

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 17, 2024

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, SEPTEMBER 17, 2024 AT 4:30 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
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
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
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
Sam Johnson, Strategic Communications Director
Ken Cushing, IT (*electronically*)
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 10, 2024

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

Councilmember Harmon moved to approve the Minutes of the Study Meeting held September 10, 2024. Councilmember Fitisemanu seconded the motion.

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

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REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF SEPTEMBER 17, 2024

Steve Pastorik discussed recent changes made to the development agreement as follows:

- No basement entrances permitted for the townhomes in the project.
- A maximum of 30% of the housing units could be designated as rentals, a provision to be enforced by the HOA through the CC&Rs.
- The single-family homes along 1950 West will be required to be at least 8,000 square feet, have an 80-foot frontage, and include three-car garages.
- No more than four unrelated individuals could reside in a single home, which would also be enforced by the HOA through the CC&Rs.
- Edge Homes, the developer, would not retain ownership of any units for rental purposes, ensuring all units would be sold.

Councilmember Harmon asked if walk out basements could also be banned in the single-family units. Steve replied that he would talk to the developer to see if they were amenable to this. Councilmember Fitisemanu asked if there is a definition of “related individuals”. Steve replied that the City doesn’t define this in Code but the HOA would need to define that in their covenants. Steve briefly explained enforcement procedure in these types of communities. Councilmember Huynh expressed concern regarding the amenities and stated that he would like to see those improved so they are similar to the DAI project at Decker Lake.

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.

ORDINANCE 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

Eric Bunderson, City Attorney, presented proposed Ordinance 24-40 that would 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.

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

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.

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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.

The City Council will consider Ordinance 24-40 at the Regular Council Meeting scheduled September 24, 2024 at 6:30 P.M

RESOLUTION 24-141: APPROVE THE PURCHASE OF NETWORK SECURITY PRODUCTS AND RELATED EQUIPMENT

Ken Cushing, IT Director, presented proposed Resolution 24-141 that would approve the Purchase of Network Security Products and Related Equipment.

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

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.

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The City Council will consider Resolution 24-141 at the Regular Council Meeting scheduled September 24, 2024 at 6:30 P.M

REVIEW AGENDA FOR SPECIAL REDEVELOPMENT AGENCY MEETING SCHEDULED SEPTEMBER 24, 2024

RDA RESOLUTION 24-12: AUTHORIZE THE AGENCY TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH ABILITY INCLUSION SERVICES

Jonathan Springmeyer, ED Director, presented proposed Resolution 24-12 authorize the Agency to Execute a Purchase and Sale Agreement With Ability Inclusion Services.

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

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.

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.

Councilmember Fitisemanu asked if there are any other proposals or alternate ideas for the use of this property. Jon replied no. Councilmember Fitisemanu asked if there would be any concern regarding the types of tenants and their proximity to schools. Jon replied no and stated that this organization focus solely on adults with disabilities.

The Redevelopment Agency will consider Resolution 24-12 at the Special Meeting scheduled September 24, 2024 at 6:30 P.M

COMMUNICATIONS

A. COUNCIL CALENDAR

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

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

N/A

B. COUNCIL REPORTS

COUNCILMEMBER WHETSTONE- NEIGHBORHOOD NIGHT OUT

Councilmember Whetstone stated that he enjoyed the Neighborhood Night Out events.

MOTION TO ADJOURN

Upon motion by Councilmember Harmon all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY SEPTEMBER 17, 2024 WAS ADJOURNED AT 4:52 PM BY MAYOR LANG.

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 17, 2024.

A handwritten signature in blue ink, reading "Nichole Camac", is written over a horizontal line.

Nichole Camac, MMC
City Recorder