



The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, September 24, 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 Scott Harmon
4. Special Recognitions
5. Awards, Ceremonies, and Proclamations:
 - A. Proclamation Declaring September 28, 2024 as National Good Neighbor Day in West Valley City
6. Presentations:
 - A. Salt Lake County Presentation on Proposed Public Safety Bond

- 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.

7. Approval of Minutes:

A. September 17, 2024

8. 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 against fellow citizens, city staff, or members of the City Council.)

9. 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

10. Resolutions:

A. 24-141: Approve the Purchase of Network Security Products and Related Equipment

11. Motion for Closed Session (if necessary)

12. Adjourn



Proclamation

WHEREAS, West Valley City takes pride in its sense of community, family values and citizen involvement; and,

WHEREAS, local and national research show that many Americans think a good neighbor is someone who is quiet and leaves them alone while the majority of Americans do not know the names of their neighbors or engage with them in any meaningful way;

WHEREAS, research shows that knowing your neighbors helps to create a neighborhood that is safe, friendly and clean, with reduced crime and increased life expectancy; and,

WHEREAS, we are created for social connections, and research shows that developing positive neighbor relationships can develop local leaders, aid in community decision-making, improve emergency preparedness and create more inclusive communities; and

WHEREAS, current research shows many Americans suffer from a lack of personal relationships, which leads to isolation, depression, and anger; and, developing relationships, and lessening the distance, with our neighbors can help us overcome loneliness, depression, and isolation; and,

WHEREAS, knowing your neighbors has the power to build safer, healthier, and a more inclusive community neighborhood-by-neighborhood; and,

WHEREAS, knowing your neighbors has the power to build good neighborhoods and vibrant communities; and,

NOW, THEREFORE, I, Mayor Karen Lang, on behalf of the West Valley City Council do hereby proclaim September 28, 2024 as **National Good Neighbor Day** in West Valley City and encourages the residents of West Valley City to participate by introducing yourself to, getting to know, and celebrating your neighbors.

DATED this _____ day of _____, 2024.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER



Public Safety Bond

slco.to/bond

Public Safety Bond

A product of extensive countywide collaboration, bipartisan input, and a critical element of the County's Systemic Reform Plan.

- **Balances** public safety and human services needs.
- **Realigns** and sets the Salt Lake County Jail and Human Services systems for success.
- **Creates** structured and secure environments to reduce repeat offenses and put people on a path towards self-reliance.
- **Funds** a critical missing element of the broader system.
- **Replaces** outdated infrastructure and treatment programs.

Quick Overview: Human Services, Homelessness, and Criminal Justice Action Plan

Bi-partisan partnerships between Governor Cox, key legislators, the business community, municipal leaders, and others in Salt Lake County are at an **all time high**.

We are collectively moving forward with **PURPOSE + PARTNERSHIP + URGENCY**

To achieve a shared vision:

That homelessness is brief, rare, and non-recurring.

Systems were mapped, service gaps and barriers identified, other successes evaluated, and costs analyzed.



System Gaps & Barriers



Supportive Housing Needs

An estimated 1,000 people are living unsheltered in Salt Lake County at any given time, requiring varying levels of intervention and a stable living environment to put them on the path towards self-reliance.

300 Intensive | **300** Moderate | **400** Light



Criminal Justice and Law Enforcement Challenges

America's drug crisis has led to increased substance use and criminal activity on our streets.

Jail is the largest mental health and substance use treatment facility in the County— at great expense to taxpayers. 50+ inmates are unhoused and have a severe mental illness. Jail stays are 3.5x longer for people experiencing homelessness.

\$136 daily cost per inmate

25% inmates unhoused

1,200 unstably housed on probation & pre-trial



Systemic Gaps

Workforce | Insufficient behavioral healthcare workforce.

Health and Wellness Care | Insufficient coordinated healthcare system for unsheltered population.

Mental Health Services | Insufficient mental health capacity for unsheltered in the community and in the jail.

Integrated Data System | To better serve clients and evaluate system outcomes.

Salt Lake County Action Plan

Solutions:



Expand Housing Unit Availability



Enforcement and Criminal Justice Reform



Address Systemic Gaps



Build Justice & Accountability Center



Expand and Improve County Jail Mental Health Access



Support Drug Enforcement (DEA) Task Force

Public Safety Bond

Addresses Vital Parts of the Action Plan



Address Systemic Gaps



Expand Housing Units



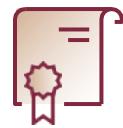
Build Justice & Accountability Center



Enforcement and Criminal Justice Reform



Improve & Expand Jail + Mental Health Unit



Support Drug Enforcement (DEA) Task Force



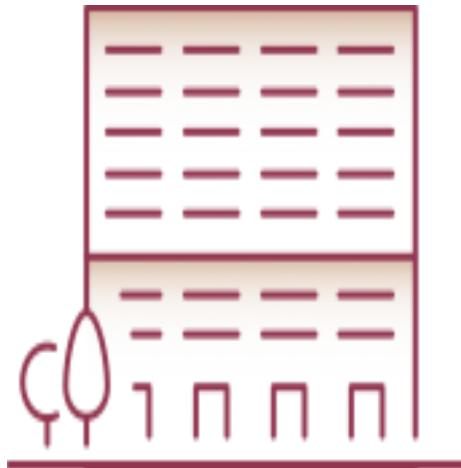
Public Safety Bond is a catalyst for essential parts of the systemic **plan**:

Justice and Accountability Center; including structured space for:

- Mental Health and Substance Use Services
- Job Training & Employment Resources
- Connection to Housing Opportunities
- Combine Two County Jails; including:
 - Updated and Increased Mental Health Units

Justice & Accountability Center

Supervised and secure alternative for low-level offenders with resources to reduce repeat offenses and support people's path to self-reliance.



Wrap-Around Stabilization Units

- Dedicated Case Workers
- Job Training and Employment Services
- Mental Health and Substance Use Disorder Treatment
- Connection to Housing Options

Approximately \$75/day (per occupant)

\$60/day less than jail

\$22,500/yr less than jail

\$6.8M less per year than jail at full capacity

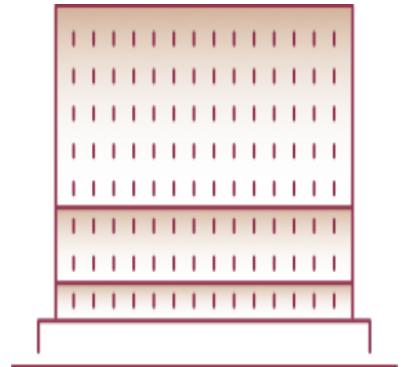
Behavioral Health Stabilization Units

Intensive mental health/substance use treatment unit to prepare people to transition to the Wrap-Around space.

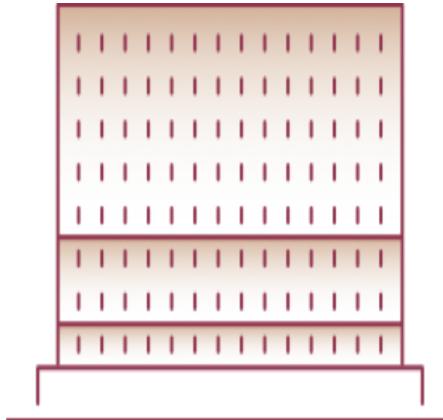
County Jail System Revamp

Combine the two county jails; increase capacity, expand mental health unit, and build stepdown unit

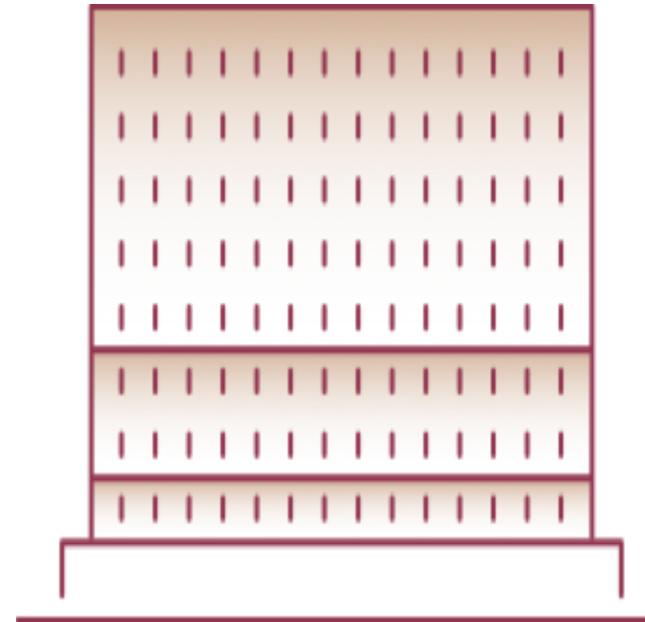
Oxbow



Adult Detention Center



Adult Detention Center
(Expanded)



General Population (Includes SUD Treatment Unit)

Increased general population; built for future growth as well as improved substance use disorder treatment unit.

Mental Health Unit

Expanded and modernized behavioral health unit to better serve population.

Community Reentry Stepdown Unit

Transitional unit to help prepare inmates to rejoin society on a path towards self-reliance.

Total Newly Constructed Beds = 812

Rebuild Oxbow Capacity (552 beds)
Renovate and enhance mental health pod (160 beds)
Build Reentry Stepdown Unit (100 beds)

Public Safety Bond

Quick FAQs

Justice & Accountability Center

Cost-reducing diversionary and stabilization space for low-level offenders and those exiting the jail in need of a structured environment with resources to put them on a path towards self-reliance

- Connected to the Criminal Justice System
- 25% exiting jail lack stable environment
- 1,200 on probation or pretrial lack stable environment
- Supervised and secure treatment facility
- Drug-free environment
- Resources to reduce repeat offenses
- Approximately \$75/day (per occupant)
 - \$60/day less than jail
 - \$22,500/yr less than jail
 - \$6.8M less per year than jail at full capacity

County Jail System Revamp

Combine two county jails to improve efficiencies and reduce operational costs. Build additional capacity, including expanded mental health space and a transition to prepare those exiting jail to reenter the community

- Oxbow near end of lifespan (half-century old)
- \$90M+ would only extend life a maximum of 10 – 15 years
- No additional capacity constructed since 2001, while population has grown by more than 300,000
- Population growth requires additional space
- Jail system stricken with logistical and operational challenges
- Construction of Community Reentry Stepdown Unit
- Transition back to community on a path towards self-reliance
- Additional Law Enforcement and Public Safety Capital Investments
- Adult Detention Center maintenance and improvements
- Sheriff's Office Bureau maintenance and improvements



Total Capital Cost

General Obligation Bond

FACILITY	COST
Maintenance & Improvements ADC/SOB	90,000,000
Jail Expansion + Improvements	427,000,000
Justice & Accountability Center	100,000,000
Sale of Oxbow Property	(20,000,000)
Oxbow Demolition	10,000,000
County Set Aside	(100,000,000)
TOTAL BOND	507,000,000

IMPACT	MONTHLY	ANNUAL
Residence	\$4.91	\$58.94
Business	\$8.93	\$107.16
<i>Based on Avg. Property Value of \$602,000</i>		

BOND LANGUAGE

Shall Salt Lake County, Utah, be authorized to issue general obligation bonds in an amount not to exceed \$507,000,000 and to mature in no more than twenty-one (21) years from the date or dates of issuance of such bonds for the purpose of financing:

- 1) Acquiring and constructing a Justice and Accountability Center** primarily for people who have had multiple encounters with law enforcement and who need a supervised and structured environment with resources to reduce repeat offenses, including for mental health and substance abuse treatment, job related services, and connection to housing opportunities;
- 2) Combining the two county jails into one and increasing capacity, including an expanded mental health unit and a transitional unit to prepare those exiting the jail to reenter the community;**
- 3) Completing necessary capital maintenance on existing correctional facilities; and**
- 4) Acquiring, constructing, expanding, equipping, renovating and remodeling related County public safety facilities and ancillary buildings under the charge of Salt Lake County, Utah; and, to the extent necessary, for providing moneys for the refunding, at or prior to the maturity thereof, of general obligation bonds of the County authorized hereunder or heretofore issued and now outstanding?**



Questions?

More info: slco.to/bond

Additional info/follow up:

Brad Townley

385.202.6067

btownley@saltlakecounty.gov



Thank you!

Public Safety Bond



Salt Lake County is moving a bond question to the public to finance significant countywide criminal justice system needs and improvements.

What Will the Public Safety Bond Cover?

Consolidating and Improving the County Jail:

- Consolidating the two county jails to improve efficiencies and reduce operational costs.
- Increasing mental health beds and providing expanded mental health treatment.
- Expanding for future population growth. Since 2001, not a single jail bed has been added. Yet, Salt Lake County's population has increased by nearly 300,000 people over the last 20+ years.
- Building a Community Re-entry Step Down Unit to help people leaving jail prepare to rejoin society. This will provide a dedicated space where inmates preparing to exit jail will be connected with case workers and providers who will identify risks, needs, and the resources needed for them to rejoin society on a path toward self-reliance.

Building a Justice and Accountability Center:

- Primarily for low-level offenders who are repeatedly involved in the criminal justice system because of underlying issues, such as unstable housing, and mental health and substance use disorders that have not been addressed.
- The Justice and Accountability Center will provide intervention in the form of a structured environment with resources to stop the cycle of criminal behavior, including dedicated case workers, job training and employment services, mental health and substance use disorder treatment, and connection to housing opportunities.
- Holds people responsible for their actions while simultaneously helping them reenter our community on a path toward self-reliance.

Why is the Public Safety Bond on the Ballot?

- The Public Safety Bond for the Justice and Accountability Center and Jail expansion is a key part of Salt Lake County's comprehensive **Human Services, Homelessness, and Criminal Justice Action Plan**. More info: slco.to/plan
- **America's drug crisis has led to increased substance use and criminal activity** on our streets. In addition to the County's expanded Drug Enforcement Agency (DEA) Task Force, law enforcement and community resources like the Justice and Accountability Center and Jail Re-entry Step Down Unit will help break the cycle of repeat offenses.

Facility Needs	Bond Costs
Maintenance and Improvements: Jail (Adult Detention Center)/Sheriff's Office Building	\$90,000,000
Jail Expansion and Improvements	\$427,000,000
Justice and Accountability Center	\$100,000,000
Oxbow Demolition	\$10,000,000
TOTAL:	\$627,000,000
Source	Cost Offsets
Oxbow Sale	-\$20,000,000
County Set Aside	-\$100,000,000
Bond Total:	\$507,000,000

Taxpayer Cost:

- Average household: **\$58.94/year, under \$5/month**
- Average business: **\$107.16/year, under \$9/month**

More info: slco.to/bond





Salt Lake County Human Services, Homelessness, and Criminal Justice Reform Action Plan

We have arrived at a unique time

in which Governor Cox, key legislators, the business community, Salt Lake County, Salt Lake City and other cities in Salt Lake County are investing more directly in solutions to help homelessness, which is different than in previous years. Within this momentum, we're collectively moving forward with **PURPOSE + PARTNERSHIP + URGENCY**.

To achieve the shared vision

that homelessness is brief, rare, and non-recurring, it is essential that the systems connected with homelessness intersect and are functional. These complex systems include:

CRIMINAL JUSTICE, HOUSING AND TEMPORARY SHELTER, AND BEHAVIORAL HEALTH TREATMENT AND WORKFORCE.

A weakness in any one element of the system as a whole, leads to a loss of efficiency and effectiveness.

Salt Lake County has

MAPPED THE GAPS IN THE SYSTEM, IDENTIFIED BARRIERS, AND ANALYZED THE COST of necessary additional investment. These are in alignment with the state's homelessness strategic plan and the Coordinated Homeless Services Plan signed by Governor Cox, Mayor Mendenhall, and Mayor Wilson in the Fall of 2023.



Our Goals

Bolster System Access

Create an efficient system to access housing, behavioral health, employment, and other needed services to reduce the number of people living on our streets, and develop clear, successful pathways to housing and additional opportunities for people experiencing homelessness.

Increase Collaboration/Efficiency = Reduce Costs

Increase collaboration and systemic efficiency to realize cost savings and improved client outcomes.

Require Criminal Accountability

Hold people accountable for criminal acts and prevent people from further penetrating the criminal justice system.

Decriminalize Homelessness

Ensure accountability in our communities while not criminalizing acts related to homelessness.



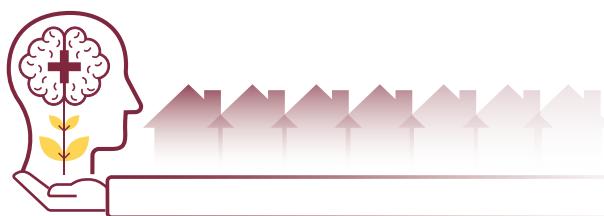
Supportive Housing Need

Salt Lake County estimates that 1,000 people are living unsheltered within the county.

300 people require intensive mental health treatment and housing support such as residential or ACT team levels of care.

300 people require permanent supportive housing with case management and a focus on mental health support.

400 people need various levels of housing which could be permanent supportive housing or rental subsidies with less intensive behavioral health supports.



Criminal Justice and Law Enforcement Challenges

- Systems are not aligned nor coordinated.
- America's drug crisis has led to increased drugs on our streets.
- Law enforcement response for people who are homeless or in mental health crisis is not standardized.
- Inconsistent Crisis Intervention Trained (CIT) officers.

Due to a lack of affordable housing and sufficient mental health treatment and other social services, jail has become the defacto system to serve people experiencing homelessness who have mental illness and substance use disorders.

Length of stay in jail is 3.5x longer for those in emergency shelters vs those in more permanent housing.

Over 50 unhoused people in jail at anytime, have a severe mental illness.

1,200 people who are in pretrial and probation, are unstably housed.



Systemic Gaps

Workforce:

Insufficient behavioral health workforce for mental health treatment and supportive housing needs.

Health and Wellness Care:

Insufficient coordinated health and wellness care system to meet the needs of people experiencing homelessness.

Mental Health Services:

Insufficient mental health capacity to serve those with severe mental illness in the community and in the jail.

Integrated Data System:

Need for integrated data system to better serve clients and evaluate system outcomes.



Solution: Expand Housing Units in Salt Lake County

Bring an additional 1,000 units online over the next 5 years.

Current Housing	Additional Housing Needed
92 Units operating in the group home facilities	300 New Group Home Units
115 Permanent Supportive Housing Units focused on mental health	300 New Permanent Supportive Housing Units focused on mental health
765 Transitional and Permanent Housing Units	400 New Permanent Supportive Housing Units for people experiencing homelessness

Progress:

- Opened Valley Oaks Group Home with 29 beds in November, 2023
- Opened Canyon Rim Group Home for 40 women in Millcreek on April 15, 2024
- Potential renovation and expansion (12 beds to 40) of existing group home – Salt Lake City
- Two sites purchased by non-profit partner for development of permanent supportive housing for those with serious mental illness (approximately 90 units)
- Studying capital and construction costs for a mix of housing to meet the 400 general PSH.



Solution: Enforcement and Criminal Justice Reform

Engage in system policy change and reform, to bring about cost savings and efficiencies for better outcomes.

Provide:

Regional SLCO-wide Crisis Intervention Training for local law enforcement.

Progress: Criminal Justice Advisory Council (CJAC) Work Group has been established and is working on a plan to implement/fund. Applying for Federal funding to support for training and coordination.

Work:

With State to design and implement an effective HOME Court program.

Progress: SLCO Human Services is working with the state DHHS and court system on an implementation plan - \$2M funded for 5-year pilot.

Support:

Regional Law Enforcement education and training for use of the new Receiving Center alternative to jail for those in substance use disorder (SUD) and mental health crisis.

Progress: CJAC Work Group has been established and is working with state and LE partners on guiding criteria and educational campaign for Spring 2025 opening.

Reinforce:

SLC Justice Court Familiar Faces program.

Progress: This program is operational at the SLC Justice Courts. SLCO Criminal Justice Services is partnering with the court to support this initiative. The program continues to grow.



Solution: Drug Enforcement Agency (DEA) Task Force

By further investing we can continue to get drugs off the street and hold criminals accountable.

The federal government provides hard cost support for the local DEA operations but the salaries of the enforcement officers is a local responsibility.

DEA operations have not been as extensive as possible due to the decentralized law enforcement system in Salt Lake County.

Many local jurisdictions cannot afford officers.
Estimated Annual Amount =
\$1,600,000 for 10 additional officers

Progress:

- DEA Task Force Leadership presented to the SLCO Council on April 9, 2024
- DEA Task Force Leadership presented to the Criminal Justice Advisory Council on April 10, 2024
- DEA Task Force Expansion Working Group has been added to the Systemic Reform Committee structure to be led by Sheriff Rosie Rivera to review and determine the timing/cadence of adding 10 new DEA Task Force officers, the funding (County & Federal) and evaluate systemic impacts of the expansion to determine if other gaps are created and/or need to be addressed



Solution: Build An Accountability and Justice Center

- 1. Add 100 bed community correctional step down model as part of the jail expansion to provide behavioral health treatment, workforce training, and other supports in an environment of accountability as people prepare to leave jail.**
- 2. Build 250-300 housing units focused on housing stability, mental health services, training and other support services for those with criminal involvement and experiencing homelessness or housing instability.**

Progress:

- System Mapping and Personas Research Completed
- Held 2/4/24 Mapping and Personas Workshop for review and feedback with stakeholders
- Held 2 half day retreats with County Elected Officials, Staff and Legislators 3/11/24 & 3/14/24 to discuss and determine jail expansion and justice accountability center model
- Final decisions, programs and cost estimates in process
- On track to finalize and submit to County Council a ballot initiative in August for placement on the November 2024 ballot for voter approval



Solution: Address Systemic Gaps

Workforce:

Implement workforce training programs and a peer support specialist program to help meet service needs and provide employment opportunities.

Progress: Convening local peer support coalition to support their needs and receive feedback for program expansion. Program expansion ready for implementation once funding source is determined. Federal appropriation submitted through Congressman Curtis's office for pilot program. Additional applications for federal funding are being drafted. Also, SLCO supported legislation passed this session to assist with workforce needs.

Health and Wellness Care:

Expand medical and street services for those who are unsheltered.

Progress: Program is developed and ready for expansion through 4th Street Clinic and VOA once funding source is determined.

Mental Health Services:

Expand mental health supports in the jail and in expanded SMI housing.

Progress: Need currently being evaluated and finalized within the Jail Expansion/JAC design model.

Integrated Data System:

Develop data sharing agreements and design and implement an integrated data system to support better client outcomes.

Progress: Work group has been established and data integration mapping both internal and external to SLCO is underway.

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-1-

THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, SEPTEMBER 17, 2024 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

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

OPENING CEREMONY- COUNCILMEMBER TOM HUYNH

Councilmember Huynh asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-2-

APPROVAL OF MINUTES OF REGULAR MEETING HELD SEPTEMBER 10, 2024

The Council considered the Minutes of the Regular Meeting held September 10, 2024. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Regular Meeting held September 10, 2024. Councilmember Whetstone seconded the motion.

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

PUBLIC COMMENT PERIOD

Jim Vesock expressed concern regarding the Summerfest sign still being in front of City Hall. He voiced concern about Code Enforcement.

Mike Markham thanked the Council for their work and the tough decisions that they make.

Kelly Bertoch expressed concern about development occurring in his neighborhood, on-street parking concerns, and issues with snow plows.

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)**

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)

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

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-3-

(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.

Mayor Lang opened the Public Hearing.

Speaker 1: Steve Maddox, the owner of Edge Homes, expressed his appreciation for the Council's commitment to family and community values after reading their bios a few weeks prior. He acknowledged the company's efforts to understand the community's needs through recent work sessions with the staff. Maddox emphasized his active role as president of the company and his attendance at City Council meetings. He assured the council that he would personally oversee the delivery of keys to residents and remain committed to the community's objectives. He thanked them for their time and consideration over the past few months.

Speaker 2: Doris Marquez spoke personally to the Council, highlighting her father's role as a vendor who supported their family of seven through income from the swap meet. She expressed concern for the hundreds of displaced vendors in the community, emphasizing that many families rely on the swap meet for their livelihoods. Marquez questioned the purpose of introducing new housing if the community could not afford it, warning that approving such changes would significantly harm West Valley's economy. She shared that her father's income allowed all his children to pursue higher education and become contributing citizens. She urged the Council to consider the impact on the local economy and culture before making a decision.

Speaker 3: Richard N. Goldberger introduced himself as a devoted supporter of the swap meet and expressed gratitude for the opportunity to share his views. He presented a stark warning to West Valley officials, stating that if they chose to close Swap City, it would have serious consequences for their future in Utah politics. Goldberger emphasized the gravity of this potential decision, urging the officials to

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-4-

consider its implications carefully. He concluded by thanking the Council for their time.

Speaker 4: Humberto Sanchez introduced himself as the Vice President of the Redwood Road Chamber of Commerce, formed in response to the injustices faced by local vendors. He presented a counterproposal to the current rezoning plan for property owned by De Anza and Land Leisure Corp. Sanchez emphasized that West Valley City, as the second largest city in Salt Lake Valley, is on the brink of significant growth, but the land in question represents much more than real estate; it is a vital part of the community's history, culture, and economy. He noted that residents have gathered to protect the significance of this land, warning that the rezoning could sever their deep connection to it. He highlighted the lack of a dedicated entrepreneurship center in the city and envisioned the property as Utah's largest outdoor market, proposing to transform it into a vibrant hub that preserves its cultural and historical significance. He suggested revitalizing the drive-in theater and partnering with organizations like the Sundance Film Festival to enhance the community's offerings. Sanchez concluded as his time expired, thanking the Council for the opportunity to speak.

Speaker 5: Brett Garner introduced himself as a State Representative for House District 31, which includes the area in question. He mentioned that he had provided the Council with a letter outlining his thoughts. Garner expressed concerns raised by residents of nearby complexes regarding the strategy of building higher-value homes without sufficient density. He highlighted his proximity to the Treasure Isle subdivision, referring to issues that had arisen there, and emphasized the need for better density in the proposed development rather than overcrowding a specific area of the city. Garner urged the Council to deny the application, advocating for a more thoughtful approach to development. He concluded by thanking them for their time.

Speaker 6: Michael Schoon introduced himself as a teacher at Hunter High School, speaking on behalf of his students and their families. He shared that he had spoken with over 150 students that day, collecting their signatures to express their opposition to the rezoning. Schoon expressed pride in his students for standing up for the swap meet and drive-in, which they cherished. He questioned whether the company behind the development would support families losing their income or those being pushed out of their homes, asserting that they would not. He urged the Council to consider the voices of their constituents, warning that a "yes" vote on the rezoning would disregard the community's needs. Schoon implored the Council to listen to the community and vote "no" on the proposal, thanking them for their attention.

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-5-

Speaker 7: Tomasa Moreno introduced herself and thanked the Council for their presence. She expressed her need for their support, sharing that she had been a single mother for many years and worked hard to provide for her children, two of whom are now an engineer and a veterinarian, while another works with lawyers. Moreno spoke about her dedication to helping her family, despite facing challenges, including recovering from recent surgery. She emphasized her commitment as a hardworking individual and conveyed the collective need for support from the Council. She concluded by wishing everyone a great afternoon and thanking them for listening.

Speaker 8: Maya Dominguez introduced herself, sharing her journey from another country to Utah, where she hoped to thrive. She expressed concern about the closure of recreational spaces that served families and children, highlighting a lack of outlets for self-expression in the community. Dominguez emphasized that many families were striving for success and asked the Council not to take away their opportunities to thrive. She reiterated that Utah is meant to be a family-oriented state and urged the Council to support the community's needs. She concluded her remarks by thanking them for their time.

Speaker 9: Juan Bastidas introduced himself and expressed gratitude for the opportunity to speak. He urged the Council to reconsider the rezoning, arguing against converting commercial properties to residential ones. Bastidas emphasized that commercial properties contribute more in taxes than residential ones and noted the importance of maintaining commercial spaces for the local economy. He highlighted the impact on local businesses, mentioning that many visitors come to the area, generating revenue that supports the community. He argued that the focus should be on enhancing commercial opportunities rather than limiting them, encouraging the Council to seek solutions that address the needs of the community and its citizens. He concluded by reinforcing the importance of representation and collaboration.

Speaker 10: Gabriel Salinas introduced himself and expressed his concerns about West Valley potentially becoming an economic "dumping ground." He voiced distrust in the developer, stating that they do not have the community's best interests at heart. Salinas highlighted that many residents are working-class individuals who cannot afford the proposed developments. He pointed out the importance of the swap meet as an economic booster for the city and mentioned that most community members he spoke to oppose the rezoning. Referencing the developer's questionable history in other areas, he urged the Council to vote "no" on the rezoning proposal, emphasizing the need to prioritize the community's well-being.

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-6-

He concluded by thanking the Council for their time.

Speaker 11: Christian Gutierrez Carbajal introduced himself and spoke on behalf of the vendors, urging the West Valley City Council to exercise sound judgment in their decision-making. He emphasized that development should benefit the community, not come at the cost of its destruction for profit. Gutierrez pointed out that the current proposal appeared to prioritize the developer's profit over the needs of the community, noting that Edge Homes planned to maximize units without regard for the residents. He highlighted that the rezoning decision would impact not just property owners but would displace hundreds of residents and business owners, many of whom are Latino. He urged the Council to consider the broader implications of their decision and to prioritize the interests of all constituents in West Valley.

Speaker 12: Maria Chavez addressed the West Valley City Council as a representative of the community and a vendor at the swap meet. She expressed concerns about the potential negative impact of the proposed development on the mental well-being and social lives of individuals in the area. Chavez emphasized that the swap meet serves as an essential space for social interaction, providing comfort and a sense of community for many, especially those who may be feeling isolated or struggling. She urged the Council to consider the emotional consequences of displacing this gathering place, highlighting its importance not just for vendors but for everyone who visits. Her plea was for the decision-makers to recognize the value of community connection and the potential distress that could arise from losing such a vital space.

Speaker 13: Jacob Gonzalez expressed deep concern about the proposed rezoning in West Valley City, highlighting the loss of community history and culture. He reflected on his own experiences growing up in the area, cherishing memories of visiting the drive-in and the swap meet. Jacob emphasized that this development could lead to significant job losses for local vendors, who rely on these spaces for their livelihoods. He urged the council to reconsider their decision, warning that moving forward with the rezoning would not only erase a beloved local landmark but also negatively impact the community's social fabric. Jacob's plea was a call to preserve what makes West Valley unique and vibrant, advocating for the well-being of its residents.

Speaker 14: Donovan Alarcon spoke as a relatively newer resident of West Valley City but emphasized the significance of the swap meet to the community. He acknowledged that while he may not have the same deep connections as others, he has witnessed the strong mobilization and organization among residents in response to the proposed rezoning. Donovan urged the city council to heed the voices of the

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-7-

citizens and vote against the rezone, underscoring the collective desire to preserve the community's cherished spaces.

Speaker 15: Rolando Rodriguez shared his personal story as a survivor of an industrial accident that has left him with restrictions. He highlighted how he relies on sales from the swap meet to support himself and his family. Rolando emphasized that many people in similar situations depend on the swap meet for their livelihoods, underlining its vital role in the community. He expressed gratitude for the opportunity to speak and urged the council to consider the impact of their decisions on individuals like him.

Speaker 16: Mayra Sanchez spoke about her work with a nonprofit organization that supports mothers, highlighting the connections many of them have with the swap meet. She emphasized the importance of the swap meet for families who rely on it for their livelihood, expressing concern over the potential loss of income if it were to close. Mayra urged the council to consider the impact on these families and the local economy, advocating for their well-being and opportunities. She concluded by thanking the council for their attention.

Speaker 17: Alexandra de la Cruz, a senior from Kearns High School, shared her story about her family's journey from California to Utah. She mentioned starting her own business at 13 and highlighted her father's resilience, especially during his recovery from COVID. Despite being in a wheelchair, he continued to support their efforts at the swap meet, which has been vital for their financial stability. Alexandra emphasized the importance of opportunities for work rather than relying on assistance, showcasing the strong work ethic within the Hispanic community. She concluded by thanking the council for their attention.

Speaker 18: Abigail Gutierrez, a resident of West Valley, passionately spoke about the cultural significance of the drive-in and the swap meet as vital community hubs. She emphasized their role as melting pots for diverse cultures, transcending business to create connections through language, music, and community spirit. Abigail shared her personal experience moving to Utah from California, expressing her emotional connection to the drive-in and swap meet as vital pillars for low-income families. She urged the council to consider the community's needs and to vote against the rezoning, highlighting the importance of preserving these cherished spaces.

Speaker 19: Lessly Pauline, a lifelong resident of West Valley City, addressed the council with a strong message about the importance of accurately representing constituents. She expressed frustration over the lack of communication from council members, emphasizing that constituents deserve respect and

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-8-

responsiveness. Lessly urged the council to listen to the community's voice against the rezoning, reinforcing that they were elected to serve the people. Her plea underscored the need for accountability and community representation in decision-making.

Speaker 24: Dalia Salum, a West Valley resident and educator, addressed the council with a heartfelt message urging reconsideration of the proposed rezoning. Having moved to the community five years ago, she expressed solidarity with local residents and emphasized the importance of elected officials listening to their constituents. Dalia highlighted the need for accountability and thoughtful decision-making, criticizing the tendency to prioritize developer interests over community needs. She called for meaningful engagement and change, rather than accepting proposals at face value, underscoring the collective voice of the community in this critical issue.

Speaker 25: Cecilia Gomez, a business owner at the swap meet, spoke passionately about the vital role her community plays in the economy of West Valley City. She urged the council to consider the potential dangers of unstable housing developments and how they would undermine support for local entrepreneurs. Cecilia emphasized that small businesses like hers are crucial for driving economic activity in the area. She called for the council's support in preserving the swap meet and its significance for the community, highlighting the need for thoughtful decision-making that prioritizes local needs.

Speaker 26: A speaker emphasized the long-standing significance of the swap meet, which has been a thriving center of commerce and community activity for over 50 years. They highlighted that most businesses in America struggle to survive beyond five years, underscoring the resilience and importance of this venue. Closing it would not only impact the local economy but also eliminate a vital cultural hub that attracts visitors and stimulates economic growth throughout the city. The speaker urged the council to consider the broader implications of their decision and to support the community's needs.

Speaker 27: Eric Vargas, a local business owner in West Valley, shared his experience of running his business for three years, describing it as part of the American dream. He emphasized the importance of the West Valley swap meet as a starting point for many aspiring entrepreneurs. He warned that moving forward with the rezoning would jeopardize jobs and dreams, urging the council to consider the impact of their decision on the community's future. He concluded by imploring them not to let this be the end of their collective aspirations.

Speaker 28: Jesse Fernandez read a letter from members of the Utah State

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-9-

legislature opposing the proposed rezoning of the Redwood drive-in theater and swap meet. The letter highlighted the swap meet's significance since its establishment in 1949, emphasizing its role as a cornerstone of the community that supports over 500 vendors and fosters cultural diversity. It warned that the rezoning would displace hardworking individuals and disrupt a vibrant marketplace that has been vital for local entrepreneurship. The letter called for continued dialogue between landlords and local vendors to ensure the swap meet's future, signed by Luz Escamilla, Angela Romero, and Karen Kwan.

Speaker 29: Bianca Paulero, a resident and business owner in West Valley City, spoke about the significance of the swap meet and drive-in theater in her community. She shared how her parents benefited from the swap meet to build a life in West Valley. With a background in city planning, Bianca emphasized that urban development should reflect community needs and values. She presented a community opposition letter signed by local residents, outlining concerns about preserving the historic site, losing community space, and issues related to Edge Homes, traffic, and parking. She urged the council to vote against the rezoning and to listen to the community's voice in the planning process.

Speaker 30: Francisco Moran, a resident of West Valley City, addressed the council with a heartfelt plea to keep the swap meet open. He emphasized the economic contributions it makes to the city and warned that increasing housing developments could lead to more problems rather than solutions. Francisco clarified that the community isn't asking for financial aid but rather for support in maintaining their businesses. He urged the council to consider their needs and thanked them for their attention.

Speaker 31: Maria Mendoza, a vendor at the swap meet for 13 years, shared her story with the council, emphasizing how selling gorditas has supported her family as a single mother. She highlighted that her 21-year-old son also had a business selling candy at the swap meet. Maria pointed out that the swap meet attracts customers from various cities and even neighboring states, contributing significantly to the local economy. She urged the council for their support, stressing that the vendors rely on their sales to sustain their families.

Speaker 32: Dulce Flores spoke passionately about her daughter's dream of becoming a doctor and how her job at the swap meet helps support that ambition. She emphasized the importance of keeping the swap meet open, stating that it provides essential income for many families, including her own. Dulce highlighted the hard work of the vendors, expressing that they are not asking for financial assistance from the city but simply the opportunity to work. She appealed to the council for their support, stressing that closing the swap meet would lead to

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-10-

significant struggles for the community.

Speaker 33: Bernando Cevicantes, a long-time resident of West Valley City since 1975, shared his concerns about the proposed development. He emphasized that the area is already facing issues with crime and safety. Bernando expressed a desire to maintain the peace of the community, warning that adding more apartments could exacerbate these problems. He urged the council to consider the potential negative impact on the safety and stability of the city, advocating for a focus on preserving the community's peaceful atmosphere.

Speaker 34: Joshua Martinez, a lifelong resident of West Valley City, spoke passionately about the significance of the Redwood drive-in and the swap meet in his life. He highlighted that the swap meet has been a foundational part of the community, existing even before the city was officially established. Joshua emphasized the pride residents have in their history and identity, stating that the swap meet is integral to what makes West Valley City unique. He urged the council to recognize its importance in the community's heritage and identity.

Speaker 35: Fran Lopez, a resident of Salt Lake City, shared her personal connection to the Redwood drive-in and the swap meet, emphasizing their critical role in community life. She compared the vibrant community spaces in her hometown in Texas to the dwindling options in Utah, underscoring the importance of such places for support and connection. Fran pointed out the contradiction in Utah's branding as a startup state while marginalizing local entrepreneurs. She urged the council to consider who truly benefits from business development, highlighting the need to support local community members who contribute to the area's diversity and heritage.

Speaker 36: Dr. Katherine Maldonado, a sociology and criminology professor at the University of Utah and a West Valley resident, expressed her concerns about the proposed rezoning. She emphasized the importance of maintaining community businesses and the cultural diversity that attracted her to the area. Dr. Maldonado warned of the potential collateral damage from such political decisions, including displacement and its links to increased organized crime and violence. She urged the council to reconsider the long-term consequences of their actions, particularly how they affect community stability and well-being.

Speaker 37: Joey Dominguez, a West Valley resident for over 30 years, expressed his concerns about the proposed rezoning and the potential impact on the local community. While he and his wife sell at the swap meet, he emphasized that his opposition to rezoning isn't solely about their income; it's about the broader implications of growth in Utah. Joey argued that the area doesn't need more

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-11-

housing, as it would primarily benefit newcomers from out of state, driving up costs and contributing to traffic congestion. He called for alternative developments rather than more housing, highlighting the need to preserve the character of the community.

Speaker 38: Alicia Gauna expressed her concerns about the impact of developers, particularly Edge Homes, on the community. She pointed out that the emphasis on development often overlooks the stories of immigrants and the cultural significance of local resources. Alicia shared her personal experience of having to move further west due to rising living costs, highlighting how such changes affect long-time residents. She urged the city to reconsider the rezoning, advocating for more time for community members to find their footing amidst these developments.

Speaker 39: Tiffany Fitzgerald shared her experiences working with at-risk children and those with disabilities in local schools, emphasizing the significant Hispanic and Latino population in West Valley City, which makes up 40% of the community. She highlighted the sacrifices many families make to provide better opportunities for their children, expressing the importance of community spaces like the drive-in theater and swap meet. Tiffany's connection to these spaces reflects their role in fostering a sense of belonging and support for families. She passionately advocated for their preservation, recognizing their cultural and social significance for the community.

Speaker 40: Fabian shared his personal journey, recounting how he and his family came to the area 15 years ago with very few resources. He emphasized how crucial the swap meet has been in supporting not only his family but many others in the community. His heartfelt plea underscored the importance of the swap meet as a lifeline for families striving for stability and success. Fabian's story highlights the broader impact of community spaces in fostering resilience and providing economic opportunities for those in need.

Speaker 20: Gabriel Salinas expressed strong opposition to the proposed removal of the swap meet, calling it a significant injustice to the community. He highlighted how the swap meet serves as a vital platform for many local entrepreneurs, enabling them to start their businesses and succeed. Gabriel shared that in conversations with residents near the swap meet, a vast majority opposed the changes, emphasizing the long-standing historical significance of the swap meet and the drive-in theater. He underscored the importance of preserving these community landmarks, arguing that losing them would harm the identity and heritage of West Valley.

Speaker 21: Marcy Bonham shared her heartfelt support for the swap meet, emphasizing her deep ties to the community, including her family's roots in Rose

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-12-

Park and West Valley. Despite living in Tooele, she frequently travels to support the swap meet, which she highlighted as a crucial gathering place for residents, including many from Tooele County. Marcy expressed concern about gentrification and its negative impact, noting how it displaces people and undermines their livelihoods. She criticized Edge Homes, questioning their reputation and expressing skepticism about their developments. Overall, she reinforced the importance of preserving the swap meet as a historical and cultural landmark in the community.

Speaker 22: Felipe Garcia spoke out against the proposed rezoning, emphasizing that the decision seems focused on accommodating newcomers to the state rather than supporting existing Utahns. He pointed out the broader implications of gentrification, noting that it wouldn't just displace vendors at the swap meet, but would also affect local residents by driving up costs of living in the area. He expressed concern that the new developments would primarily be luxury housing, further exacerbating the issue of affordability in the community. Felipe's message highlighted the need to consider the long-term impacts of such decisions on the entire community.

Speaker 23: Rob Paulino, a vendor at the swap meet for about ten years, highlighted the strong sense of community among the vendors, many of whom have been there for over twenty years. He emphasized the importance of the swap meet as a familiar gathering place for both local vendors and those traveling from out of state to buy and sell items. Rob's testimony reflects the deep connections and relationships that have formed within this marketplace, underscoring its significance beyond just a place for commerce—it's a vital community hub.

Mayor Lang closed the Public Hearing.

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

The City Council previously held a public hearing regarding 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.

Councilmember Huynh expressed his concern about the proposed development which he believes doesn't adequately support the community's needs. He highlighted the project's lack of amenities compared to other developments, urging

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-13-

the city to aim for higher standards in future projects to enhance the uniqueness and beauty of the city. Councilmember Huynh emphasized the importance of diversity in West Valley City and acknowledged the hardworking individuals who contribute to the community. He called on the Council to consider the community's input and help the swap meet vendors find a new location so that they can continue their businesses. He urged the Council to direct Mr. Pili to find a home for these business owners.

Councilmember Nordfelt expressed his appreciation for everyone who attended the meeting to discuss the potential loss of the swap meet, acknowledging its significance to many in the community. He reflected on his own experiences growing up in West Valley and the local businesses that have been part of his life, emphasizing the rights of property owners to make decisions about their land. He recognized the swap meet as a valuable community resource but clarified that, ultimately, the decision to continue or discontinue it lies with the landowner. Councilmember Nordfelt lamented the potential loss of cultural landmarks, like the Redwood Drive-In, but reiterated that the city does not have the authority to dictate how property owners should utilize their land.

Councilmember Fitisemanu acknowledged the complexity of the situation regarding the swap meet, emphasizing the emotional labor involved in discussions among council members and community members. He expressed gratitude for everyone who attended and shared their thoughts, highlighting the importance of hearing diverse voices. Councilmember Fitisemanu noted that while the council members may have differing opinions, they strive to make decisions based on the best available information and what they believe is in the community's best interest. He specifically thanked the interpreters for their vital role in ensuring everyone could participate in the conversation, reinforcing the need for inclusivity in the dialogue.

Councilmember Huynh raised concern about supporting hardworking community members affected by changes in local business. He proposed exploring alternative venues, such as an underutilized parking lot near the Maverik Center, suggesting it could serve as a temporary location for vendors. He emphasized the diversity of the community, noting that most attendees in the room represented a minority group in the city. Councilmember Huynh stated the Council needed to better support these individuals and challenged them to find a solution.

Councilmember Fitisemanu reminded Councilmember Huynh that while his suggestions about alternative venues were important, they fell outside the scope of the current decision. He expressed his personal commitment to exploring ways to support displaced vendors and residents, emphasizing the council's obligation to

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-14-

assist local businesses and community members, regardless of the outcome of the vote that night. Councilmember Fitisemanu reiterated the importance of working within the council's jurisdiction to provide help where possible.

Councilmember Huynh emphasized the importance of balancing support for all community groups, voicing concerns about fairness if only certain groups received assistance. He acknowledged the current vote's limitations but stressed the need for future discussions on supporting displaced vendors. Councilmember Huynh proposed directing the City Manager in these efforts. He stated that these conversations should be held in public meetings, not in closed sessions. He noted that he agrees with former Mayor Bigelow that all business should be conducted before the public and not behind closed doors. He shared his personal experience as a hardworking community member, expressing a desire to find solutions that benefit those affected. He called for a collective commitment to help the community openly and demanded further input from fellow Councilmembers.

Mayor Lang reminded Councilmember Huynh that discussions about future support for displaced businesses should be addressed in upcoming agenda items during study sessions. She acknowledged the challenges many businesses face, mentioning her own efforts to assist a local business that is closing. However, she clarified that it's not the Council's role to directly find new locations for businesses or provide that kind of support. She encouraged the council to bring this topic up for further discussion at a later meeting, ensuring a structured approach to the issue.

Councilmember Huynh requested that the Council consider this tonight if there are enough in favor. Mayor Lang declined this request and reiterated that the appropriate place for this discussion is in Study Meeting under potential future agenda items.

Councilmember Christensen emphasized the importance of adhering to the published agenda during the meeting. He noted that deviating from it could prevent others from providing input and feedback, as they might not have had the opportunity to review any unlisted topics. He also highlighted that decisions regarding land use must be based on established legal authority and not influenced by financial considerations or potential profits for businesses. The council's focus should remain on the matters at hand as outlined in the agenda.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Christensen moved to approve Ordinance 24-38.

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-15-

Councilmember Harmon seconded the motion with the understanding the approval is contingent on also approving the Development Agreement to restrict walk-out basements on all units.

Councilmember Huynh requested that improvements to the amenities also be added to the motion.

Councilmember Whetstone stated that he believes the amenities are sufficient as presented.

Councilmember Harmon stated that he would not be willing to adjust his amendment to accommodate the requested change by Councilmember Huynh.

Councilmember Christensen accepted Councilmember Harmon's amendment to the motion that would approve Ordinance 24-38 contingent on also approving the Development Agreement to restrict walk-out basements on all units.

A roll call vote was taken:

Councilman Fitisemanu	No
Councilman Whetstone	Yes
Councilman Harmon	Yes
Councilman Huynh	No
Councilman Christensen	Yes
Councilman Nordfelt	Yes
Mayor Lang	Yes

Majority.

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)

The City Council previously held a public hearing regarding 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.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024
-16-

Councilmember Nordfelt moved to approve Ordinance 24-39.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu	No
Councilman Whetstone	Yes
Councilman Harmon	Yes
Councilman Huynh	No
Councilman Christensen	Yes
Councilman Nordfelt	Yes
Mayor Lang	Yes

Majority.

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

Mayor Lang 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,

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024

-17-

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.
- A list of off-site improvements is specified.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Fitisemanu moved to approve Resolution 24-136 with the modification to prohibit walk out basements on any unit.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes
Councilman Harmon	Yes
Councilman Huynh	No
Councilman Christensen	Yes
Councilman Nordfelt	Yes
Mayor Lang	Yes

Majority.

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 REGULAR MEETING OF TUESDAY, SEPTEMBER 17, 2024 WAS ADJOURNED AT 8:02 P.M. BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, September 17, 2024.

MINUTES OF COUNCIL REGULAR MEETING SEPTEMBER 17, 2024
-18-

Nichole Camac, MMC
City Recorder

DRAFT

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._____

5 Draft Date: 9/3/2024

6 Date Adopted: _____

7 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:

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

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

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

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

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

45 a. The appellant;
46 b. The appellant's counsel, if any;
47 c. The City's counsel;
48 d. The Human Resource Division;
49 e. The Department Head.

50

51 **3-11-105. HEARING – GENERAL PROCEDURES.**

52 (1) The Hearing Officer shall conduct the hearing in accordance with Utah Code Annotated
53 10-3-1106(4)(a), as amended. At the hearing, the appellant may:

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

58 (2) The Hearing Officer has no subpoena power.

59 (3) The Hearing Officer has no contempt power.

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

62

63 **3-11-106. EVIDENCE TO BE CONSIDERED BY THE EMPLOYEE DISCIPLINE**
64 **HEARING OFFICER.**

65 (1) No later than twenty (20) calendar days before the date of the appeal hearing set by the
66 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~~
67 ~~copy of the record relied upon by the City for the disciplinary action, as well as a complete~~
68 ~~witness list. This record shall include all documents the City relied on in its discipline decision,~~
69 ~~including similarly situated employees within the department with similar discipline under the~~
70 ~~current department head or chief.~~

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

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

81 **Section 3. Severability.** If any provision of this Ordinance is declared to be invalid by
82 a court of competent jurisdiction, the remainder shall not be affected thereby.

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Section 4. Effective Date. This Ordinance shall take effect immediately upon posting

90 in the manner required by law.

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92 **PASSED and APPROVED** this _____ day of _____, 2024.

93

94 WEST VALLEY CITY

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97 MAYOR

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101 CHIT 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.
 - 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
85511.0S5	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
85510.0SU4	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
85511.0SS4	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
85510.0SSG	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
85510.0SPS	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

Phone: (801) 653-1800

Email: psteel@gosummitpartners.com

Web: www.gosummitpartners.com

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: _____

Phone: (801) 653-1800

Email: psteel@gosummitpartners.com

Web: www.gosummitpartners.com

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



Phone: (801) 653-1800

Email: psteel@gosummitpartners.com

Web: www.gosummitpartners.com

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: _____

Phone: (801) 653-1800

Email: psteel@gosummitpartners.com

Web: www.gosummitpartners.com

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: _____