by:

Preston Steel

Hardware

Qty	Part Number	Description	Unit Price	Ext. Price
HPE: NASPO Value Point PC4 Contract #MNNVP-134 / State of Utah Contract #: PA4284 / Master Agreement #: 23008 Aruba: Aruba Data Com NASPO Value Point Contract #AR608 / State of Utah (ref: JL488A)				
16	JL488A	HPE Aruba Networking 25G SFP28 to SFP28 3m Direct Attach Copper Cable	\$184.05	\$2,944.80
8	P26262-B21	HPE Broadcom BCM57414 Ethernet 10/25Gb 2-port SFP28 Adapter	\$417.65	\$3,341.20
			Subtotal:	\$6,286.00

Freight

Qty	Part Number	Description	Unit Price	Ext. Price
1	Freight	Freight	\$0.00	\$0.00

Broadcom Enet25Gb+DAC's

Sold To:

West Valley City
3600 South Constitution Boulevard
West Valley City, UT 84119
Ken Cushing
ken.cushing@wvc-ut.gov

Ship To:

West Valley City
3600 South Constitution Boulevard
West Valley City, UT 84119
Ken Cushing
ken.cushing@wvc-ut.gov

Quote Information:

Quote #: Q002081
Version: 1
Expiration Date: 10/28/2024
Terms: Net 30
Freight: Best
P.O. #:

Account Executive:

Summit Partners - Utah
Preston Steel
(801) 653-1800 ext: 203
psteel@gosummitpartners.com

Quote Summary	Amount
Hardware	\$6,286.00
Total:	\$6,286.00

This quote is valid for 30 days from date of issue. The information contained in this quote is proprietary and confidential. Summit Partners respectfully requests that you do not share this information with any third parties without prior written consent. Minimum 15% restocking fee with original packaging.

Summit Partners - Utah

West Valley City

Signature: _____
Name: Preston Steel
Title: Account Executive
Date: 08/29/2024

Signature: _____
Name: Ken Cushing
Date: _____

We have prepared a quote for you

DL360G11

Quote # Q002079
Version 1

Prepared for:

West Valley City

Prepared by:

Preston Steel

Hardware

Qty	Part Number	Description	Unit Price	Ext. Price
HPE: NASPO Value Point PC4 Contract #MNNVP-134 / State of Utah Contract #: PA4284 / Master Agreement #: 23008 Aruba: Aruba Data Com NASPO Value Point Contract #AR608 / State of Utah (ref: JL488A)				
1	P52499-B21	HPE DL360G11 Server	\$21,138.54	\$21,138.54
1	P52499-B21	HPE DL360 Gen11 8SFF CTO Server		
2	P49653-B21	HPE Intel Xeon-Gold 5416S 2.0GHz 16-core 150W Processor		
16	P43331-B21	HPE 64GB 2RX4 PC5-4800B-R Smart Kit		
1	P48895-B21	HPE DL360 G11 8SFF x1 U.3 TM BP Kit		
2	P40496R-B21	HPE 240GB SATA RI SFF BC MV SSD		
1	P47789-B21	HPE MR216i-o Gen11 x16 Lanes without Cache OCP SPDM Storage Controller		
1	P10115R-B21	HPE BCM 57414 10 25GbE SFP28OCP3 Adptr		
1	P26262-B21	HPE Broadcom BCM57414 Ethernet 10 25Gb 2-port SFP28 Adapter		
4	JL488A	HPE Aruba Networking 25G SFP28 to SFP28 3m Direct Attach Copper Cable		
1	P48907-B21	HPE DL3X0 Gen11 1U Standard Fan Kit		
1	P54697-B21	HPE ProLiant DL3X0 Gen11 1U 2 CPU Standard Fan Kit		
2	P38995-B21	HPE 800W Flex Slot Platinum Hot Plug AC Low Halogen PS		
1	BD505A	HPE iLO Advanced 1-Svr Lic Incl 3yr Tech Support & Updates		
1	P48830-B21	HPE ProLiant DL3XX Gen11 CPU2 to OCP2 x8 Enablement Kit		
1	P48918-B21	HPE DL360 DL380 Gen11 Storage Controller Enablement Cable Kit		
2	P48904-B21	HPE DL3X0 Gen11 1U Standard Heat Sink Kit		
1	P52341-B21	HPE DL3XX Gen11 Easy Install Rail 3 Kit		
1	H93B0E	HPE 3 Year Tech Care Basic DL360 Gen11 HW Service		
			Subtotal:	\$21,138.54

Freight

Qty	Part Number	Description	Unit Price	Ext. Price
1	Freight	Freight	\$0.00	\$0.00

DL360G11

Sold To:

West Valley City
3600 South Constitution Boulevard
West Valley City, UT 84119
Ken Cushing
ken.cushing@wvc-ut.gov

Ship To:

West Valley City
3600 South Constitution Boulevard
West Valley City, UT 84119
Ken Cushing
ken.cushing@wvc-ut.gov

Quote Information:

Quote #: Q002079
Version: 1
Expiration Date: 10/28/2024
Terms: Net 30
Freight: Best
P.O. #:

Account Executive:

Summit Partners - Utah
Preston Steel
(801) 653-1800 ext: 203
psteel@gosummitpartners.com

Quote Summary	Amount
Hardware	\$21,138.54
Total:	\$21,138.54

This quote is valid for 30 days from date of issue. The information contained in this quote is proprietary and confidential. Summit Partners respectfully requests that you do not share this information with any third parties without prior written consent. Minimum 15% restocking fee with original packaging.

Summit Partners - Utah

West Valley City

Signature: _____
Name: Preston Steel
Title: Account Executive
Date: 08/29/2024

Signature: _____
Name: Ken Cushing
Date: _____

We have prepared a quote for you

WVC Switch Upgrades

Quote # Q002070

Version 2

Prepared for:

West Valley City

Prepared by:

Preston Steel

Hardware

Qty	Part Number	Description	Unit Price	Ext. Price
Aruba: Aruba Data Com NASPO Value Point Contract #AR608 / State of Utah Pricing based on: Order by September 25, 2024 and order must be complete. Selecting individual items will result in pricing being revisited.				
		City Hall Server Room - Option 1 - DC class switches		
2	JL700C#ABA	Aruba 8360-32Y4C v2 FB 3F 2AC Bdl	\$15,486.52	\$30,973.04
2	H65R6E	Aruba 1Y FC NBD 8360 32Y4C SVC	\$2,639.68	\$5,279.36
2	J9583B	Aruba X414 1U Universal 4-post RM Kit	\$117.87	\$235.74
2	R0Z25A	Aruba 100G QSFP28 to QSFP28 1m DAC Cable	\$223.75	\$447.50
		City Hall - 1st Floor Closet B		
3	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$11,314.32
2	J9281D	Aruba 10G SFP+ to SFP+ 1m DAC Cable	\$61.63	\$123.26
		City Hall - 1st Floor Closet C		
3	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$11,314.32
3	J9281D	Aruba 10G SFP+ to SFP+ 1m DAC Cable	\$61.63	\$184.89
		City Hall - 2nd Floor Closet C		
3	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$11,314.32
2	J9281D	Aruba 10G SFP+ to SFP+ 1m DAC Cable	\$61.63	\$123.26
		City Hall - 2nd Floor Closet B		
3	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$11,314.32
3	J9281D	Aruba 10G SFP+ to SFP+ 1m DAC Cable	\$61.63	\$184.89
		City Hall - 3rd Floor Closet B		
3	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$11,314.32
3	J9281D	Aruba 10G SFP+ to SFP+ 1m DAC Cable	\$61.63	\$184.89
		City Hall - 3rd Floor Closet C		

Hardware

Qty	Part Number	Description	Unit Price	Ext. Price
3	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$11,314.32
		City Hall - 3rd Floor Radio Room		
3	J9281D	Aruba 10G SFP+ to SFP+ 1m DAC Cable	\$61.63	\$184.89
2	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$7,542.88
		Cultural Center - Server Room		
5	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$18,857.20
4	J9281D	Aruba 10G SFP+ to SFP+ 1m DAC Cable	\$61.63	\$246.52
1	J9283D	Aruba 10G SFP+ to SFP+ 3m DAC Cable	\$80.65	\$80.65
		Cultural Center - Back Stage		
1	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$3,771.44
		Cultural Center - Ticket Office		
1	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$3,771.44
		Cultural Center - AV Room 106		
1	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$3,771.44
		Cultural Center - AV Room 110		
1	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$3,771.44
		Public Works Building		
4	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$15,085.76
4	J9281D	Aruba 10G SFP+ to SFP+ 1m DAC Cable	\$61.63	\$246.52
		Fire Station 74		
2	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$7,542.88
2	J9281D	Aruba 10G SFP+ to SFP+ 1m DAC Cable	\$61.63	\$123.26
		Fitness Center - Offices		
1	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$3,771.44
		Fitness Center - Server Room		
2	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$7,542.88
2	J9281D	Aruba 10G SFP+ to SFP+ 1m DAC Cable	\$61.63	\$123.26
		Fitness Center - Second Floor Comm Room		
1	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$3,771.44

Hardware

Qty	Part Number	Description	Unit Price	Ext. Price
		West SubStation - Closet		
1	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$3,771.44
		West SubStation - Training Room		
1	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$3,771.44
		Animal Shelter - CPD Room 160		
2	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$7,542.88
2	J9281D	Aruba 10G SFP+ to SFP+ 1m DAC Cable	\$61.63	\$123.26
		Animal Shelter - Server Room		
4	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$15,085.76
4	J9281D	Aruba 10G SFP+ to SFP+ 1m DAC Cable	\$61.63	\$246.52
		Golf Course		
1	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$3,771.44
		Senior Center		
1	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$3,771.44
		Fire Station 73 - Training Room		
1	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$3,771.44
		Fire Station 73 - Comms Room		
1	JL727B#ABA	HPE ANW 6200F 48G CL4 4SFP+370W Switch	\$3,771.44	\$3,771.44
		2915/2930 Replacement		
15	JL679A#ABA	Aruba 6100 12G CL4 2SFP+ 139W Swch	\$772.99	\$11,594.85
		Tonaquint		
1	JL658A	HPE 6300M 24-port SFP+ and 4-port SFP56 Switch - 24 Ports - Manageable - 3 Layer Supported - Modular - 85 W Power Consumption - Optical Fiber - 1U High - Rack-mountable - Lifetime Limited Warranty	\$9,164.76	\$9,164.76
1	JL085A#ABA	HPE Aruba X371 12VDC 250W 100-240VAC Power Supply - 120 V AC, 230 V AC Input - 12 V DC Output - 250 W	\$303.16	\$303.16

Hardware

Qty	Part Number	Description	Unit Price	Ext. Price
2	J8177D	HPE 1G SFP RJ45 T 100m Cat5e Transceiver - For Data Networking, Optical Network - 1 x RJ-45 1000Base-T Network - Twisted PairGigabit Ethernet - 1000Base-T	\$161.48	\$322.96
			Subtotal:	\$252,840.88

Freight

Qty	Part Number	Description	Unit Price	Ext. Price
1	Freight	Freight	\$0.00	\$0.00

WVC Switch Upgrades

Sold To:

West Valley City
3600 South Constitution Boulevard
West Valley City, UT 84119
Ken Cushing
ken.cushing@wvc-ut.gov

Ship To:

West Valley City
3600 South Constitution Boulevard
West Valley City, UT 84119
Ken Cushing
ken.cushing@wvc-ut.gov

Quote Information:

Quote #: Q002070
Version: 2
Expiration Date: 10/26/2024
Terms: Net 30
Freight: Best
P.O. #:

Account Executive:

Summit Partners - Utah
Preston Steel
(801) 653-1800 ext: 203
psteel@gosummitpartners.com

Quote Summary	Amount
Hardware	\$252,840.88
Total:	\$252,840.88

This quote is valid for 30 days from date of issue. The information contained in this quote is proprietary and confidential. Summit Partners respectfully requests that you do not share this information with any third parties without prior written consent. Minimum 15% restocking fee with original packaging.

Summit Partners - Utah

West Valley City

Signature: _____
Name: Preston Steel
Title: Account Executive
Date: 08/30/2024

Signature: _____
Name: Ken Cushing
Date: _____



A Special Electronic Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, September 24, 2024, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>.

LARS NORDFELT, CHAIR
JAKE FITISEMANU, VICE CHAIR

A G E N D A

1. Call to Order- Chair Lars Nordfelt
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. September 3, 2024 (Special Meeting)
5. Resolutions:
 - A. 24-12: Authorize the Agency to Execute a Purchase and Sale Agreement With Ability Inclusion Services
6. Adjourn

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

**MINUTES OF THE REDEVELOPMENT AGENCY SPECIAL MEETING – SEPTEMBER
3, 2024**

-1-

THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY MET IN SPECIAL SESSION ON TUESDAY, SEPTEMBER 3, 2024, AT 6:59 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN NORDFELT.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Scott Freckleton, Acting Finance Director
Steve Pastorik, CD Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director (*electronically*)
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Ken Cushing, IT (*electronically*)
Travis Crosby, IT

APPROVAL OF MINUTES OF SPECIAL MEETING HELD AUGUST 20, 2024

The Agency considered Minutes of the Special Meeting held August 20, 2024. There were no changes, corrections or deletions.

Mr. Harmon moved to approve the Minutes of the Special Meeting held August 20, 2024.
Mr. Huynh seconded the motion.

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

**MINUTES OF THE REDEVELOPMENT AGENCY SPECIAL MEETING – SEPTEMBER
3, 2024**

-2-

**RESOLUTION 24-10: AUTHORIZE THE AGENCY TO EXECUTE A PURCHASE
AND SALE AGREEMENT WITH NIMESH CHAUDHARI**

Chairman Nordfelt presented proposed Resolution 24-10 that would authorize the Agency to Execute a Purchase and Sale Agreement with Nimesh Chaudhari.

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

Upon the written request from West Valley Hotel Holdings, LLC to terminate the Asset Management Agreement and Purchase Option for the Embassy Suites Hotel in West Valley City, a Settlement Agreement was drafted and signed by Ifo Pili, acting as the Executive Director of the WVC RDA. Having had previous meetings with the Buyer's agents, the Economic Development Department reached out to discuss the purchase of the Embassy Suites Hotel. The agent subsequently submitted a Letter of Intent to purchase the hotel, which was signed and accepted by Ifo Pili. After negotiations, property inspections, and some other initial due diligence, an offer was presented to the WVC RDA in the form of a Purchase and Sale Agreement in the amount of \$32,000,000 with \$6,000,000 being credited to Buyer at closing. The balance after credit, and commission to Buyer's Agent, will be sufficient to repay all debt remaining on the hotel property. The Purchase and Sale Agreement has a Settlement Deadline of 75 days from acceptance, and \$100,000 Earnest Money Deposit 5 days from acceptance.

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

Mr. Christensen moved to approve Resolution 24-10.

Mr. Huynh seconded the motion.

A roll call vote was taken:

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

**MINUTES OF THE REDEVELOPMENT AGENCY SPECIAL MEETING – SEPTEMBER
3, 2024**

-3-

Unanimous.

**RESOLUTION 24-11: AUTHORIZE THE AGENCY TO EXECUTE A HOTEL
MANAGEMENT AGREEMENT BETWEEN THE AGENCY AND WESTERN
STATES LODGING AND MANAGEMENT II, LC**

Chairman Nordfelt presented proposed Resolution 24-11 that would authorize the Agency to Execute a Hotel Management Agreement Between the Agency and Western States Lodging and Management II, LC.

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

Prior to the entry into an Asset Management Agreement and Purchase Option with West Valley Hotel Holdings, LLC, the RDA had retained WSLM as the operator of the Embassy Suites Hotel. WVHH also retained WSLM as the operator. After the RDA and WVHH agreed to terminate the Asset Management Agreement and Purchase Option, the RDA reassumed control of the operation of the hotel. WSLM is willing to stay on as the operator until the sale of the hotel is finalized. The RDA's experience with WSLM has been positive and retaining WSLM as the operator will allow continuity in operations until the sale has closed.

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

Mr. Harmon moved to approve Resolution 24-11.

Ms. Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

**MINUTES OF THE REDEVELOPMENT AGENCY SPECIAL MEETING – SEPTEMBER
3, 2024**

-4-

MOTION TO ADJOURN

Upon motion by Mr. Huynh, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE SPECIAL MEETING OF TUESDAY, SEPTEMBER 3, 2024, WAS ADJOURNED AT 7:01 PM. BY CHAIRMAN NORDFELT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the Redevelopment Agency of West Valley City held Tuesday, September 3, 2024.

Nichole Camac
Secretary

Item:

Fiscal Impact: \$350,000

Funding Source: Buyer

Account #: _____

Budget Opening Required: ☐

ISSUE:

This resolution would approve an agreement between West Valley City Redevelopment Agency and Ability Inclusion Services for vacant property located at 2574 South Redwood Road, 1739 W Lake Park Drive, and 1755 W Lake Park Drive.

SYNOPSIS:

Ability Inclusion Services has submitted a signed agreement for the purchase of three parcels of land owned by the WVC Redevelopment Agency. The purchase amount is \$350,000. The purpose of the land will be for the development of an independent living facility for persons with disabilities. The facility will be owned and operated by Ability Inclusion Services.

BACKGROUND:

Ability Inclusion Services (AIS) is a non-profit organization located in West Valley City that serves persons with disabilities providing community opportunities for independence and individual growth. AIS wishes to purchase this property for the construction of a new independent living facility for adult persons with disabilities. The facility will be owned and operated by AIS.

RECOMMENDATION:

The WVC Economic Development Department recommends approval.

SUBMITTED BY:

Jonathan Springmeyer, Economic Development Director/RDA Director

REDEVELOPMENT AGENCY OF WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE AGENCY TO
EXECUTE A PURCHASE AND SALE AGREEMENT WITH
ABILITY INCLUSION SERVICES.**

WHEREAS, the Agency owns and desires to sell certain property at 1739 West Lake Park Drive, 1755 West Lake Park Drive, and 2574 South Redwood Road; and

WHEREAS, Ability Inclusion Services (“Buyer”) is willing to purchase said Property from the Agency; and

WHEREAS, a Purchase and Sale Agreement (the “Agreement”) has been prepared by and between the Agency and Buyer;

WHEREAS, the Board of Directors of the Redevelopment Agency of West Valley City does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to execute the Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of West Valley City that the Agreement is hereby approved, that the chair and chief executive officer are authorized to execute said Agreement, and that the Agency is authorized to accept, execute, and record any deeds or documents needed to accomplish the purposes of said Agreement, subject to final approval of the form of said documents by the City Attorney’s Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2024.

REDEVELOPMENT AGENCY OF WEST
VALLEY CITY

CHAIR

ATTEST:

SECRETARY

**WEST VALLEY CITY
REAL ESTATE PURCHASE AND SALE AGREEMENT**

This Real Estate Purchase and Sale Agreement (the "Agreement") is made and entered into as of this 4th day of September, 2024, by and between the Redevelopment Agency of West Valley City, a political subdivision of the State of Utah (hereinafter, the "Seller"), and Ability Inclusion Services (hereinafter, the "Buyer"). The foregoing entities are sometimes referred to individually as a "Party" or collectively as the "Parties."

RECITALS:

- A. The Seller owns the properties located at 1739 West Lake Park Drive, 1755 West Lake Park Drive, and 2574 South Redwood Road in West Valley City, Utah (collectively, the "Property", also known as Salt Lake County Parcel Nos. 15-22-331-010, 15-22-331-011, and 15-22-331-012). For purposes of this Agreement, the term "Property" shall include all the Property purchased pursuant to the terms of this Agreement and all of the Seller's right, title, and interest in and to all leases, privileges, right-of-way, easements, and appurtenances, and all other rights appurtenant to or connected with the beneficial use or enjoyment of the Property, including, without limitation, any of the Seller's right, title, and interest in and to immediately adjacent public streets, roads, alleys, or rights-of-way; all water and mineral rights; all surveys in the Seller's possession or control relating to the Property; and all soils and other geological or environmental studies, investigations, and reports, engineering studies and reports, wetlands information and reports, and landscaping plans and specifications in the Seller's possession or control relating to the Property.
- B. The Seller agrees to sell the Property to the Buyer, and the Buyer desires to purchase the Property from the Seller, upon the terms and conditions contained in this Agreement.

NOW, THEREFORE, in consideration of the covenants and promises contained in this Agreement, the Buyer and the Seller agree as follows:

AGREEMENT:

1. **Purchase of Property.** Subject to the terms and conditions of this Agreement, the Seller agrees to sell the Property to the Buyer, and the Buyer agrees to purchase the Property from the Seller. The Property shall be conveyed by special warranty deed, subject only to those title matters which are acceptable to the Buyer.
2. **Purchase Price.** The Purchase Price for the Property shall be \$350,000.
3. **Conditions to Closing.** The Closing shall not occur until each one of the following conditions precedent has been satisfied:

- a. Approval of Title. At the Closing, the title to the Property shall be in a condition that is acceptable to the Buyer. At the Buyer's written request, the Seller shall provide such documentation, releases, or reconveyances as may be necessary to provide a title acceptable to the Buyer.
 - b. Approval of the RDA Board. This Agreement and transaction must be approved by the Board of Directors of the Redevelopment Agency of West Valley City.
4. **Closing.** The term "Closing" is used in this Agreement to mean the time at which the title company records the warranty deed in the office of the Salt Lake County Recorder. The Closing shall occur within sixty days of execution of this Agreement unless the Buyer and the Seller mutually agree in writing to close the transaction on an alternate date.
- a. Buyer Deliveries. On or before the Closing Date, the Buyer shall deliver payment of the Purchase Price.
 - b. Seller Deliveries. On or before the Closing Date, the Seller shall deliver the duly executed and acknowledged Special Warranty Deed in favor of the Buyer, conveying fee title to the Property, free and clear of all liens and encumbrances which are unacceptable to the Buyer.
 - c. Costs. The Parties shall equally share all closing costs, including title, escrow and recording costs.
 - d. Failure to Deliver.
 - (i) If the Buyer fails or refuses to deliver the required funds at the Closing, the Seller may, at the Seller's option, extend the time for the Closing, or may commence an action to compel specific performance by the Buyer. All costs shall be borne by the Party incurring the cost. The Seller expressly agrees that the action for specific performance pursuant to this Section shall be the Seller's sole remedy for the Buyer's failure to perform or deliver at the Closing.
 - (ii) If the Seller fails or refuses to deliver a valid and acceptable Deed, or such other documents as may be necessary for the Seller to perform at the Closing, the Buyer may, at the Buyer's option, extend the time for the Closing, or may take any legal action necessary to enforce the Buyer's rights, to be made whole for damages caused by the Seller's default, and/or to compel specific performance by the Seller.
 - e. Prorations.
 - (i) All water, sewer, and utility charges for the Property.

- (ii) Seller is a tax-exempt entity and no taxes are outstanding. If the sale of the Property causes any taxes to be assessed against the Property for tax year 2024, said taxes shall be the responsibility of the Buyer since the Seller is tax-exempt.
- (iii) All levied or pending assessments affecting the Property.
- (iv) Current rents received from the Property, if any.

The Seller shall furnish to the Buyer sufficient information to enable the Buyer and the Seller to make the prorations required under this Agreement.

5. Seller's Representations, Warranties and Covenants.

- a. The parties expressly understand that each of the following representations, warranties, and covenants made herein is material, and that the Buyer is relying upon each of such representations, warranties, and covenants as true and correct as of the date on which the parties executed this Agreement and as of the Closing Date, as though such representations, warranties and covenants had been made on each of such dates. As a condition to the Closing, the Seller hereby makes the following representations and warranties, in addition to any others made in this Agreement:
 - (i) At the Closing, the Seller will be the sole owner of the Property and will hold title to the Property in fee simple, clear of all encumbrances.
 - (ii) The Seller warrants that there is no pending claim, suit, or litigation that involves the Property.
 - (iii) At the Closing, there will be no unpaid bills or claims in connection with the Property, except for utility bills related to leases.
 - (iv) Between the date of this Agreement and the Closing date, the Seller, without the Buyer's prior written consent, shall not subject any right, title, or interest in the Property to any mortgage, pledge, lien, or other encumbrance.
 - (v) This Agreement and the consummation of this transaction do not and will not contravene any provision of any judgment, order, decree, writ, or injunction, and will not result in a breach of, constitute a default under, or require consent pursuant to any credit agreement, lease, indenture, mortgage, deed of trust, purchase agreement, guaranty, or other instrument to which any of the persons or entities comprising the Seller are presently a party or by which any of the same or their respective assets are presently bound or affected.

- (vi) All documents delivered to the Buyer by the Seller pursuant to this Agreement are true, correct, and complete originals or accurate copies of originals.
- (vii) Between the date of this Agreement and the Closing date, the Seller, without the Buyer's prior written consent, shall not enter into any leases on or involving the Property.
- (viii) To the actual knowledge of the Seller no hazardous waste or toxic substances have been stored on, released into, generated on, or deposited upon the Property or into any water systems on or below the surface of the Property, and the Property complies with all local, state, and federal hazardous waste laws, rules, and regulations.
- (ix) This terms and conditions of this Agreement constitute a property conveyance transaction between a willing Buyer and a willing Seller at arm's length. The Seller has not entered into this Agreement as a result of any threat, promise or claim of the Buyer other than those contained herein this Agreement.

These representations, warranties, and covenants of the Seller shall survive the Closing on the Property.

6. **Brokerage Commissions.** Neither Party intends to employ a broker or agent with respect to the subject matter of this Agreement. If either Party does so, said Party shall bear the entire cost of such employment. The Seller hereby indemnifies the Buyer from and against all claims, actions, damages, or costs, including reasonable attorney's fees and court costs, in connection with any claimed brokerage or real estate commissions with respect to the transaction contemplated by this Agreement that arise from or through any agent or broker consulted or used by the Seller. The Buyer hereby indemnifies the Seller from and against all claims, actions, damages, or costs, including reasonable attorney's fees and court costs, in connection with any claimed brokerage or real estate commissions with respect to the transaction contemplated by this Agreement that arise from or through any agent or broker consulted or used by the Buyer.
7. **Additional Acts and Consideration.** Both the Buyer and the Seller agree to execute all other documents and to do such other acts as may be reasonably necessary or proper in order to consummate the transaction contemplated by this Agreement.
8. **Notices.** All notices, requests, demands, and other communications required under this Agreement, except for normal, daily business communications, shall be in writing. Such written communication shall be effective upon personal delivery to any party or upon being sent by overnight mail service; by telecopy (with verbal confirmation of receipt); or by certified mail, return receipt requested, postage prepaid, and addressed to the respective parties as follows:

If to the Buyer:

Ability Inclusion Services
1275 W 2320 S.
WVC, UT 84119

If to the Seller:

Redevelopment Agency of West Valley City
Attn: Jonathan Springmeyer
3600 Constitution Boulevard
West Valley City, Utah 84119

With a copy to:

City Attorney
West Valley City
3600 Constitution Boulevard
West Valley City, Utah 84119

Either party may change its address for purposes of this Agreement by giving written notice to the other party.

9. **Attorney's Fees.** Should it become necessary for either party to enforce its rights under this Agreement, whether in suit or otherwise, the prevailing party shall be entitled to recover from the unsuccessful party reasonable attorney's fees and costs, in addition to any other relief to which the party attempting to enforce its rights hereunder may be entitled.
10. **Modification.** Neither party to this Agreement may amend or modify this Agreement, except in a writing executed by the parties hereto.
11. **Risk of Loss.** If, prior to the Closing Date, the Property or any portion thereof is damaged by fire, acts of God, or other casualty or cause, the Buyer shall have the right to terminate this Agreement.
12. **Entire Agreement.** The parties expressly agree that this Agreement and the exhibits attached hereto constitute the full and complete understanding and agreement of the parties, and that this Agreement supersedes all prior understandings, agreements, and conversations between the parties, whether oral or written. Any prior negotiations, correspondence, or understandings related to the subject matter of this Agreement shall be deemed to be merged into this Agreement and the attached exhibits.
13. **Severability.** If any term or provision of this Agreement is invalid or unenforceable for any reason whatever, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Agreement.

14. **Captions and Headings.** The section headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.
15. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be an original for all purposes, but all of which shall constitute but one and the same instrument.
16. **Governing Law.** This Agreement shall be construed in accordance with the laws of the State of Utah.
17. **Assignability.** This Agreement shall bind and inure to the benefit of the assignees, heirs, and successors in interest of the Buyer and the Seller. Neither the Buyer nor the Seller shall assign its rights or delegate its obligations hereunder without the prior written consent of the other.
18. **Time of the Essence.** Time is of the essence with respect to the performance of the parties under this Agreement.
19. **Waiver.** A waiver by either party of any provision of this Agreement shall not operate or be construed as a waiver of any other subsequent breach.

IN WITNESS WHEREOF, the parties to this Agreement have executed this Agreement as of the day and year first above written.

(Signatures follow)

**BUYER
ABILITY INCLUSION SERVICES**

K. Lloyd

State of Utah)

County of Salt Lake) :SS

On this 3 day of September, 2024, personally appeared before me Kristen Floyd, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he or she is the Executive Director of Ability Inclusion Services, and that he or she is authorized by the articles of incorporation or organization or by a resolution of its members or Board of Directors to execute the foregoing instrument.



M. Wells
Notary Public

SELLER
REDEVELOPMENT AGENCY OF WEST
VALLEY CITY

CHAIR

CHIEF EXECUTIVE OFFICER

ATTEST:

SECRETARY

APPROVED AS TO FORM Agency Attorney By: <u>Brandon Hill</u> Date: <u>9/11/2024</u>

September 11, 2024

MEMORANDUM

TO: CITY COUNCIL

FROM: IFO PILI, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

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

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

September 2024

September 17, 2024 <i>Tuesday</i>	Sturgill Simpson, 8 PM; Maverik Center, 3200 S Decker Lake Dr
September 18, 2024 <i>Wednesday</i>	Community Partners Luncheon Open House, 11 AM – 1:30 PM; Herriman City Hall, 5355 W Herriman Main St.
September 18, 2024 <i>Wednesday</i>	West Valley Wednesday: Weed Out Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
September 19, 2024 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 20, 2024 <i>Friday</i>	Dan + Shay, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 21, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
September 21, 2024 <i>Saturday</i>	Los Tigres del Norte, 8:30 PM; Maverik Center, 3200 Decker Lake Dr

September 23, 2024 <i>Monday</i>	Gold Over America Tour Starring Simone Biles, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
September 25, 2024 <i>Wednesday</i>	Pitbull, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 26, 2024 <i>Thursday</i>	Valley Glass Ribbon Cutting/Open House, 11:30 AM; 4785 West 3500 South
September 26, 2024 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 26, 2024 <i>Thursday</i>	ZZ Top & Lynyrd Skynyrd, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

October 2024

October 3, 2024 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
October 4, 2024 <i>Friday</i>	WVC Family Fitness Center Members-Only VIP Night, 6-9 PM; 5415 W 3100 S
October 5, 2024 <i>Saturday</i>	NHL Preseason, 5 PM; Maverik Center, 3200 Decker Lake Dr
October 5, 2024 <i>Saturday</i>	Breaking Benjamin & Staind with Special Guest Daughtry, 5:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 11, 2024 <i>Friday</i>	Imagine Dragons, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 12, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary
October 12, 2024 <i>Saturday</i>	Imagine Dragons, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

October 15, 2024 <i>Tuesday</i>	Imagine Dragons, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 16, 2024 <i>Wednesday</i>	West Valley Wednesday: Watch Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
October 17, 2024 <i>Thursday</i>	Zach Williams Feat. Cain, Matt Maher, and Ben Fuller, 7 PM; Maverik Center, 3200 Decker Lake Dr
October 18, 2024 <i>Friday</i>	Gabriel Iglesias, 8 PM; Maverik Center, 3200 Decker Lake Dr
October 18, 2024 <i>Friday</i>	Porter Robinson, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 19, 2024 <i>Saturday</i>	MyHometown West Granger Day of Service, 8-12; Locations Vary
October 19, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
October 19, 2024 <i>Saturday</i>	FallFest, 12-2 PM; Roots Charter High School Garden, 1301 Cesar Chavez Drive (2320 S)
October 23, 2024 <i>Wednesday</i>	AEW Presents: Dynamite & Rampage, 5:30 PM; Maverik Center, 3200 Decker Lake Dr

November 2024

November 1, 2024 <i>Friday</i>	Allen Americans vs Utah Grizzlies, 7:10 PM; Maverik Center, 3200 Decker Lake Dr
November 2, 2024 <i>Saturday</i>	Allen Americans vs Utah Grizzlies, 7:10 PM; Mavrick Center, 3200 Decker Lake Dr
November 5, 2024 <i>Tuesday</i>	Regular General Election, 7 AM to 8 PM; West Valley City Hall Lobby, 3600 S Constitution Blvd
November 8, 2024	USA vs Canada, 2024-2025 Women's Hockey Rivalry

<i>Friday</i>	Series, Maverik Center, 3200 Decker Lake Dr
November 9, 2024 <i>Saturday</i>	Tahoe Knight Monsters vs Utah Grizzlies, 7:10 PM; Maverik Center, 3200 Decker Lake Dr
November 10, 2024 <i>Sunday</i>	Tahoe Knight Monsters vs Utah Grizzlies, 3:10 PM; Maverik Center, 3200 Decker Lake Dr
November 11, 2024 <i>Monday</i>	Veteran's Day/City Offices Closed
November 15, 2024 <i>Friday</i>	Winter Market, 2 – 8 PM; WVCFFC, 5415 W 3100 S
November 16, 2024 <i>Saturday</i>	Winter Market 10 AM – 6 PM; WVCFFC, 5415 W 3100 S
November 16, 2024 <i>Saturday</i>	Ramon Ayala, 8 PM; Maverik Center, 3200 Decker Lake Dr
November 20, 2024 <i>Wednesday</i>	West Valley Wednesday: Wellness Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
November 23, 2024 <i>Saturday</i>	City Hall Lobby Decorating, 8-Noon; West Valley City Hall, 3600 South Constitution Blvd
November 23, 2024 <i>Saturday</i>	Survivors of Suicide Loss, 2-4 PM; West Valley City Hall, 3600 South Constitution Blvd
November 23, 2024 <i>Saturday</i>	MyHometown Youth Council Friendsgiving, TBD; Utah Cultural Celebration Center, 1355 W 3100 S
November 27, 2024 <i>Wednesday</i>	Indy Fuel vs Utah Grizzlies, 7:10 PM; Maverik Center, 3200 Decker Lake Dr
November 28, 2024 <i>Thursday</i>	Thanksgiving/City Offices Closed
November 29, 2024 <i>Friday</i>	Indy Fuel vs Utah Grizzlies, 7:10 PM; Maverik Center, 3200 Decker Lake Dr

November 30, 2024
Saturday

Indy Fuel vs Utah Grizzlies, 7:10 PM; Maverik Center,
3200 Decker Lake Dr

December 2024

December 4, 2024
Wednesday

Kansas City Mavericks vs Utah Grizzlies, 7:10 PM;
Maverik Center, 3200 Decker Lake Dr

December 6, 2024
Friday

Kansas City Mavericks vs Utah Grizzlies, 7:10 PM;
Maverik Center, 3200 Decker Lake Dr

December 7, 2024
Saturday

Kansas City Mavericks vs Utah Grizzlies, 7:10 PM;
Maverik Center, 3200 Decker Lake Dr

December 14, 2024
Saturday

PAW Patrol Live! Heroes Unite, 10 AM; Maverik Center,
3200 Decker Lake Dr

December 14, 2024
Saturday

PAW Patrol Live! Heroes Unite, 2 PM; Maverik Center,
3200 Decker Lake Dr

December 15, 2024
Sunday

PAW Patrol Live! Heroes Unite, 11 AM; Maverik Center,
3200 Decker Lake Dr

December 15, 2024
Sunday

PAW Patrol Live! Heroes Unite, 3 PM; Maverik Center,
3200 Decker Lake Dr

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 18, 2024
Wednesday

Tahoe Knight Monsters vs Utah Grizzlies, 7:10 PM;
Maverik Center, 3200 Decker Lake Dr

December 19, 2024
Thursday

Giving Tree, Family Event, TBD; Utah Cultural
Celebration Center, 1355 West 3100 South

December 20, 2024
Friday

Tahoe Knight Monsters vs Utah Grizzlies, 7:10 PM;
Maverik Center, 3200 Decker Lake Dr

December 21, 2024 <i>Saturday</i>	Tahoe Knight Monsters vs Utah Grizzlies, 7:10 PM; Maverik Center, 3200 Decker Lake Dr
December 25, 2024 <i>Wednesday</i>	Christmas Day/City Offices Closed
December 27, 2024 <i>Friday</i>	Rapid City vs Utah Grizzlies, 7:10 PM; Maverik Center, 3200 Decker Lake Dr
December 28, 2024 <i>Saturday</i>	Rapid City Rush vs Utah Grizzlies, 7:10 PM; Maverik Center, 3200 Decker Lake Dr

January 2025

January 10, 2025 <i>Friday</i>	Kansas City Mavericks vs Utah Grizzlies, 7:10 PM; Maverik Center, 3200 Decker Lake Dr
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March 2025

March 4, 2025 <i>Tuesday</i>	Dream Theater: 40 th Anniversary Tour, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
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