The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, October 22, 2024, at 6:30 PM, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at https://www.youtube.com/user/WVCTV.

A G E N D A

1. Call to Order

2. Roll Call

3. Opening Ceremony: Councilmember Don Christensen

4. Special Recognitions

5. Approval of Minutes:

   A. October 8, 2024

6. Awards, Ceremonies and Proclamations:

   A. Recognition of Nichole Camac, City Recorder for Earning the Master Municipal Clerk (MMC) Designation from the International Institute of Municipal Clerks (IIMC) Presented by the Utah Municipal Clerks Association (UMCA)

- 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.

B. A Proclamation Declaring November 1, 2024 as "Extra Mile Day" in West Valley City

7. 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.)

8. Public Hearings:

A. Accept Public Input Regarding Application GPZ-5-2024, Filed by Grow Development, Requesting a General Plan Zone Change from Large Lot Residential (2-3 Units/Acre) and Low Density Residential (3-4 Units Acre) to Small Lot Residential (4-7 Units/Acre) and a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-8 (Singel Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) with a Planned Unit Development (PUD) for Property Located at 3876 South 6000 West

Action: Consider Ordinance 24-42, Amend the General Plan to Show a Change of Land Use from Large Lot Residential (2-3 Units/Acre) and Low Density Residential (3-4 Units Acre) to Small Lot Residential (4-7 Units/Acre) for Property Located at 3876 South 6000 West

Action: Consider Ordinance 24-43, Amend the Zoning Map to Show a Change of Zone For Property Located at 3814 and 3876 South 6000 West from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-8 (Singel Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet)

Action: Consider Resolution 24-145, Authorize the City to Enter Into a Development Agreement with Grow Development, LLC for Approximately 6.68 Acres of Property

Located at Approximately 3814 South 6000 West

9. Resolutions:

   A. 24-146: Approve the Disposition of Certain Firearms and the Application of the Proceeds

   B. 24-147: Authorize the Execution of an Amendment to an Interlocal Cooperation Agreement with Salt Lake County for Library Security Services

   C. 24-148: Award a Contract to Broken Arrow Roofing for Repairs to the Roof of the Utah Cultural Celebration Center

   D. 24-149: Award a Contract to Roper Buildings for Construction of a Garage

   E. 24-150: Approve the Purchase of 18 Vehicles from Ken Garff Ford and Tony Divino Toyota

   F. 24-151: Approve the Purchase of Two Trucks from Ken Garff Ford

   G. 24-152: Approve the Purchase of a Street Sweeper from Intermountain Sweeper Company

   H. 24-153: Approve the Purchase of a Dump Truck

10. Motion for Closed Session (if necessary)

11. Adjourn

MINUTES OF COUNCIL REGULAR MEETING OCTOBER 8, 2024
-1-

THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, OCTOBER 8, 2024 AT 6:37 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 *(electronically)*
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
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jeanette Carpenter, Acting Finance Director
Steve Pastorik, CD Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director
Jason Erekson, Acting Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Ken Cushing, IT *(electronically)*
Travis Crosby, IT

OPENING CEREMONY- COUNCILMEMBER JAKE FITISEMANU
Councilmember Fitisemanu invited Frank Bedolla who discussed his Fathers and Families Coalition non-profit program. Councilmember Fitisemanu asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

DRAFT

APPROVAL OF MINUTES OF REGULAR MEETING HELD SEPTEMBER 24, 2024

The Council considered the Minutes of the Regular Meeting held September 24, 2024. There were no changes, corrections or deletions.

Councilmember Fitisemanu moved to approve the Minutes of the Regular Meeting held September 24, 2024. Councilmember Huynh seconded the motion.

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

AWARDS, CEREMONIES, AND PROCLAMATIONS

A. **RECOGNITION AND APPRECIATION OF BRENT FULLER FOR YEARS OF SERVICE AS A WEST VALLEY CITY PLANNING COMMISSIONER**

The Mayor and Council recognized Brent Fuller for his years of service as a Planning Commissioner.

PUBLIC COMMENT PERIOD

Jim Vesock stated that he was not aware of the USU survey that was conducted. He suggested banning parking across from driveways. He noted he attended the rebranding event of Valley Glass.

Mike Markham suggested putting a gate on a walkway next to Valley Junior High. He indicated that on-street parking issues will never be solved.

PUBLIC HEARINGS

A. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2024-2025 BUDGET**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled October 8, 2024, in order for the City Council to hear and consider public comments regarding Re-Opening the FY 2024-2025 Budget.

Proposed Ordinance 24-41 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

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

> State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City holds public hearings on budget amendments on a quarterly basis each fiscal year.

A Public Notice was posted September 19, 2024, in public view at City Hall, the Family Fitness Center and UCCC; also, posted on the Public Notice Website and West Valley City's Website. Notice was given that a public hearing is to be held October 8, 2024, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah

Mayor Lang opened the Public Hearing.

Jim Vesock commended the finance department on their work and for providing a clear report.

Mayor Lang closed the Public Hearing.

ACTION: ORDINANCE NO. 24-41, AMEND THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

The City Council previously held a public hearing regarding proposed Ordinance 24-41 that would amend the Budget of West Valley City for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds.

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

Councilmember Nordfelt moved to approve Ordinance 24-41.

Councilmember Fitisemanu seconded the motion.

A roll call vote was taken:

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

Unanimous.

CONSENT AGENDA

RESOLUTION 24-142: AUTHORIZE THE CITY TO ENTER INTO A TRAINING AGREEMENT WITH LONE PEAK HOSPITAL, INC. AND NORTHERN UTAH HEALTHCARE CORPORATION

Mayor Lang presented proposed Resolution 24-142 that would authorize the City to Enter Into a Training Agreement with Lone Peak Hospital, Inc. and Northern Utah Healthcare Corporation.

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

> This issue paper seeks authorization for the West Valley City Fire Department to enter a cooperative training agreement with St. Marks and Lone Peak Hospitals, both a part of HCA Healthcare, Inc. Mountain Division. Wherein these facilities will allow appropriately trained and supervised paramedics from WVC Fire to perform required training in the clinical setting.
>
> West Valley City Fire Department is seeking authorization to enter a training agreement with St. Marks Hospital for clinical practice and training in advanced airway management. WVC Fire has an established and demanding training requirement that our Critical Care Paramedics and Paramedics trained to perform Rapid Sequence Intubation must have one clinical training session per year in an operating theater to maintain their certification.
> Whereas these training facilities and willing partners are in high demand and short supply, it is important that such opportunities and partnerships be made whenever possible.
>
> The requirements placed on WVC Fire are that all participating paramedics have proof of professional liability coverage (all personnel are already covered). That all participants posses the necessary clinical experience and training for the activity. And that all participants comply with the rules and policies of the hosting facility, in addition to any applicable laws and regulations.

RESOLUTION 24-143: APPROVE THE PURCHASE OF GARBAGE CANS FROM WASTEQUIP

Mayor Lang discussed proposed Resolution 24-143 that would approve the Purchase of Garbage Cans from Wastequip.

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

The Sanitation Division regularly purchases new garbage cans to satisfy demand from customers for new cans and to replace damaged cans.

The pricing for the containers is based upon a bid award to other government entities and the containers are procured through OMNIA Partners, a national purchasing organization. The bids obtained through this organization enable the City to benefit from very competitively priced bids from another government agency, satisfying the City's procurement requirements.

This resolution authorizes the purchase of 1,248 garbage containers.

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

Councilmember Harmon moved to approve the two items on the consent agenda.

Councilmember Fitisemanu seconded the motion.

A roll call vote was taken:

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

Unanimous.

NEW BUSINESS

RESOLUTION 24-144: AUTHORIZE THE EXECUTION OF AN AMENDMENT TO A DEVELOPMENT AGREEMENT WITH CCWV, LLC FOR PROPERTY LOCATED AT APPROXIMATELY 3076 SOUTH DECKER LAKE DRIVE

Mayor Lang discussed proposed Resolution 24-144 that would authorize the Execution of an Amendment to a Development Agreement With CCWV, LLC for Property Located at Approximately 3076 South Decker Lake Drive.

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

DRAFT

The City entered into a development agreement with CCWV, LLC in 2021 for a new commercial building at 3076 South Decker Lake Drive. The original agreement addressed setbacks and landscaping requirements. With the building now completed, the owner is now requesting a zone change to allow more tenant options. Given the adjoining hotels and residential uses, the Planning Commission was concerned about potential noise issues from future tenants. To address this concern, the Planning Commission recommended a development agreement amendment that includes the following provisions:

"All overhead doors on the building shall remain closed while any work is being conducted within the building. Overhead doors shall only be opened to allow vehicles to enter or exit the building and for loading or unloading items."

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 24-144.

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

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

Unanimous.

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, OCTOBER 8, 2024 WAS ADJOURNED AT 7:01 P.M. BY MAYOR LANG.

DRAFT

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, October 8, 2024.

_____
Nichole Camac, MMC
City Recorder

DRAFT

Proclamation

A PROCLAMATION DECLARING NOVEMBER 1, 2024 AS "EXTRA MILE DAY" IN WEST VALLEY CITY.

WHEREAS, *West Valley City is a community which acknowledges that a special vibrancy exists with the entire community when its individual citizens collectively "go the extra mile" in personal effort, volunteerism, and service; and*

WHEREAS, *West Valley City is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends and community; and*

WHEREAS, *West Valley City is a community which chooses to shine a light on and celebrate individuals and organizations within its community who "go the extra mile" in order to make a difference and lift up fellow members of their community; and*

WHEREAS, *West Valley City acknowledges the mission of the Extra Mile America to create 550 Extra Mile cities in America and is proud to support "Extra Mile Day" on November 1, 2024.*

NOW, THEREFORE, *we, the Mayor and City Council of West Valley City, do hereby proclaim* ***November 1, 2024 to be Extra Mile Day****. We urge each individual in the community to take time on this day to not only "go the extra mile" in his or her own life, but to also acknowledge all those around who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.*

DATED this 22nd day of October, 2024.

WEST VALLEY CITY

_____

MAYOR

ATTEST:

_____

CITY RECORDER

Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Neighborhood: Powderwood Estates
Budget Opening Required: ☐

ISSUE:
Application: GPZ-5-2024
Applicant: Grow Development, LLC
Location: 3814 and 3876 South 6000 West
Size: 6.68 acres

SYNOPSIS:
General Plan change from Large Lot Residential (2 to 3 units/acre) and Low Density Residential (3 to 4 units/acre) to Small Lot Residential (4 to 7 units/acre) and a zone change from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) with a planned unit development (PUD).

BACKGROUND:
The north parcel includes 13 homes and 2 duplexes (4 units) and the south parcel includes 2 homes. All 17 units on the north parcel were built in the 1950s, are 624 square feet in area, have 2 bedrooms, and have a 1-car garage. On the south parcel, the house to the north is 1,296 square feet and was built in 1936 and the house to the south is 962 square feet and was built in 1928.

The County Assessor has an overall condition that is assigned to every structure. The condition options include poor, fair, average, good, very good, and excellent. In this case, all of the units on the north parcel are rated as fair, meaning maintenance, rehabilitation, and replacement are needed on many items. On the south parcel, the home to the north is rated fair and the home to the south is rated poor.

The applicant is proposing to demolish all the existing buildings and develop a planned unit development (PUD) of single unit dwellings. The applicant's original proposal included 42 units, yielding a density of 6.3 units/acre. However, after incorporating feedback from staff, the proposal now has 41 units, resulting in a density of 6.1 units/acre. The streets would be public and utilize the typical 54' residential right-of-way. A total of just below one acre of open space is proposed in two different locations.

RECOMMENDATION:
The Planning Commission recommends approval subject to a development agreement.

SUBMITTED BY:
Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 09/11/2024
Date Adopted: _____
Effective Date: _____

AN ORDINANCE AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) AND LOW DENSITY RESIDENTIAL (3 TO 4 UNITS/ACRE) TO SMALL LOT RESIDENTIAL (4 TO 7 UNITS/ACRE) FOR PROPERTY LOCATED AT 3814 AND 3876 SOUTH 6000 WEST ON 6.68 ACRES.

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed General Plan amendment pursuant to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City Zoning Ordinance; and

WHEREAS, a public hearing before the City Council of West Valley City was held after being duly advertised as required by law; and

WHEREAS, the City Council of West Valley City finds that such General Plan amendment should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah that the General Plan be amended as follows:

SECTION 1. GENERAL PLAN AMENDMENT.

The property described in Application #GPZ-5-2024, filed by Grow Development, LLC, and located at 3814 and 3876 South 6000 West within West Valley City, is hereby amended by reclassifying the following described property from Large Lot Residential and Low Density Residential to Small Lot Residential. Said property is more particularly described as follows:

Parcel #s: 14-35-326-034 and 14-35-326-035

SECTION 2. GENERAL PLAN MAP AMENDMENT.

The West Valley City General Plan Map shall be amended to show the change.

SECTION 3. EFFECTIVE DATE.

This ordinance shall take effect immediately upon posting, as required by law.

DATED this _____ day of _____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 09/11/2024
Date Adopted: _____
Effective Date: _____

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3814 AND 3876 SOUTH 6000 WEST FROM ZONE A (AGRICULTURAL, MINIMUM LOT SIZE ½ ACRE) TO R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET).

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City Zoning Ordinance; and

WHEREAS, a public hearing before the City Council of West Valley City was held after being duly advertised as required by law; and

WHEREAS, the City Council of West Valley City finds that such zoning change should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah that the General Plan be amended as follows:

SECTION 1. ZONE CHANGE.

The property described in Application #GPZ-5-2024, filed by Grow Development, LLC, and located at 3814 and 3876 South 6000 West within West Valley City, is hereby reclassified from zone A (Agricultural, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). Said property is more particularly described as follows:

Parcel #s: 14-35-326-034 and 14-35-326-035

SECTION 2. ZONING MAP AMENDMENT.

The West Valley City General Plan Map shall be amended to show the change.

SECTION 3. EFFECTIVE DATE.

This ordinance shall take effect immediately upon posting, as required by law.

DATED this _____ day of _____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Neighborhood: Powderwood Estates
Budget Opening Required: ☐

ISSUE:
A resolution authorizing the City to enter into a development agreement with Grow Development, LLC

SYNOPSIS:
This resolution authorizes a development agreement between the City and Grow Development, LLC to establish minimum standards for a residential development at 3814 and 3876 South 6000 West.

BACKGROUND:
Grow Development, LLC has submitted a General Plan/zone change application (GPZ-5-2024) on 6.68 acres to change the General Plan from General Commercial to Large Lot Residential (2 to 3 units/acre) and Low Density Residential (3 to 4 units/acre) to Small Lot Residential (4 to 7 units/acre) and the zoning from A (Agricultural, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) with a planned unit development (PUD). 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 homes is capped at 41.
- Minimum lot sizes, lot widths, and setbacks are established.
- The minimum, above grade square footage is set at 2,250 square feet and all homes will include a basement.
- Renderings of the homes are included along with allowed exterior materials.
- The amenities will include a minimum of 40,678 square feet of landscaped common area maintained by the HOA, a pavilion, a playground, and a multi-use sports court.
- Minimum required parking is described.
- Minimum standards for the HOA are set forth.

RECOMMENDATION:
The Planning Commission recommends approval to the City Council.

SUBMITTED BY:
Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH GROW DEVELOPMENT, LLC FOR APPROXIMATELY 6.68 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3814 AND 3876 SOUTH 6000 WEST.

WHEREAS, Grow Development, LLC (herein "Developer") owns or is under contract to acquire real property within the limits of West Valley City, Utah, on which Developer proposes to develop a residential project (herein the "Project"); and

WHEREAS, Developer has voluntarily represented to the West Valley City Council that it will enter into this binding development agreement (herein "Agreement"); and

WHEREAS, Developer is willing to design and develop the Project in a manner that is in harmony with the City's Master Plan and long-range development objectives, and which addresses the more specific planning issues set forth in this Agreement; and

WHEREAS, West Valley City, acting pursuant to its authority under §10-9a-101 *et seq.*, Utah Code Annotated 1953, as amended, and City ordinances and land-use policies, has made certain determinations with respect to the proposed Project, and in the exercise of its legislative discretion, has elected to approve this Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Agreement between West Valley City and Developer is hereby approved in substantially the form attached, and that the Mayor and City Manager are hereby authorized to execute said Agreement for and on behalf of the City, upon approval of the final form of the Agreement by the City Attorney's Office.

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (herein the "Agreement") is entered into this _____ day of _____, 20____, by and between Grow Development, LLC, a Utah limited liability company, (herein "Developer") for the land to be included in or affected by the project located at approximately 3814 and 3876 South 6000 West in West Valley City, Utah, and West Valley City, a municipal corporation and political subdivision of the State of Utah (herein the "City").

RECITALS

WHEREAS, Developer owns or is under contract to acquire approximately 6.68 acres of real property located at approximately 3814 and 3876 South 6000 West in West Valley City, Utah, as described in Exhibit "A" (the "Property"), on which Developer proposes to establish minimum standards for a new residential development (the "Project"); and

WHEREAS, Developer has voluntarily represented to the West Valley City Council that it will enter into this binding Agreement; and

WHEREAS, Developer is willing to restrict the Property in a manner that is in harmony with the objectives of the City's master plan and long-range development objectives, and which addresses the more specific development issues set forth in this Agreement, and is willing to abide by the terms of this Agreement; and

WHEREAS, the City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, U.C.A. §10-9a-101, *et seq*., and its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Affected Property**. The legal description of the Property contained within the Project boundaries is attached as Exhibit "A". No additional property may be added to or removed from this description for the purposes of this Agreement except by written amendment to this Agreement executed and approved by Developer and the City.

2. **Reserved Legislative Powers**. Nothing in this Agreement shall limit the future exercise of police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land-use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Developer's vested rights to develop the Project as provided herein. This Agreement is not intended to and does not bind the West Valley City Council in the independent exercise of its legislative discretion with respect to such zoning regulations.

3. **Compliance with City Design and Construction Standards**. Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable laws and requirements of the City necessary for development of the Project, including the payment of fees, and compliance with the City's design and construction standards.

4. **Specific Design Conditions**. The Project shall be developed and constructed as set forth in the specific design conditions set forth in Exhibits "B" and "C". The Project shall also comply with all requirements set forth in the minutes of the City Council hearings on this matter.

5. **Agreement to Run With the Land**. This Agreement shall be recorded in the Office of the Salt Lake County Recorder, shall be deemed to run with the Property, and shall encumber the same; and shall be binding on and inure to the benefit of all successors and assigns of Developer in the ownership or development of any portion of the Property.

6. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning also the responsibilities arising hereunder. This restriction on assignment is not intended to prohibit or impede the sale by Developer.

7. **No Joint Venture, Partnership or Third Party Rights**. This Agreement neither creates any joint venture, partnership, undertaking or business arrangement between the parties hereto nor conveys any rights or benefits to third parties, except as expressly provided herein.

8. **Integration. Modification, and Entire Agreement**. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto. Exhibits "A" and "B" are hereby incorporated into this Agreement.

9. **Notices.** Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the party for whom intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the parties as follows:

TO DEVELOPER:	Grow Development, LLC Jake Hone 1265 E Fort Union Blvd., Suite 302 Cottonwood Heights, UT 84047
TO CITY:	West Valley City Ifo Pili, City Manager 3600 Constitution Blvd. West Valley City, Utah 84119
WITH A COPY TO:	West Valley City Attorney's Office Attn: Brandon Hill 3600 Constitution Blvd. West Valley City, Utah 84119

Any party may change its address by giving written notice to the other party in accordance with the provisions of this section.

10. **Choice of Law and Venue**. Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah. Any Utah litigation regarding this Agreement shall be filed in the Third District Court in Salt Lake City, Utah. Any federal litigation regarding this Agreement shall be filed in the United States District Court for the District of Utah in Salt Lake City, Utah.

11. **Court Costs**. In the event of any litigation between the parties arising out of or related to this Agreement, the prevailing party shall be entitled to an award of reasonable court costs, including reasonable attorney's fees.

12. **Severability.** In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain valid and binding upon the parties. One or more waivers of any term, condition, or other provision of this Agreement by either party shall not be construed as a waiver of a subsequent breach of the same or any other provision.

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

APPROVED AS TO FORM
WVC Attorney's Office

By: _____

Date: _____

DEVELOPER

By:_____

Its: _____

State of _____)
:ss
County of _____)

On this _____ day of _____, 20___, personally appeared before me_____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and affirmed that he or she is the _____of Grow Development, LLC, a Utah limited liability company, and that said document was signed by him or her in behalf of said limited liability company by authority of its members or articles of organization, and he or she acknowledged to me that said entity executed the same.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Parcel #: 14-35-326-034
BEG S 89°57'04" W 361 FT FR CEN SEC 35, T 1S R 2W, S L M; S 0°06'33" E 431.73 FT; S 76°41'03" E 181.2 FT; S 76°09'39" E 70.61 FT; S 69°46'32" E 88.75 FT; N 0°06'33" W 521.31 FT; S 89°57'04" W 328 FT TO BEG. 3.56 ACRES M OR L.

Parcel #: 14-35-326-035
BEG S 89°57'04" W 33 FT & S 0°06'33" E 521.31 FT FR CEN SEC 35, T1S, R2W, SLM; S 0°06'33" E 367.56 FT; N 88°56'24" W 328.07 FT; N 0°06'33" W 451.9 FT; S 76°41'03" E 181.2 FT; S 76°09'39" E 70.61 FT; S 69°46'32" E 88.75 FT TO BEG. 3.12 ACRES M OR L.

EXHIBIT B

DEVELOPMENT STANDARDS

Number of Units

1. The maximum number of single family detached homes shall be 41. No attached or multi-family housing shall be permitted.

Lot Sizes and Widths

2. The minimum lot size shall be 4,000 square feet.
3. The minimum lot width for no more than 25% of the lots shall be 45 feet. The minimum width for at least 75% of the lots shall be 50 feet.

Unit Sizes

4. The minimum square footage of finished, above-ground, habitable floor space for all homes shall be 2,250 square feet.
5. All homes shall include a basement that can be finished or unfinished.
6. All homes shall include a 2-car garage with a minimum area of 400 square feet.

Setbacks

7. The minimum front yard setback shall be 20 feet. Unenclosed, covered porches may encroach into the front setback up to 5 feet.
8. For lots that are less than 50 feet wide, the minimum side yard setbacks shall be 5 feet on both sides of the home.
9. For lots that are 50 wide or wider, the minimum side yard setbacks shall be 10 feet on the garage side of the home and 5 feet on the other side.
10. For corner lots, the minimum side yard setbacks shall be 15 feet on the street side and 5 feet on the other side.
11. The minimum rear yard setback shall be 15 feet. Rear decks and covered patios with spot footings can protrude into the rear setback up to 5 feet.

Architecture

12. All homes shall be constructed substantially like the renderings in Exhibit C or other similar plans that incorporate similar characteristics including trim around windows and doors, comparable roof pitches, comparable amount of windows, variation in materials, building relief, and roofline variation. The home plans, elevations, and designs shall comply with all applicable City ordinances unless otherwise specified in this Agreement.
13. Exterior materials shall be brick, stone, fiber cement siding, composite siding, or stucco. All front façades shall include at least 25% of the front material square footage as brick or stone, with the exception of homes which have 100% fiber cement / composite siding

front facades (Farmhouse Elevations). Windows, doors, and garage doors shall not be included in the front material square footage when calculating the required 25% brick or stone.

14. All homes shall include a covered front porch with a minimum area of 50 square feet.
15. The minimum roof pitch shall be 4:12.
16. Homes with the same Architectural Style listed in Exhibit C or color pallet shall not be built next to each other or directly across the street to avoid a repeating pattern.

Landscaped Common Area and Amenities

17. The Project shall include a minimum of 40,678 square feet of landscaped common area which is hereby deemed to meet all applicable standards of the City Code relating to the amount of required open space.
18. The Developer shall landscape and improve all common areas, which shall be owned and maintained by the homeowner association (HOA). A minimum of twenty trees shall be installed within the common areas.
19. The Developer shall complete the landscaping and amenities within the common areas prior to the building permit of the last home is issued by the City.
20. The Developer shall install the following amenities within the landscaped common areas:
    a. one pavilion with a minimum size of 500 square feet of covered space,
    b. one playground,
    c. one multi-use sport court with basketball hoops and a net system for pickleball or tennis, and
    d. five sitting benches.

Parking

21. Each lot shall have a minimum of 4 parking spaces provided with 2 parking spaces in the garage and 2 parking spaces on the driveway.
22. 75% of the lots shall provide a 5th parking stall in the form of a concrete pad on the garage side of the home where a 10-foot side yard setback is utilized. The concrete pad in the 10-foot side yard setback shall be connected to and accessible from the driveway through concrete.

Project Features

23. The Developer shall either plant at least one tree in the parkstrip in front of each lot along 6000 West or provide the homeowner of each lot along 6000 West a voucher to a local nursery for at least one tree.
24. All roads constructed within the project shall be public rights-of-way that meet City standards for a 54-foot-wide right-of-way.

Homeowner Association (HOA)

25. The Developer warrants and provides assurances that all common areas, common area landscaping, and common area amenities, within the Project shall be maintained by a

private HOA. The City shall have no maintenance responsibility in relation to the property owned by the HOA.

26. The HOA shall maintain Property Insurance covering the common areas and all buildings, fixtures, utilities and equipment therein and thereon that are the obligation of the HOA to maintain. Additionally, the HOA shall maintain Comprehensive General Liability Insurance, Director's and Officer's Insurance and Theft and Embezzlement Insurance.
27. A 3rd party Reserve Study shall be completed to determine adequate reserve funding. City public works staff shall have the opportunity to review and approve the Reserve Study, such approval to not be unreasonably withheld.
28. Before the HOA can transition away from Declarant control, the HOA reserve account must be funded at the level recommended by the Reserve Study.
29. After the period of Declarant control the HOA shall be managed by a 3rd party HOA Management Company, which must:
    a. Have been in business for a minimum of 5 years with their primary business being community management;
    b. Be current members of both the local and national chapters of the Community Association Institute (CAI);
    c. Have a minimum of 5 employees;
    d. Be staffed with employees having a minimum certification designation of Certified Manager of Community Associations (CMCA);
    e. Be currently licensed, insured and in good standing with both the State of Utah and West Valley City; and
    f. Carry a minimum of 1 million dollars insurance for liability and fidelity.

Community Architectural Review Committee

30. The Developer shall appoint an Architectural Review Committee ("ARC") to review and approve all homes to be built within the community. Each building permit submittal to West Valley City shall include an ARC approval letter & checklist acknowledging each home meets the requirements as set forth in this Agreement.

EXHIBIT C

Architectural Style: Farmhouse



Architectural Style: Cottage



Architectural Style: Scandinavian



Architectural Style: Contemporary



Date: 8.15.2024
To: West Valley City Staff
From: Grow Development
RE: General Plan Change, Rezone & PUD

Planning Staff,

Grow Development is a local private development company and we currently control approximately 6.68 acres of ground in West Valley City located at approximately 3850 S and 6000 West. Our desire is to request approval for a re-development of the property and achieve a General Plan Change, Zoning Approval and PUD approval for a new residential single-family neighborhood. Below are the specific requests for changes:

General Plan Change

Current General Plan Designation – Low Density Residential (3 to 4 Units per Acre)
Proposed General Plan Change – Small Lot Residential (4 to 7 Units per Acre)

Reason For Requested Change – Currently on the property there is non–conforming use with 18 different dated & rundown home structures ranging from multi-family duplex to small cottage units. The property is also overgrown with a substantial number of mature trees. Our request is to re-develop the property into a new small lot residential single-family neighborhood. The new homes would be at a density of less than 7 units per acre and would address West Valley City and the State of Utah's initiative to provide more attainable housing. With approval of the general plan change we will be able to transform the current underutilization of the property into a better use, with more homes, neighborhood amenities, and a complete improvement of that particular section of 6000 West.

Rezone

Current Zoning Designation – Agriculture
Proposed General Plan Change – R-1-8 with PUD

Reason For Requested Change – Currently the property is zoned Agriculture. Our request is to get zoning approval for R-1-8 which is congruent with the zone of the adjacent properties to the North and across 6000 West. We would then request approval for a PUD to allow for smaller single family lots with amenities programed for the neighborhood. A development agreement is also proposed to ensure the Developer and the City is in agreement with the planned improvements and amenities for the community.

Proposed Development Schedule

- General Plan Change & Zone Change = Fall 2024
- Preliminary Plat & Final Plat = Winter 2024 – Spring 2025
- Horizontal Road Improvements = Summer 2025
- Initial Home Construction = Winter 2025
- First Homeowners Moving in = Spring 2026

Our goal is to take the existing property and take full advantage of the potential to develop a beautiful new residential community. As implied in our company name, we hope to Grow the neighborhood by investing in a top tier redevelopment. We look forward to the review of our included submittal items:

1. Application
2. Concept Plan
3. Landscape & Amenity Plan
4. Draft Development Agreement

Thank you for your review and we look forward to working with West Valley City on this great development.

Jake Hone
Vice President – Grow Development

Date: 9.4.2024
To: West Valley City Staff
From: Grow Development
RE: Request for PUD and Smaller Lots

Planning Staff,

In regards to our current application for General Plan Change and Rezone to R-1-8 with a PUD for the property located at approximately 3850 South and 6000 West, we wanted to respond in writing to a few items discussed at the Planning Commission work session this afternoon on September 4, 2024.

Lot Sizes & Density - We are requesting the approval of an R-1-8 with a PUD to allow for smaller single family lots in the range of 4,000-5,000 SF lot sizes. This will allow the development to yield an estimated 41 lots at a density of 6.1 units per acre on the property. With this product and density we are able to work with the Land Owner on a purchase price which satisfies their needs for the value they want to achieve.

With the smaller single family lots we estimate that the finished home prices will range in value from the high $500's to the high $600's in prices. In today's housing market this house type and values will help fill the gap in Utah for move up homebuyers and even potentially first time homebuyer's (current FHA loan limit for Salt Lake County is $619,850).

If we were to convert the property to a true R-1-8 project and yield around 25 lots, the project would not be feasible. In order to meet the Land Owners needs on price and the project costs the home values would have to be in the $850k - $1.0m+ range. Unfortunately the market for million dollar homes in the area is just not there.

The utilization of smaller single family lots is best case scenario for all parties involved and creates smaller attainable single family homes which are desperately needed in the housing market right now.

Open Space - Our current layout has the open space programmed in two main areas. On one end we have a pavilion and tot lot area designed for a family gathering location. Then at the other end of the project we are proposing a multi-use sports court which can cater to all ages with basketball, pickleball, tennis, etc. While the amenities are on opposite ends of the community, it is only a short walk of about 700' between amenity spaces. We are also proposing an open space along the entrance of the community which will act as a welcoming area with an entry monument, sidewalk with a sitting bench, and the community mailboxes. These will be installed in a central location for when residents are coming and leaving the community.

Home Plan Designs & Architecture - We are proposing 4 different architecture types to be built throughout the community including: Farmhouse, Cottage, Scandinavian and Contemporary. We feel these design types will provide a diverse streetscape to breakup the monotony that takes place in smaller production communities similar to this. Also with the smaller home sizes, it's easy for the homes to look very similar due to the nature of having a smaller front loaded two-story homes, multiple architecture types will help to show more variation between the homes.

Lastly in regards to the contemporary home design, today's homebuyers steer towards the contemporary and modern designs. In our history with working with other Homebuilders we have found in some neighborhoods that the modern designs are sold at a rate of up to 3X more than other home types. Due to this we feel the contemporary will be a popular design and will be selected often as long as it complies with the repetition rules listed in the development agreement. This will likely become the majority, vs the minority and won't feel out of place along the street.

Thank you for your consideration of these items and responses and we look forward to the Planning Commission's recommendation for this project.

Jake Hone
Vice President – Grow Development

Application #:	GPZ-5-2024
Applicant:	Grow Development, LLC
Address:	3814 and 3876 South 6000 West
Request:	General Plan change from Large Lot Residential and Low Density Residential to Small Lot Residential and a zone change from A to R-1-8 with a PUD designation
Property Size:	6.68 acres

Jake Hone with Grow Development, LLC has submitted a General Plan/zone change application for two parcels totaling 6.68 acres located at 3814 and 3876 South 6000 West. Both parcels are currently zoned A (Agriculture, minimum lot size ½ acre) with a General Plan designation of Large Lot Residential (2 to 3 units/acre) on the south parcel and Low Density Residential (3 to 4 units/acre) on the south parcel. The proposed zone is R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) with a planned unit development (PUD) designation and the proposed General Plan designation is Small Lot Residential (4 to 7 units/acre).

Surrounding zones include A to the south, west, and a portion of the east and R-1-8 to the north and the remaining east portion. Surrounding land uses include a church to the south, Hunter Junior High School to the west, and single-family homes to the north and east. The north parcel includes 13 homes and 2 duplexes (4 units) and the south parcel includes 2 homes. All 17 units on the north parcel were built in the 1950s, are 624 square feet in area, have 2 bedrooms, and have a 1-car garage. On the south parcel, the house to the north is 1,296 square feet and was built in 1936 and the house to the south is 962 square feet and was built in 1928.

The County Assessor has an overall condition that is assigned to every structure. The condition options include poor, fair, average, good, very good, and excellent. In this case, all of the units on the north parcel are rated as fair, meaning maintenance, rehabilitation, and replacement are needed on many items. On the south parcel, the home to the north is rated fair and the home to the south is rated poor.

Eligibility for R-1-8 Zoning

Up until recently, a request for R-1-8 zoning could only be made on properties under 2 acres. However, in July of this year, the Council adopted Ordinance 24-28 which allowed zone change applications on properties 2 acres and larger that meet the following conditions:

1. The property is developed as residential with a density of at least two dwelling units per acre.
2. The property has access and frontage on a street with a planned right-of-way width of at least 66 feet as indicated on the Major Street Plan.
3. The property does not have the off-site improvements of curb, gutter, and sidewalk along the street frontage.

The two subject properties meet these conditions as described below:

1. The property is developed as residential with a density of 2.8 units/acre.
2. The property has access and frontage on 6000 West, which has a planned right-of-way

width of 66 feet on the Major Street Plan.
3. There is no curb, gutter and sidewalk on the property's street frontage along 6000 West or along the internal private street.

Development Proposal

The applicant is proposing to demolish all the existing buildings and develop a planned unit development (PUD) of single unit dwellings. The applicant's original proposal included 42 units, yielding a density of 6.3 units/acre. However, after incorporating feedback from staff, the proposal now has 41 units, resulting in a density of 6.1 units/acre. The streets would be public and utilize the typical 54' residential right-of-way. A total of just below one acre of open space is proposed in two different locations. Included with this report is a memo from the applicant that provides support for this application. Also included is a concept plan for the proposed improvements on the open space.

The applicant has also included a development agreement proposal covering a variety of topics. The latest version of the development agreement proposal includes revisions made at the request of staff. The following is a summary of items addressed in the proposal:

- The minimum lot size is 4,000 square feet and the minimum lot width is 45'.
- The minimum setbacks are 20' in the front, 15' in the rear, 5' for both sides on lots that are 45' wide (25% of lots), and 10' and 5' for sides on lots that are 50' wide (75% of lots).
- Amenities will include a pavilion, four picnic tables, one playground, a multi-use sport court, benches, and landscaped common area open space.
- The requirement for 4.75 parking stalls/unit will be met.
- Renderings of the proposed housing are included.
- The minimum area for homes is 2,250 square feet above grade and all homes will include a basement.
- All homes will include a front porch.
- The exterior materials will be brick, stone, stucco, fiber cement, or composite materials with at least 25% of the front being brick or stone.
- The minimum roof pitch is 4:12.
- Variation is required between homes on adjoining lots or homes directly across the street from each other.

Questions from the Commission

During the Commission's study session, questions were asked about the proposed lot size, project density, open space design, and home styles. In response to these questions, the applicant provided the attached document entitled "Request for PUD with Smaller Lots".

Staff Alternatives:

1. Approval. This application should be approved subject to a development agreement that includes the standards proposed by the applicant.

2. Continuance.

3. Denial.

Discussion: Steve Pastorik presented. Commissioner Wood asked if any of the existing homes are owner occupied. Steve replied said that it's his understanding that they are all rentals but he's not sure of the lease terms. Commissioner Porter asked if the new homes will be for sale or rentals. Steve said all of the homes would be for sale.

The applicant, Jake Hone with Grow Development, located at 1265 E. Ft. Union Blvd, Suite 302, Cottonwood Heights, was present. His company is excited to reinvigorate the tired property.

Commissioner Wood asked if Grow Development would be building the homes. Jake replied they will be working with builder partners. Commissioner Winters asked if homes will be built as spec homes and then sold, or will they be sold and then built to specification. Jake answered the homes will be a mixture of both.

Jake responded to Commissioner Wood's question that all the homes that are on the property right now are rentals. They are under a lease agreement, many of them are on a month-to-month agreement at this time, but all their terms would end prior to the development.

Commissioner Drozdek asked Jake if Grow Development has intentions to replace the vegetation and the trees that are already in place. Jake responded that they have done a heavy analysis on the site, on the six and a half acres. There are 470 trees right now and the majority of those will be going. Any trees that they can keep that are mature and a decent species they would try to keep and utilize, either in the open spaces or in yard spaces. Some of the yard spaces are small and tight, and so that may be tough if it imposes into the building envelope. As part of the plat approvals and plat submittals they will include the full landscape plan with proposed vegetation and minimum tree counts. They would include trees in the open space areas as well as in the front yards of every home. Their current plan is to make sure the PUD is a nice green space and water conscious.

Dawn Muphy, lives at 3881 South 6000 West, asked for clarity on the trees that will be planted. She also wanted to know if the City has a plan for the renters that are going to be displaced. She is concerned about traffic becoming worse with the addition of more residents. Jake Hone responded that they won't be able to replace all the trees that will be taken down, but the landscape plan will comply with Code requirements. As far as the residents that are there Jake said the new homes will be for sale. They won't be affordable housing types but would be a market rate for sale product. Unfortunately, the current residents would have to go find housing throughout the City, or they could purchase one of the homes if it's feasible for them. Steve Pastorik added that about 30% of housing units in West Valley City are rentals and should be able to meet the needs of the displaced renters.

Jake continued that the improvement of 6000 West will greatly circulate the traffic flow throughout that area where there's no shoulder, curb, or gutter. Traffic does naturally gravitate more towards the middle of the road and once those boundaries and barriers are in place it will

feel more well-spaced out. Steve Pastorik added that it just so happens this project aligns with Cilma Drive. That will help quite a bit, because anywhere else on 6000 West if you want to go east, one must drive to 3500 South or 4100 South. Whereas these new residents in this development can just get on Cilma to go east.

Commissioner Drozdek asked what the neighboring lot sizes are. Steve responded that they are R-1-8.

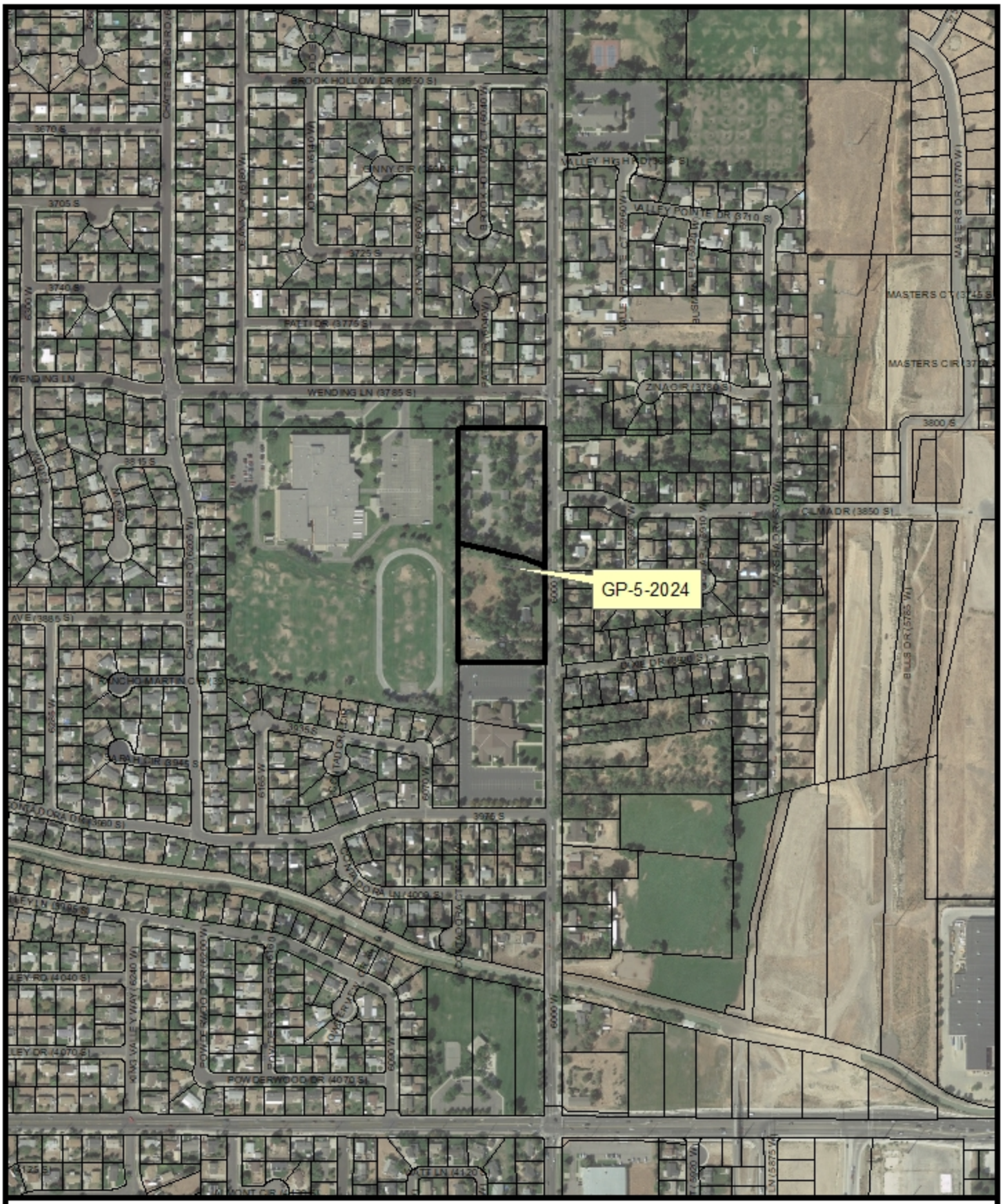
Commissioner Wood remarked that she is familiar with this area. All three of her children attended Hunter Junior High and it doesn't seem like there is any more traffic on 6000 West than the street just by her house. She has always thought that the property was underutilized, underdeveloped, and could be improved. She feels it's unfortunate that the current renters will be displaced, but knows adding curb, gutter and sidewalk along 6000 West, along with building 41 new homes, will be a great improvement.

Commissioner Winters commented that even though the City is wanting larger lot sizes, he thinks this PUD will provide for a need within the City for new homes.

Motion: Commissioner Winters motioned to approve GPZ-5-2024 subject to the development agreement. Commissioner Wood seconded.

Vote:	Commissioner Winters	Yes
	Commissioner Drozdek	Yes
	Commissioner Wood	Yes
	Commissioner Woodruff	Yes
	Commissioner Layton	Yes
	Commissioner Porter	Yes
	Chair Lovato	Yes

UNANIMOUS----GPZ-5-2024---APPROVED



GPZ-5-2024
GROW DEVELOPMENT
3876 SOUTH 6000 WEST

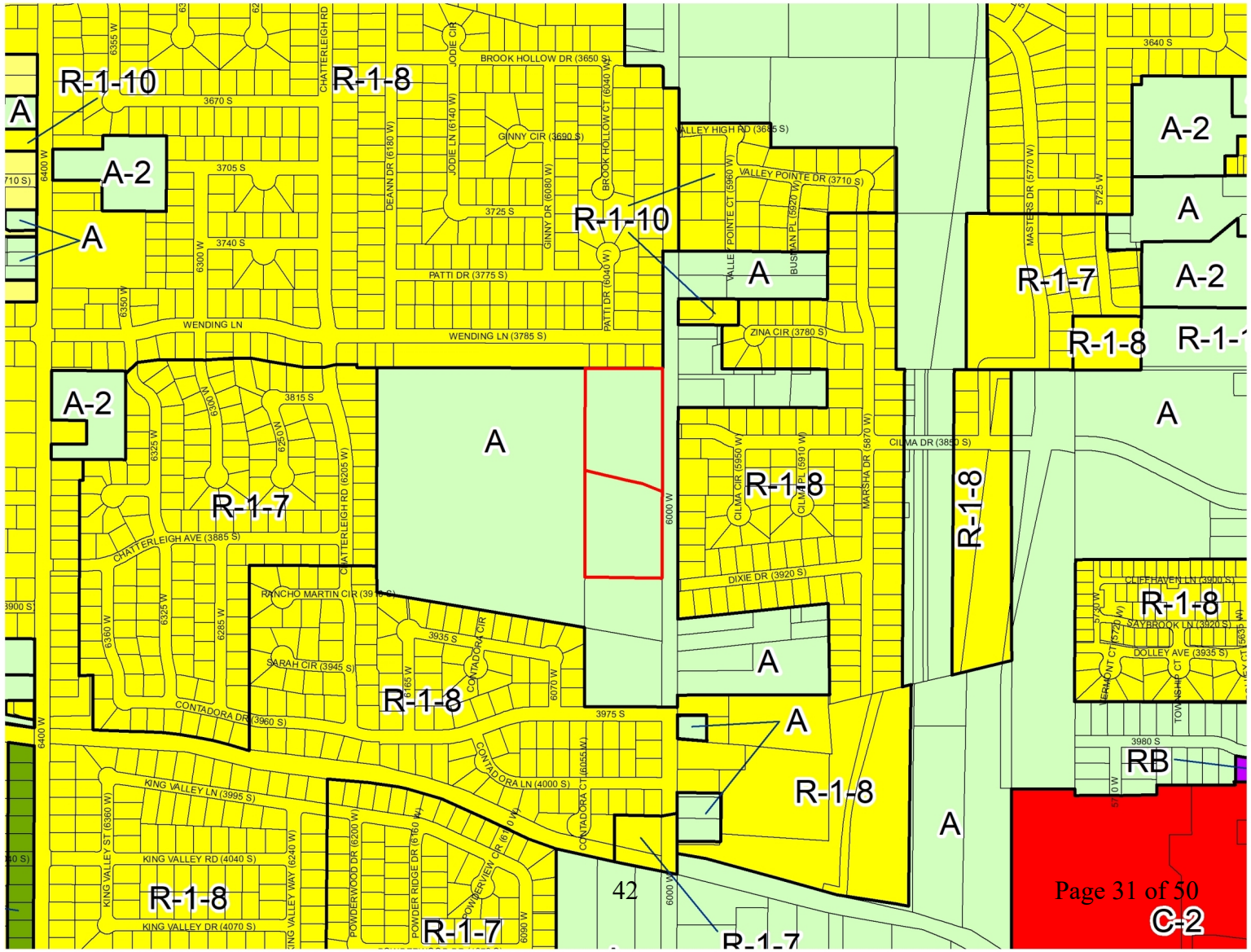
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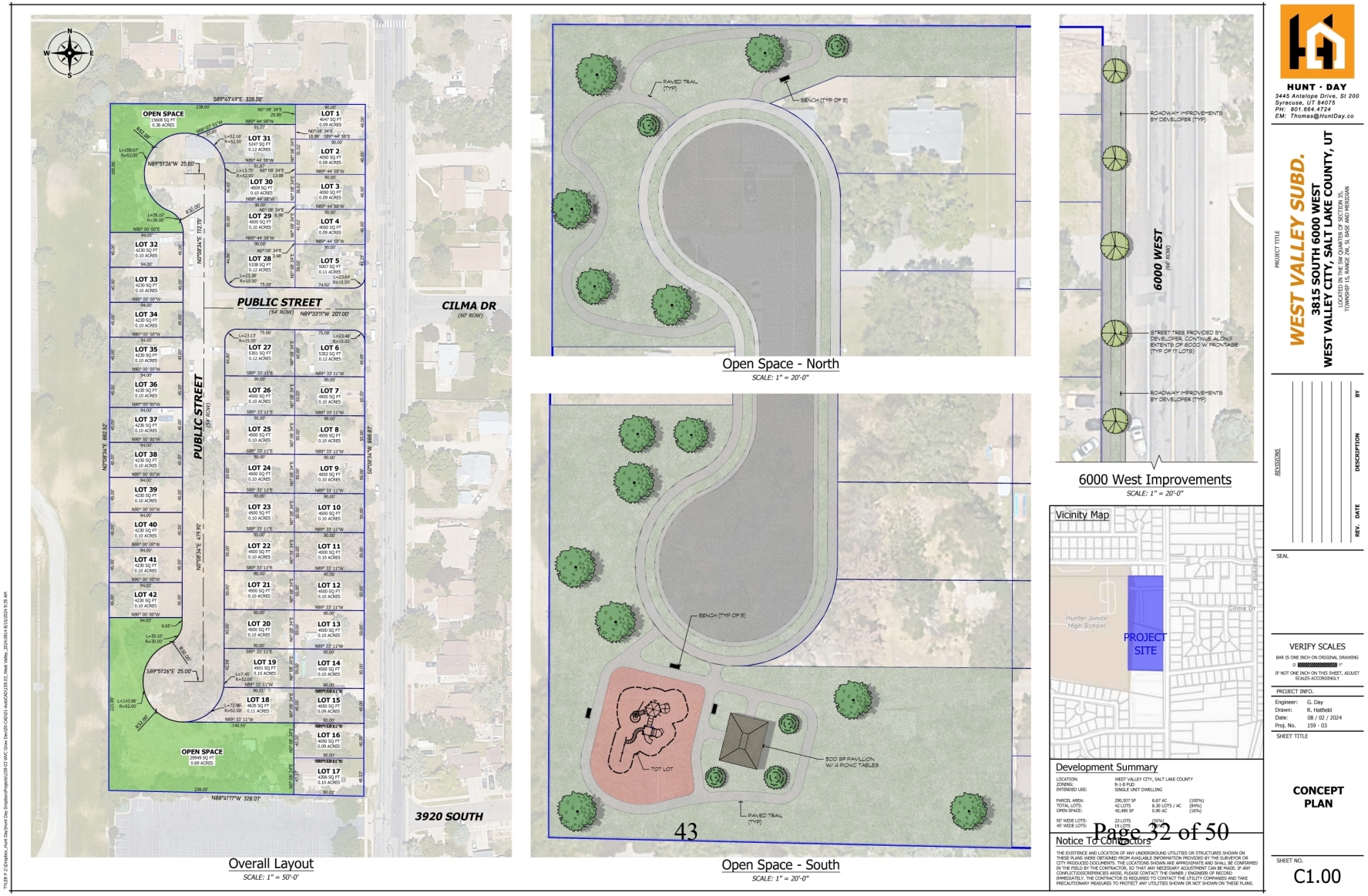
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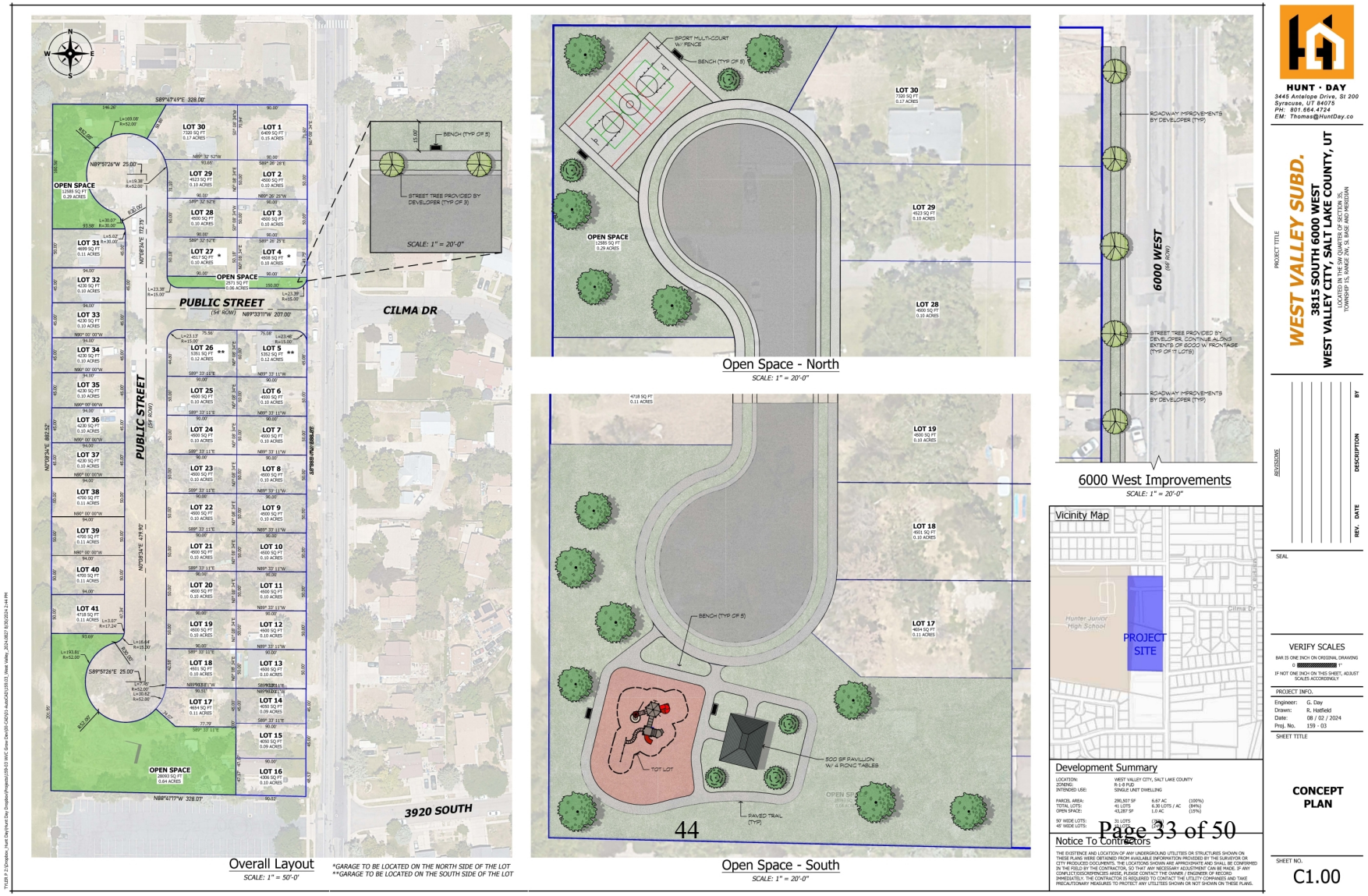
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Item: _____

Fiscal Impact: **$8080.35**

Funding Source:_____

Budget Opening Required **No**

ISSUE:

The West Valley City Police Department desires to dispose of firearms that are no longer needed as evidence and the Department is unable to locate the owner of the firearm or the owner is not entitled to lawfully possess the firearm.

SYNOPSIS:

This resolution authorizes the Police Department to apply the proceeds of sold firearms to the purchase of ammunition from Salt Lake Wholesale and designates such a purchase as a "public interest use" under Utah law.

BACKGROUND:

The Department sold 144 guns, that did not meet the standard to destroy, to a federally licensed firearms dealer called Salt Lake Wholesale. Salt Lake Wholesale is willing to give West Valley City credit towards the purchase of ammunition for the Police Department in exchange for the firearms.

Utah Code Ann. 77-11a-403 allows this exchange, as long as the City Council approves and designates the ammunition as a "public interest use".

RECOMMENDATION:

The West Valley City Police Department recommends approval.

SUBMITTED BY:

Colleen Jacobs, Chief of Police

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING THE DISPOSITION OF CERTAIN FIREARMS AND THE APPLICATION OF THE PROCEEDS.

WHEREAS, West Valley City wishes to dispose of certain firearms which are no longer needed for evidentiary purposes and which are unable to be returned to a lawful owner; and

WHEREAS, Salt Lake Wholesale is willing to accept said firearms and offer the City credit toward the purchase of ammunition for the Police Department; and

WHEREAS, the acquisition of ammunition for use by the Police Department is in the public interest; 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 dispose of said firearms.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the disposition of firearms not suitable for destruction or return to a lawful owner in exchange for ammunition is hereby designated as a transaction in the public interest 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 transaction.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of_____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Salt Lake Wholesale Sports
3331 South 300 West
Salt Lake City, UT 84115
801-485-4867

SLWS
SERVING THOSE WHO SERVE

Credit Memo

Date	Credit No.
2/5/2024	95493

Customer

WEST VALLEY CITY POLICE
DEPARTMENT
ACCOUNTS PAYABLE
3600 CONSTITUTION BOULEVARD
WEST VALLEY, UT 84119

P.O. No.	Project
TRADE	

Item	Description	Qty	U/M	Rate	Amount
FIREARM-DUTY...	USED LE TRADE IN FIREARM	-47	ea	106.38	-4,999.86
	1.) E034195				
	2.) 655NT06119				
	3.) 515MY15389				
	4.) 2059508				
	5.) SAG304				
	6.) DAL073US				
	7.) YBS483				
	8.) XP408				
	9.) LVV523				
	10.) AFME948				
	11.) 8614226				
	12.) 1800614K				
	13.) 9218892				
	14.) PT00056				

	Total
	Invoices
	Balance Credit

Please contact us at sales@slws.com for questions or concerns.
Any invoice discrepancy including wrong or missing items, should be reported within 48 hours.
If paying by EFT or ACH please notifiy us by email.

Salt Lake Wholesale Sports
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Salt Lake City, UT 84115
801-485-4867

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Credit Memo

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2/5/2024	95493

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WEST VALLEY CITY POLICE
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ACCOUNTS PAYABLE
3600 CONSTITUTION BOULEVARD
WEST VALLEY, UT 84119

P.O. No.	Project
TRADE	

Item	Description	Qty	U/M	Rate	Amount
	15.) B8137004				
	16.) 36-70748				
	17.) 258-35812				
	18.) 572-68534				
	19.) 352-49311				
	20.) 248-27500				
	21.) 222-34817				
	22.) 214-80790				
	23.) 155-90230				
	24.) 228-18004				
	25.) 69-45883				
	26.) 236-46893				
	27.) 268-62229				
	28.) 274-66867				
	29.) 247-43604				

	Total
	Invoices
	Balance Credit

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P.O. No.	Project
TRADE	

Item	Description	Qty	U/M	Rate	Amount
	30.) 250-09852				
	31.) 251-73490				
	32.) 246-09564				
	33.) 828-00895				
	34.) 364-71080				
	35.) M180A007841				
	36.) F222057				
	37.) AVE4242				
	38.) NBJ1176				
	39.) S3-06465-2000				
	40.) GX53238				
	41.) 4030259				
	42.) 4074872				
	43.) 27802				
	44.) 4707588X				

	Total
	Invoices
	Balance Credit

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WEST VALLEY, UT 84119

P.O. No.	Project
TRADE	

Item	Description	Qty	U/M	Rate	Amount
	45.) G1991057 46.) 4641983 47.) KNIFE				

	Total
	Invoices
	Balance Credit

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Customer

WEST VALLEY CITY POLICE
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WEST VALLEY, UT 84119

P.O. No.	Project
TRADE	

Item	Description	Qty	U/M	Rate	Amount
MISC	BLACK POWDER	-1		45.14	-45.14

Total	-$5,045.00
Invoices	$0.00
Balance Credit	-$5,045.00

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Credit Memo

Date	Credit No.
2/20/2024	95831

Customer

WEST VALLEY CITY POLICE
DEPARTMENT
ACCOUNTS PAYABLE
3600 CONSTITUTION BOULEVARD
WEST VALLEY, UT 84119

P.O. No.	Project
TRADE	

Item	Description	Qty	U/M	Rate	Amount
	*** 2ND BATCH ***				
FIREARM-USE...	USED MIX FIREARMS	-51	ea	33.432	-1,705.03
	1.) BER229305Z				
	2.) 605665				
	3.) 892786				
	4.) 1576131				
	5.) 526000				
	6.) A04270				
	7.) 483653				
	8.) AS66938				
	9.) P803826				
	10.) X754548				
	11.) X7240587				
	12.) P767326				
	13.) X7167025				

	Total
	Invoices
	Balance Credit

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Customer

WEST VALLEY CITY POLICE
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ACCOUNTS PAYABLE
3600 CONSTITUTION BOULEVARD
WEST VALLEY, UT 84119

P.O. No.	Project
TRADE	

Item	Description	Qty	U/M	Rate	Amount
	14.) P829068				
	15.) P881808				
	16.) P075989				
	17.) 068061				
	18.) 290458				
	19.) 1527767				
	20.) K0F76				
	21.) P0087966				
	22.) 103208				
	23.) NG025607				
	24.) NB022461				
	25.) NF016679				
	26.) 4007904				
	27.) 4255017				
	28.) 3015585				

	Total
	Invoices
	Balance Credit

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2/20/2024	95831

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WEST VALLEY, UT 84119

P.O. No.	Project
TRADE	

Item	Description	Qty	U/M	Rate	Amount
	29.) IB46155				
	30.) 302-86401				
	31.) 262-85135				
	32.) 371542282				
	33.) 216-95150				
	34.) 318-82740				
	35.) 300-30009				
	36.) 374-33364				
	37.) RAW3926				
	38.) KDW8607				
	39.) HFL5214				
	40.) KDZ1407				
	41.) FYN3469				
	42.) US707405				
	43.) HD31042				

	Total
	Invoices
	Balance Credit

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2/20/2024	95831

Customer

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WEST VALLEY, UT 84119

P.O. No.	Project
TRADE	

Item	Description	Qty	U/M	Rate	Amount
	44.) HF53926 45.) 33357E 46.) TKU32581 47.) TFN42716 48.) TLX67867 49.) TYH21959 50.) 28791E 51.) 0449BAH				

Total	-$1,705.03
Invoices	$0.00
Balance Credit	-$1,705.03

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SLWS
SERVING THOSE WHO SERVE

Credit Memo

Date	Credit No.
3/14/2024	96430

Customer

WEST VALLEY CITY POLICE
DEPARTMENT
ACCOUNTS PAYABLE
3600 CONSTITUTION BOULEVARD
WEST VALLEY, UT 84119

P.O. No.	Project
TRADE	

Item	Description	Qty	U/M	Rate	Amount
	*** 3RD BATCH ***				
FIREARM-USE...	MISC USED FIREARM	-43	ea	30.24	-1,300.32
	1.) 210401				
	2.) 412962				
	3.) 523944				
	4.) 1626329				
	5.) 3236623				
	6.) 06272134				
	7.) 7003843				
	8.) 07319921				
	9.) 12365331				
	10.) 702 35332				
	11.) 110 -38055				
	12.) 11 6-92687				
	13.) 117-34587				

	Total
	Invoices
	Balance Credit

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SLWS
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Credit Memo

Date	Credit No.
3/14/2024	96430

Customer

WEST VALLEY CITY POLICE
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WEST VALLEY, UT 84119

P.O. No.	Project
TRADE	

Item	Description	Qty	U/M	Rate	Amount
	14.) 129-98011				
	15.) 235-88242				
	16.) 254-53963				
	17.) A458108				
	18.) AB780050M				
	19.) B1829389				
	20.) B296618				
	21.) EGJ307121				
	22.) EGL313963				
	23.) EIJ3068734				
	24.) L2017163				
	25.) L541639				
	26.) L692884				
	27.) MV25881H				
	28.) MV61363L				

	Total
	Invoices
	Balance Credit

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Customer

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P.O. No.	Project
TRADE	

Item	Description	Qty	U/M	Rate	Amount
	29.) MV96859G				
	30.) N/A				
	31.) N/A				
	32.) NA				
	33.) NA				
	34.) NZ500068				
	35.) R197465				
	36.) R553751				
	37.) RIA1673914				
	38.) RR73914A				
	39.) S023214V				
	40.) SU73351				
	41.) T370975				
	42.) X020598M				
	43.) Z204076				

	Total
	Invoices
	Balance Credit

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SLWS
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Credit Memo

Date	Credit No.
3/14/2024	96430

Customer

WEST VALLEY CITY POLICE
DEPARTMENT
ACCOUNTS PAYABLE
3600 CONSTITUTION BOULEVARD
WEST VALLEY, UT 84119

P.O. No.	Project
TRADE	

Item	Description	Qty	U/M	Rate	Amount
FIREARM-USE...	WINCHESTER 67A 22 LR RIFLE 1.) NA Savage Sporter22LR 2.) 119781	-2	ea	15.00	-30.00

Total	-$1,330.32
Invoices	$0.00
Balance Credit	-$1,330.32

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Item #:	
Fiscal Impact:	
Funding Source:	Salt Lake County Library
Account #:	N/A
Budget Opening Required	No

ISSUE:

Authorize the city to extend an interlocal agreement with Salt Lake County to provide off-duty police presence at Salt Lake County's West Valley library branch.

SYNOPSIS:

This resolution authorizes the extension of an interlocal agreement with Salt Lake County.

BACKGROUND:

Salt Lake County wishes to continue hiring off-duty West Valley City Police Officers to provide security and law enforcement services on an as needed basis at the West Valley branch of the Salt Lake County library system. The county wishes to extend the interlocal agreement previously entered into on or about March 13, 2023 governing the conditions under which they hire off-duty police officers. The interlocal agreement is consistent with the Police Department's secondary employment hiring procedures.

RECOMMENDATION:

Approve extending the interlocal agreement herein referenced.

SUBMITTED BY:

Colleen Jacobs, Chief of Police

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR LIBRARY SECURITY SERVICES.

WHEREAS, Title 11, Chapter 13, Utah Code Annotated 1953, as amended, entitled "Interlocal Cooperation Act" provides that any one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency is authorized by law to perform; and

WHEREAS, West Valley City and Salt Lake County have previously entered into an interlocal agreement for the provision of security services for County library facilities; and

WHEREAS, the parties desire to amend said interlocal agreement to extend the term; and

WHEREAS, an amendment has been prepared for execution by and between the City and the County, a copy of which is attached hereto and entitled "Amendment No. 2" (hereinafter, the "Amendment"), that set forth the rights, duties, and obligations of each of the parties with respect thereto; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to authorize the execution of the above-referenced Amendment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Amendment to the agreement between the City and Salt Lake County is hereby approved in substantially the form attached, and that the Mayor and City Recorder are hereby authorized to execute said Amendment for and on behalf of West Valley City, subject to approval of the final form of the Amendment by the City Manager and the City Attorney's Office.

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

County Contract No. 0000003378
District Attorney No. 24CIV0017289

AMENDMENT 2
to the
AGREEMENT
Between
SALT LAKE COUNTY
And
WEST VALLEY CITY
For
Security Services at West Valley County Library

THIS SECOND AMENDMENT is made and entered into this ___ day of _____, 2024, to County Contract 0000003378 (the "Agreement") by and between Salt Lake County, a body corporate and politic of the State of Utah, ("County"), and, **WEST VALLEY CITY**, a municipal corporation of the State of Utah ("City"). County and City are collectively referred to herein as the "Parties."

RECITALS

A. The Parties entered into the Agreement, effective March 13, 2023.

B. The Parties desire to amend the Agreement to extend the term for an additional year.

NOW, THEREFORE, in exchange for valuable consideration, including without limitation, of the mutual agreements, covenants, terms and conditions contained herein, and the payment of the sums of money as specified, the parties, with the intent to be legally bound, covenant, and agree to modify the Agreement as follows:

1. Effective upon execution, pursuant to Section 2. Of the Agreement, the Agreement shall terminate on December 31, 2025.

2. All Parts, Paragraphs, Attachments, and other provisions of the Agreement not specifically modified by this Amendment No. 2 shall be the same and remain in full force and effect.

[Signature page follows]

IN WITNESS WHEREOF, the Parties execute this Second Amendment on the day and year recited above.

SALT LAKE COUNTY

By: _____
Mayor or designee

Date: _____

DIVISION APPROVAL

By: _____
Library Director

Reviewed and Advised as to Form & Legality:

By: Megan Smith
Megan L. Smith,
Deputy District Attorney
Date: September 26, 2024

WEST VALLEY CITY

By: _____

Title: _____

Date: _____

The individual signing above hereby represents and warrants that s/he is duly authorized to execute and deliver this Agreement on behalf of the entity by authority of law and that this Agreement is binding upon the entity. A person who makes a false representation of authority may be subject to criminal prosecution under Utah Code Ann. § 76-8-504 (1973).

Approved as to form 10/1/2024
Brandon Hill

Item #:	
Fiscal Impact:	$281,000.00
Funding Source:	CIP
Account #:	45-9610-40750-7500
Budget Opening Required:	Yes

ISSUE:

The Utah Cultural Celebration Center Roof Membrane Replacement

SYNOPSIS:

The Roof on the Utah Cultural Celebration Center Has outlived its life and need replacement.

BACKGROUND:

The Utah Cultural Celebration Center has reached the 21-year mark of construction. The old membrane on the roof of the UCCC had a life expectancy of 15 to 20 years. The Facilities division has continually patch and repair and properly maintained the roof membrane that is a rubberized TPO base roofing. Recent renovations on the HVAC system at the UCCC requiring a new Air Handler installation on the Roof that required several new penetrations on the roof. Due to weather the new Air Handler Location causing to install a new Curbing and other factors and age of the membrane and the normal deterioration to a point that the existing roof membrane needs to be replaced to avoid any damage from water leakages to the interior of the building.

RECOMMENDATION:

The facilities management received three 60 mil Duro-Last roofing membrane replacement proposals. All three contractors received specifications from Duro–Last manufacturing provided by the city to allow equal opportunity proposals. The contractors that provided proposals are Certified by the manufacturing of the material Duro-Last to install and warranty workmanship and NDL 20 YEAR Warranty.

The following are the Contractors and the Proposals:

Broken Arrow Roofing	$281,000.00
Bob Harvey Roofing	$294,950.00
Fortress Roofing	$298,639.00

The facility management recommend extending a roof membrane replacement contract to Broken Arrow Roofing as the responsible low proposal.

SUBMITTED BY:

Hagop Arslanian Sr. Director of facilities and Construction Management.

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AWARDING A CONTRACT TO BROKEN ARROW ROOFING FOR REPAIRS TO THE ROOF OF THE UTAH CULTURAL CELEBRATION CENTER.

WHEREAS, West Valley City solicited bids in accordance with state law to repair the roof at the Utah Cultural Celebration Center (the "Project"); and

WHEREAS, Broken Arrow Roofing (hereinafter, "Contractor") submitted the lowest responsive and responsible bid; 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 award a contract to Contractor to construct the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, as follows:

1. The contract to construct the Project is hereby awarded to Contractor in the amount of $281,000.

2. The Mayor is hereby authorized to execute, for and in behalf of West Valley City, any documents necessary to complete this transaction, subject to approval of the final form of the documents by the City Manager and the City Attorney's Office.

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

P.O. Box 580, Tooele, UT 84074 435-882-3942
Salt Lake City Phone, 801-355-0527

Aug. 29th, 2024

RE: Utah Cultural Celebration Center: 1355 West 3100 South, West Valley City, UT 84119

Fabian Zullo:

We appreciate the opportunity to provide you with a bid on the work at the project listed above. The bid price includes:

- Prep: Clean any material that does not belong on the roof.
- Per Spec: Install ½" Fan Fold insulation over TPO.
- Use all Materials per specified instructions from Duro-Last.
- Install with 60 mil DuroX pvc membrane.
- Warranty is 20 year NDL with no consequential damages.
- We carry 3 million liability insurance and will have a certificate of liability for each property we work on.

TOTAL BID PRICE: $281,000.00

Option: $251,000.00-50mil DLX with Dura Weave instead of Fan Fold insulation, Warranty of 20 yr. NDL- 15 year consequential damages, additional 5 year material only.

The bid price is valid through Oct 31st, 2024. If this quote is acceptable, please forward agreement agreed to, our terms are 50% for material draw and 50% upon completion. Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. Broken Arrow Construction Corp. is authorized to proceed with the work as specified. Payments shall follow the contract terms upon an executed contract, otherwise, all payments on completed work will be net 30 days. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Late payments shall be subject to a 2% monthly (24% annual) interest fee. All collection cost incurred on delinquent account shall be paid by the customer. Please sign the form and email to charlie@brokenarrowusa.com. Thanks for your help and consideration

Charlie Haddon _____ _____

Charlie Haddon Approved Date

Item #:	
Fiscal Impact:	$45,000.00
Funding Source:	CIP
Account #:	45-9610-40750-7500
Budget Opening Required:	Yes

ISSUE:

The Community Preservation Department Graffiti Operations Garage Construction

SYNOPSIS:

The CPD Graffiti operations needs a garage to house the vehicle and equipment to shelter it from the weather all year long.

BACKGROUND:

The Community Preservation Department Graffiti operations for many years due to lack of garage space has been housing the vehicle out in the weather in the parking lot. The Graffiti removal operations is ongoing throughout the year. The Vehicle every day must be unloaded to safeguard from vandalism and chemicals, paint, equipment from going bad. The existing Shelter has no room to house the Graffiti vehicle. The council has approved a program modification to house the vehicle in a garage to safeguard it from the elements and reduce unnecessary loading and unloading the equipment and the paint. This new garage will be located at the rear of the Animal shelter and will resemble the shelter. The construction of the garage will provide ample space to house all the graffiti removal equipment, parts, products and the vehicle in a tempered environment to reduce unnecessary waist of time and productivity. This garage will also extend the life of the vehicle and the graffiti removal equipment. City Planning and Zoning Staff approved the appearance and the location of the garage. The city building official approved the drawings and the specifications of the Graffiti Garage.

RECOMMENDATION:

The facilities management received three proposals to construct the Graffiti Garage. All three contractors received specifications and the desired appearance and the functionality of the Garage

The following are the Contractors and the Proposals:

Roper Buildings	$ 38,398.00
Quality Steel Buildings	$ 47,526.26
Austinday Custom Carports	$102,855.00

The facilities management recommend extending a construction contract of a Graffiti Garage to Roper Building as the responsible low proposal.

SUBMITTED BY:

Hagop Arslanian Sr. Director of facilities and Construction Management.

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AWARDING A CONTRACT TO ROPER BUILDINGS FOR CONSTRUCTION OF A GARAGE.

WHEREAS, West Valley City solicited proposals in accordance with state law to construct a new garage (the "Project"); and

WHEREAS, Roper Buildings (hereinafter, "Contractor") submitted the lowest responsive and responsible proposal; 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 award a contract to Contractor to construct the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, as follows:

1. The contract to construct the Project is hereby awarded to Contractor in the amount of $38,398.00, with a total authorization not to exceed $45,000.00, inclusive of change orders.

2. The Mayor is hereby authorized to execute, for and in behalf of West Valley City, any documents necessary to complete this transaction, subject to approval of the final form of the documents by the City Manager and the City Attorney's Office.

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Roper Buildings
1656 W 2550 S
Ogden, UT 84401 US
801-689-3630
office@roperbuildings.com
roperbuildings.com

ROPER BUILDINGS
Pole buildings and Barns

Estimate

ESTIMATE # 18374
DATE 10/01/2024

ADDRESS
Fabian Zullo
West Valley City
4522 West 3500 North
West Valley City, UT

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

SALES REP
Norm(801)989-4445

ACTIVITY	QTY	RATE	AMOUNT
Description Design and build a 30' Wide x 24' Long Post Frame Building with a 12' eave height giving the building a 11' clear height that includes the following: -Erection of building -Mono Slope Roof on 2.5/12 Pitch -Certified concrete washout if required by the city/county -Engineered plans if needed for city/county (UP TO A 30LBS SNOW LOAD) -Includes building material debris removal (lumber, metal, trash, etc.) This estimate EXCLUDES the following: *Excavation/Site prep *Concrete Floor *Electrical, plumbing, any interior build out *A fire wall of any kind. If required by the city, it will be an additional cost *A trench footing/grade beam. If required by engineering, it will be an additional cost *Removal or relocation of pole hole spoils. Spoil removal/relocation (dirt, rocks, etc.) can be done at clients request at an additional charge	1	28,726.00	28,726.00
Eave Overhangs 36" Soffit and Fascia Eave Overhang on front 30' side.	1	624.00	624.00
Eave Overhangs 12" Soffit and Fascia Eave Overhangs - Remaining perimeter of the building	1	1,890.00	1,890.00
Overhead Door/Doors 1ea Overhead door frame out only	1	750.00	750.00
Insulation Ceiling 2" Closed Cell Spray foam on roof and gable ends	1	3,136.00	3,136.00
R19 walls R19 Insulation in the walls (Excludes Gable Walls) *includes commercial girt framing	1	3,272.00	3,272.00
Customer Permit Responsibility	1	0.00	0.00

ACTIVITY	QTY	RATE	AMOUNT
Roper Buildings will provide drawings for the permit but it is the responsibility of the customer to acquire the permit.			
Roper Typically Includes Estimate valid for 14 days from the date received. After 14 days this estimate must be requoted. Roper Buildings liability and workers compensation insurance and licenses are current and up-to-date. For copies and questions on coverage, feel free to contact our agent at: Stratford Insurance Group Mike Crandall Policy 60476088 2307 North Hill Field Road Ste 103 Layton UT 84041 Office (801) 784-4945 Utah Contractors License #5988440-5501 & Nevada Contractors License #0075420 & Idaho Contractors License # RCE-42129 Monetary limit is $200,000.00 All Roper Buildings structures include the following, unless otherwise noted: 1- Painted-Galvanized 29 gauge steel on walls and roof 2- 2x6 Purlins on 16-24" centers 3- 2x6 Girts on 24"-32" centers 4- Treated poles rated for direct burial, embedded in concrete and set on 8’ to 12’ centers. (Lifetime guarantee) 5- Only the highest grade of lumber and steel are used General things the customer needs to know: 1- The site needs to be level 2- Customer is responsible for getting own HOA approval letter if needed 3- Customer is responsible for picking up and purchasing permit from City/County 4- If the foundation holes cannot be dug with a skid steer and an auger, there will be extra cost for a mini-excavator and extra concrete (holes will be bigger if dug with a mini-excavator) 5- Unless noted above, any fill material to bring the site to level under the concrete is the responsibility of the customer 6- All excavation, including leveling of the site (besides the digging of the holes), to be done by others unless otherwise noted above 7- Any utilities that are not marked by Blue Stakes or the utility companies are the responsibility of the owner 8- Travel expenses are included 9- We estimate concrete prices to be less than $250.00 per yard. If it is more than this there will be an extra charge. 10- All spoils/debris from the holes being dug are the responsibility of the customer 11- If the materials being delivered have to be staged 50 feet or more from the job site, additional mobility and labor costs may occur 12- If the building is a dwelling or a partial dwelling, additional costs to the structure may occur after engineering is completed	1	0.00	0.00

TOTAL **$38,398.00**

Accepted By

Accepted Date

Item #:	
Fiscal Impact:	$802,802
Funding Source:	Light Vehicle Replacement
Account #:	45-9620-40730-00000-0000 ($667,753) 45-9620-40732-00000-0000 ($149,049)
Budget Opening required:	Yes ($400k from CIP)

ISSUE:
A resolution authorizing the purchase and upfit of new light fleet vehicles

SYNOPSIS:
This resolution authorizes the purchase and upfitting of 18 new vehicles from various vendors or manufacturers

BACKGROUND:
To maintain the City's fleet in good condition, the Fleet Division recommends the replacement of 18 vehicles from the 2024/2025 light vehicle replacement list with the vehicles described in the table below. In addition to the purchase of vehicles, this resolution authorizes the Fleet Division to purchase miscellaneous components (lights, sirens, etc...) from various vendors, which will be installed using City personnel. The vehicles are purchased using state purchasing contracts.

The City Council authorized the early purchase of 17 Ford Interceptor SUVs during FY23-24 because of the availability of the vehicles for a total of $1.071M, which is to be reduced from the FY24-25 budget of $1.5M. The City Council also authorized an additional $400k to be spent on the light fleet purchase for FY24-25. This issue authorizes the budget opening for that additional $400k.

		Vehicle Purchase		Upfitting			
Vehicle Description	**Qty**	**Vehicle Purchase Unit Cost**	**Total Vehicle Purchase Cost**	**Upfitting Unit Cost**	**Total Upfitting Cost**	**Total Cost**	**Dept.**
Maverick	2	$ 30,000	$ 60,000	$ 4,320	$ 8,640	**$ 68,640**	Fire
Explorer	1	$ 45,000	$ 45,000	$ 5,820	$ 5,820	**$ 50,820**	Fire
F150 Ext. Cab	1	$ 50,424	$ 50,424	$ 2,500	$ 2,500	**$ 52,924**	Parks
F-350 Ext. Cab	2	$ 50,269	$ 100,538	$ 21,407	$ 42,814	**$ 143,352**	Parks
Maverick	1	$ 30,000	$ 30,000	$ 2,500	$ 2,500	**$ 32,500**	Parks
Interceptor SUV	4	$ 47,060	$ 188,240	$ 12,965	$ 51,860	**$ 240,100**	PD
Toyota Camry	7	$ 26,793	$ 187,551	$ 3,845	$ 26,915	**$ 214,466**	PD
			$ 661,753		**$ 141,049**	**$ 802,802**	

Previous Early Vehicle Purchase from FY 23-24	$ 1,071,000
Current Purchase Plus Previous Vehicle Purchase	$ 1,873,802
Total Authorized Budget including CIP $400k FY 24-25)	$ 1,900,000

RECOMMENDATION:
Authorize the purchase of light fleet vehicles for FY2024-25

SUBMITTED BY:
Eric Madsen, Fleet Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF 18 VEHICLES FROM KEN GARFF FORD AND TONY DIVINO TOYOTA.

WHEREAS, West Valley City wishes to purchase 18 vehicles and associated upfitting and equipment; and

WHEREAS, Ken Garff Ford and Tony Divino Toyota have been awarded the State Contract to supply said vehicles; and

WHEREAS, the prices awarded to Ken Garff Ford and Tony Divino Toyota are 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 vehicles.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the City is hereby authorized to purchase 18 light vehicles from Ken Garff Ford and Tony Divino Toyota for an amount not to exceed $802,802.00 and that the Mayor and City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchase.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of_____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Free

VIRTC1DP V4.60 6007 EN

CNGP530 VEHICLE ORDER CONFIRMATION 05/07/24 14:58:52
==> Dealer: F56557
2024 MAVERICK Page: 1 of 1
Order No: Q001 Priority: H1 Ord FIN: QS050 Order Type: 5B Price Level: 425
Ord PEP: 300A Cust/Flt Name: WEST VALLEY PO Number:

		RETAIL
W8J	MAVERICK XLT AW	$26315
	.121.0" WB	
YZ	OXFORD WH	
7	CLOTH	
B	BLUE	
300A	EQUIP GRP	2220
	.XLT TRIM	
999	.2.0L ECOBOOST	NC
448	.8-SPD AUTO TRAN	NC
76B	REAR PK SENSOR	260
90K	PWR 8-WAY SEAT	285
	FLEET SPCL ADJ	NC
16B	FLR LIN AW	175
425	50 STATE EMISS	NC
60B	TRAILER HITCH	100

		RETAIL
153	FRT LICENSE BKT	NC
	SP DLR ACCT ADJ	
	SP FLT ACCT CR	
	FUEL CHARGE	
B4A	NET INV FLT OPT	NC
	DEST AND DELIV	1595
TOTAL	BASE AND OPTIONS	30950
TOTAL		30950
THIS IS NOT AN INVOICE		

F1=Help F2=Return to Order F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library
S099 - PRESS F4 TO SUBMIT QC082541

V1DP0410 2,6

2024 XLT Maverick AWD

$ 29923

MSRP $ 30950
State Rebate ($ 1027)
State Fee
Fuel
Other
Quote $ 29923
Customer West Valley

Garff | American Fork
Phone: 801-763-6800
Cell: 801-362-1261
Fax: 801-763-6895
jime@kengarff.com
597 East 1000 South
American Fork, UT 84003
www.kengarfford.com
COMMERCIAL FLEET MANAGER

Parks

VIRTC1DP V4.60 6007 EN

CNGP530 VEHICLE ORDER CONFIRMATION 05/07/24 14:36:11
==> Dealer: F56557
2024 F-150 Page: 1 of 1
Order No: Q001 Priority: G1 Ord FIN: QS050 Order Type: 5B Price Level: 440
Ord PEP: 301A Cust/Flt Name: WEST VALLEY PO Number:

		RETAIL			RETAIL
W3L	F150 4X4 CREW	$55830	425	50 STATE EMISS	NC
	157" WHEELBASE		47R	FLOOR LINER	200
YZ	OXFORD WHITE		53T	TOW/HAUL PKG	785
M	CLOTH 40/20/40			.TRL BRAKE CONTR	
S	MED DARK SLATE			18" CHROME-LIKE	
301A	EQUIP GRP			EXT RANGE TANK	
	.XLT SERIES			SP DLR ACCT ADJ	
998	3.5L V6 GTDI	90		SP FLT ACCT CR	
44G	ELEC 10-SPDAUTO			FUEL CHARGE	
	275/65R-18		B4A	NET INV FLT OPT	NC
XL9	3.55 ELEC LOCK	NC		DEST AND DELIV	1995
	7200# GVWR		TOTAL	BASE AND OPTIONS	58900
	JOB #2 ORDER		TOTAL		58900
	FLEET SPCL ADJ	NC	*THIS	IS NOT AN INVOICE*	
	FRT LICENSE BKT	NC			

F1=Help F2=Return to Order F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library
S099 - PRESS F4 TO SUBMIT QC082541

V1DP0410 2,6

2024 F150 XLT 6 1/2 Foot Bed

MSRP $58900
State Rebate ($5614)
State Fee
Fuel
Other
Quote $53286
Customer West Valley

Ken Garff Ford | American Fork
Phone: 801-763-6800
Cell: 801-362-1261
Fax: 801-763-6665
jime@kengarff.com
597 East 1000 South
American Fork, UT 84003
www.kengarffford.com
JIM ELLIOTT
COMMERCIAL FLEET MANAGER

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CNGP530                    VEHICLE ORDER CONFIRMATION              07/18/24 13:12:10
==>                                                                  Dealer: F56557
                                  2024 F-SERIES SD                   Page: 2 of 2
Order No: Q001    Priority: H2  Ord FIN: QS050  Order Type: 5B Price Level: 430
Ord PEP:  660A Cust/Flt Name: WEST VALLEY        PO Number:
                        RETAIL                                  RETAIL
872  RR CAM & PREP K    $415
     SP DLR ACCT ADJ
     SP FLT ACCT CR
     FUEL CHARGE
B4A  NET INV FLT OPT      NC
     DEST AND DELIV     1995

OTAL BASE AND OPTIONS 60540
OTAL                  60540
THIS IS NOT AN INVOICE*




                                                          F7=Prev
F1=Help                F2=Return to Order          F3/F12=Veh Ord Menu
F4=Submit    F5=Add to Library
099 - PRESS F4 TO SUBMIT                                       QC08254

                                                  V1DP0222          2,6
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CNGP530 ==>

VEHICLE ORDER CONFIRMATION

07/18/24 13:12:20
Dealer: F56557
Page: 1 of 2

2024 F-SERIES SD

Order No: Q001 Priority: H2 Ord FIN: QS050 Order Type: 5B Price Level: 430
Ord PEP: 660A Cust/Flt Name: WEST VALLEY PO Number:

		RETAIL			RETAIL
5H	F550 4X4 CHAS/C	$57420		FRT LICENSE BKT	NC
	169" WHEELBASE		18B	PLAT RUNNING BD	320
Z1	OXFORD WHITE			18000# GVWR PKG	
	CLTH 40/20/40	100	425	50 STATE EMISS	NC
5	MED DARK SLATE		43C	120V/400W OUTLT	175
50A	PREF EQUIP PKG		65Z	AFT AXLE TANK	NC
	.XL TRIM		67B	410 AMP ALTRNTR	115
572	.AIR CONDITIONER	NC	86M	DUAL BATTERY	NC
	.AMFM/MP3/CLK				
99N	.7.3L DEV V8 ENG		TOTAL BASE AND OPTIONS		60540
44G	10-SPD AUTOMATC	NC	TOTAL		60540
TGJ	225 BSW AP 19.5		*THIS IS NOT AN INVOICE*		
(48	4.88 REG AXLE	NC			
	JOB #2 BUILD		* MORE ORDER INFO NEXT PAGE *		
	FLEET SPCL ADJ	NC		F8=Next	

F1=Help F2=Return to Order F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library
006 - MORE DATA IS AVAILABLE.

QC08254

V1DP0222 2,6

U24 F550 Reg Cab 4x4

169 CA

#56101

Quote #56101
Price
Date 7/18/24
Customer West Valley

Ken Garff Ford | American Fork
Phone: 801-763-6600
Cell: 801-362-1251
Fax: 801-763-6605
jime@kengarff.com

597 East 1000 South
American Fork, UT 84003
www.kengarffford.com

JIM ELLIOTT
COMMERCIAL FLEET MANAGER

CNGP530 VEHICLE ORDER CONFIRMATION 07/18/24 14:20:43
==> Dealer: F56557

2025 EXPLORER 4-DOOR Page: 1 of 1

Order No: U070 Priority: G5 Ord FIN: QJ984 Order Type: 5B Price Level: 515
Ord Code: 500A Cust/Flt Name: WEST VALLEY PO Number:

		RETAIL			RETAIL
K8A	4DR AWD POLICE	$49515	65L	18" WHEEL COVER	$70
	.119" WHEELBASE		66A	FRONT HDLMP PKG	900
LK	DARK BLUE		66B	TAIL LAMP PKG	430
9	CLTH BKTS/VNL R		68G	RR DR/LK INOP	NC
W	ONYX INTERIOR		87M	8" REAR CAMERA	NC
500A	EQUIP GRP		92R	SOLAR TINT 2ND	90
	.FM STEREO		153	FRT LICENSE BKT	NC
99B	3.3L V6 TI-VCT	(2330)		SP DLR ACCT ADJ	
44U	10SPD AUTO TRAN	NC		SP FLT ACCT CR	
52P	DR LOCK PLUNGER	160		FUEL CHARGE	
67U	ULTIMATE WR KIT	640	B4A	NET INV FLT OPT	NC
	.RR MOUNT PLATE			DEST AND DELIV	1595
	FLEET SPCL ADJ	NC	TOTAL	BASE AND OPTIONS	51470
425	50 STATE EMISS	NC	TOTAL		51470
51R	DRV LED SPT LMP	400	*THIS IS NOT AN INVOICE*		

F1=Help F2=Return to Order F3/F12=Veh Ord Menu

S005 - INQUIRY IS COMPLETE. QC08254

V1DP0222 2,6

2025 Police Explorer

$ 48112

Quote $48112
Price
Date 7/18/24
Customer West Valley

Ken Garff Ford | American Fork
Phone: 801-763-6800
Cell: 801-362-1261
Fax: 801-763-6895
jime@kengarff.com
597 East 1000 South
American Fork, UT 84003
www.kengarfford.com
JIM ELLIOTT
COMMERCIAL FLEET MANAGER

CNGP530 VEHICLE ORDER CONFIRMATION 07/18/24 12:34:40
==> Dealer: F56557
2024 F-SERIES SD Page: 1 of 1
Order No: Q001 Priority: H2 Ord FIN: QS050 Order Type: 5B Price Level: 430
Ord PEP: 610A Cust/Flt Name: WEST VALLEY PO Number:

		RETAIL			RETAIL
X3B	F350 4X4 S/C	$51345		FRT LICENSE BKT	NC
	164" WHEELBASE		18B	PLAT RUNNING BD	445
Z1	OXFORD WHITE			10800# GVWR PKG	
1	CLTH 40/20/40	100	425	50 STATE EMISS	NC
S	MED DARK SLATE		43C	120V/400W OUTLT	175
10A	PREF EQUIP PKG			JACK	
	.XL TRIM		67D	190/250 AMP ALT	NC
572	.AIR CONDITIONER	NC		SP DLR ACCT ADJ	
	.AMFM/MP3/CLK			SP FLT ACCT CR	
99A	.6.8L DEV V8 ENG	NC		FUEL CHARGE	
44F	10-SPD AUTOMATC	NC	B4A	NET INV FLT OPT	NC
TD8	.LT245 BSW AS 17			DEST AND DELIV	1995
X37	3.73 REG AXLE	NC	TOTAL	BASE AND OPTIONS	54060
	JOB #2 BUILD		TOTAL		54060
	FLEET SPCL ADJ	NC	*THIS IS NOT AN INVOICE*		

F1=Help F2=Return to Order F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library
099 - PRESS F4 TO SUBMIT QC08254

V1DP0222 2,6

2021 F350 Extended CAB

6.8 Gas.

$ 50269

Quote
Price $50269
Date 7/18/2024
Customer West Valley

Ken Garff Ford | American Fork
Phone: 801-763-6800
Cell: 801-362-1261
Fax: 801-763-6805
jime@kengarff.com
597 East 1000 South
American Fork, UT 84003
www.kengarff.com
JIM ELLIOTT
COMMERCIAL FLEET MANAGER

CNGP530 ==>

VEHICLE ORDER CONFIRMATION

07/18/24 14:35:59
Dealer: F56557
Page: 1 of 1

2024 F-150

Order No: Q001 Priority: H3 Ord FIN: QS050 Order Type: 5B Price Level: 450
Ord PEP: 301A Cust/Flt Name: WEST VALLEY PO Number:

		RETAIL
X3L	F150 4X4 S/C	$51530
	145" WHEELBASE	
YZ	OXFORD WHITE	
M	CLOTH 40/20/40	
S	MED DARK SLATE	
01A	EQUIP GRP	
	.XLT SERIES	
	.18" CHROME-LIKE	
	.EXT RANGE TANK	
995	5.0L V8 ENGINE	1660
44G	ELEC 10-SPDAUTO	
	275/65R-18	
XL6	3.73 ELEC LOCK	NC
	7100# GVWR	
	JOB #2 ORDER	

		RETAIL
	FLEET SPCL ADJ	NC
	FRT LICENSE BKT	NC
425	50 STATE EMISS	NC
47R	FLOOR LINER	200
53T	TOW/HAUL PKG	785
	.TRL BRAKE CONTR	
	SP DLR ACCT ADJ	
	SP FLT ACCT CR	
	FUEL CHARGE	
B4A	NET INV FLT OPT	NC
	DEST AND DELIV	1995
TOTAL	BASE AND OPTIONS	56170
TOTAL		56170
THIS IS NOT AN INVOICE		

F1=Help F2=Return to Order F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library
099 - PRESS F4 TO SUBMIT

QC08254

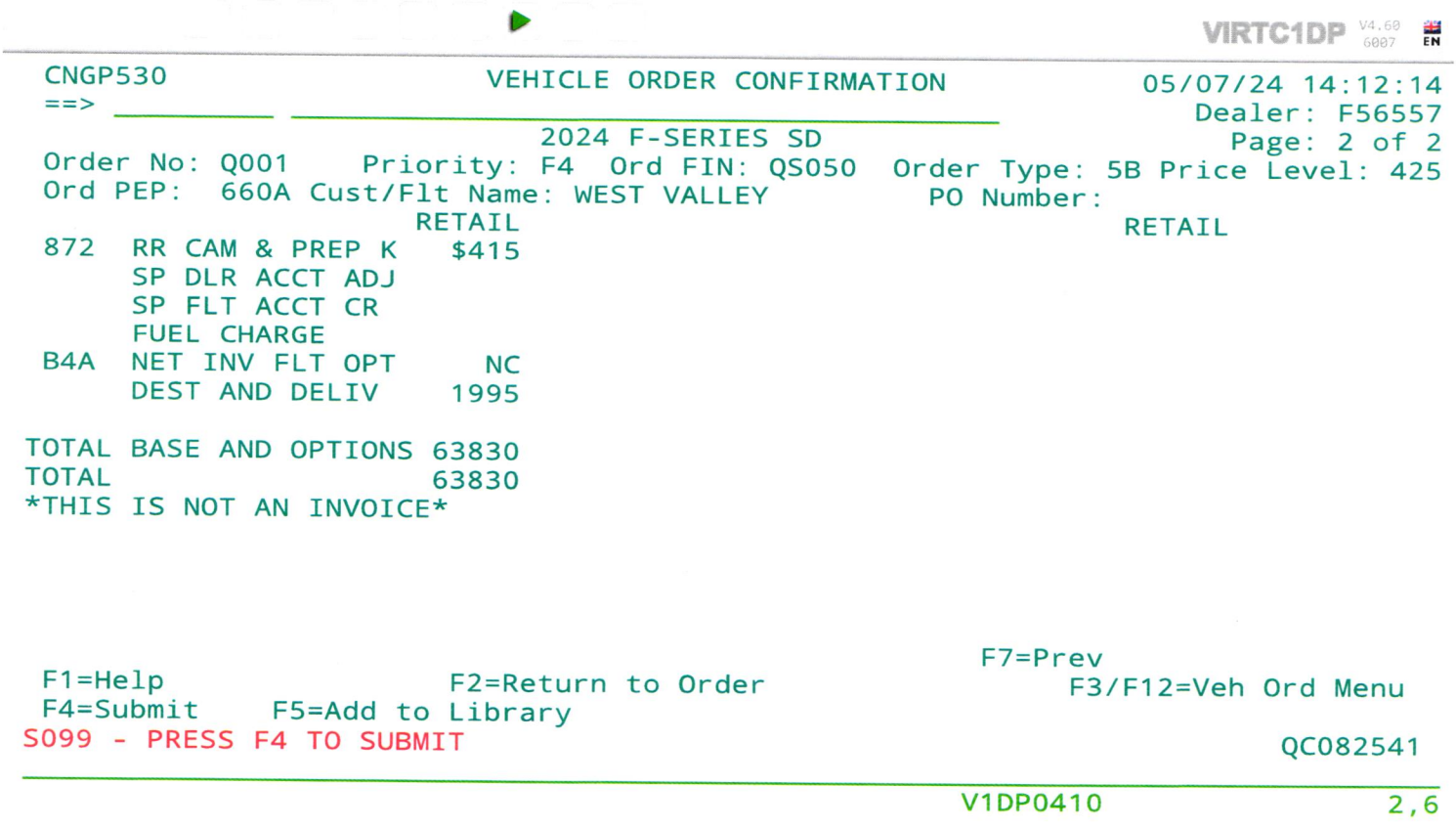
V1DP0363 2,6

2024 F150 Extended CAB XLT

$50424

Quote #50424
Price
Date 7/8/2024
Customer West Valley

Ken Garff Ford | American Fork
Phone: 801-763-6800
Cell: 801-362-1251
Fax: 801-763-6995
jime@kengarff.com
507 East 1000 South
American Fork, UT 84003
www.kengarffford.com
JIM ELLIOTT
COMMERCIAL FLEET MANAGER


VIRTC1DP V4.60 6007 EN
CNGP530 VEHICLE ORDER CONFIRMATION 05/07/24 14:12:14
==> Dealer: F56557
2024 F-SERIES SD Page: 2 of 2
Order No: Q001 Priority: F4 Ord FIN: QS050 Order Type: 5B Price Level: 425
Ord PEP: 660A Cust/Flt Name: WEST VALLEY PO Number:
RETAIL RETAIL
872 RR CAM & PREP K $415
SP DLR ACCT ADJ
SP FLT ACCT CR
FUEL CHARGE
B4A NET INV FLT OPT NC
DEST AND DELIV 1995
TOTAL BASE AND OPTIONS 63830
TOTAL 63830
THIS IS NOT AN INVOICE
F7=Prev
F1=Help F2=Return to Order F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library
S099 - PRESS F4 TO SUBMIT
QC082541
V1DP0410 2,6

VIRTC1DP V4.60 6007 EN

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CNGP530                    VEHICLE ORDER CONFIRMATION          05/07/24 14:12:24
==> _________ ____________________________________________        Dealer: F56557
                          2024 F-SERIES SD                       Page: 1 of 2
Order No: Q001    Priority: F4  Ord FIN: QS050  Order Type: 5B Price Level: 425
Ord PEP:  660A Cust/Flt Name: WEST VALLEY          PO Number:
                        RETAIL                                        RETAIL
W5H  F550 4X4 CRW CC $60370                  FRT LICENSE BKT          NC
     203" WHEELBASE                    18B   PLAT RUNNING BD         445
Z1   OXFORD WHITE                            18000# GVWR PKG
1    CLTH 40/20/40          315       425   50 STATE EMISS           NC
S    MED DARK SLATE                    43C   120V/400W OUTLT         175
660A PREF EQUIP PKG                    65Z   AFT AXLE TANK            NC
     .XL TRIM                          67B   410 AMP ALTRNTR         115
572  .AIR CONDITIONER        NC        86M   DUAL BATTERY             NC
     .AMFM/MP3/CLK
99N  .7.3L DEV V8 ENG                  TOTAL BASE AND OPTIONS 63830
44G  10-SPD AUTOMATC         NC        TOTAL                  63830
TGJ  225 BSW AP 19.5                   *THIS IS NOT AN INVOICE*
X48  4.88 REG AXLE           NC
     JOB #2 BUILD                      * MORE ORDER INFO NEXT PAGE *
     FLEET SPCL ADJ          NC                        F8=Next
F1=Help                F2=Return to Order              F3/F12=Veh Ord Menu
F4=Submit    F5=Add to Library
S006 - MORE DATA IS AVAILABLE.                                    QC082541
                                                    V1DP0410              2,6
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2024 F550 CREWCAB 203 WHEELBASE 84" CA

MSRP $63830
State Rebate <$4774 7
State Fee
Fuel
Other
Quote $59056
Customer West Valley.

Ken Garff Ford | American Fork
Phone: 801-763-6800
Cell: 801-362-1281
Fax: 801-763-6835
jime@kengarff.com
597 East 1000 South
American Fork, UT 84003
www.kengarfford.com
JIM ELLIOTT
COMMERCIAL FLEET MANAGER

VIRTC1DP V4.60 6007 EN

CNGP530 VEHICLE ORDER CONFIRMATION 05/07/24 13:56:29
==> Dealer: F56557
2024 F-SERIES SD Page: 1 of 1
Order No: Q001 Priority: F4 Ord FIN: QS050 Order Type: 5B Price Level: 425
Ord PEP: 610A Cust/Flt Name: WEST VALLEY PO Number:

		RETAIL			RETAIL
X3B	F350 4X4 S/C	$51345		FRT LICENSE BKT	NC
	164" WHEELBASE		18B	PLAT RUNNING BD	445
Z1	OXFORD WHITE			10800# GVWR PKG	
1	CLTH 40/20/40	100	425	50 STATE EMISS	NC
S	MED DARK SLATE		43C	120V/400W OUTLT	175
610A	PREF EQUIP PKG			JACK	
	.XL TRIM		67D	190/250 AMP ALT	NC
572	.AIR CONDITIONER	NC		SP DLR ACCT ADJ	
	.AMFM/MP3/CLK			SP FLT ACCT CR	
99A	.6.8L DEV V8 ENG	NC		FUEL CHARGE	
44F	10-SPD AUTOMATC	NC	B4A	NET INV FLT OPT	NC
TD8	.LT245 BSW AS 17			DEST AND DELIV	1995
X37	3.73 REG AXLE	NC	TOTAL	BASE AND OPTIONS	54060
	JOB #2 BUILD		TOTAL		54060
	FLEET SPCL ADJ	NC	*THIS	IS NOT AN INVOICE*	

F1=Help F2=Return to Order F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library
S099 - PRESS F4 TO SUBMIT QC082541

V1DP0410 2,6

2024 F350 4x4 CAB

Ken Garff Ford | American Fork
Phone: 801-763-6600
Cell: 801-362-1261
Fax: 801-763-6695
jime@kengarff.com
597 East 1000 South
American Fork, UT 84003
www.kengarfford.com
JIME ELLIOTT
COMMERCIAL FLEET MANAGER

MSRP $ 54060
State Rebate ($ 3791)
State Fee
Fuel
Other
Quote $ 50269
Customer West Valley

Tony Divino Toyota

777 W Riverdale Road
Riverdale, UT 84405
Phone 801-394-5701 Fax 801-392-2313 Cell 801-560-1002

DATE:
May 15, 2024

Bill To:
West Valley City Corp
3600 Constitution Blvd.
West Valley City, Utah 84119

P.O. Number	Contract Number	Terms
	MA3796	7 DAYS

	Description	AMOUNT
S# WV240002	2024 Toyota Camry Hybrid LE	$26,793.00
.		
.		
.		
.	TOTAL DUE	$26,793.00

Make all checks payable to Tony Divino Toyota
If you have any questions concerning this invoice, please contact Susan Peterson

THANK YOU FOR YOUR BUSINESS!

Item #:	
Fiscal Impact:	$150,000
Funding Source:	Class C Roads/ Storm Water
Account #:	36-7531-40740-00000-0000 ($55,274) 11-7581-40740-00000-0000 ($94,681)
Budget Opening required:	No

ISSUE:

A resolution authorizing the purchase of two trucks for Public Works

SYNOPSIS:

This resolution authorizes the purchase of 2 trucks from Ken Garff Ford and associated upfitting components from various vendors.

BACKGROUND:

To maintain the Public Works fleet in good condition, the Fleet Division recommends the replacement of two trucks described in the table below.

In addition to the purchase of vehicles, this resolution authorizes the Fleet Division to purchase miscellaneous components (lights, snow-plow salter, etc.…) from various vendors. The city's Fleet personnel will install upfitting components.

The F-550 truck will be used by the Public Works Street Operations division for snow removal and street maintenance and the F-150 will be used for storm water maintenance.

Ken Garff Ford has a State purchasing contract (AV2528) to sell Ford vehicles. The purchase price is a competitive price, and the vehicles meet the City's needs.

		Vehicle Purchase		**Upfitting Costs**		
Vehicle Description	**Qty**	**Vehicle Purchase Cost**	**Total Vehicle Cost**	**Vehicle Upfitting Cost**	**Total Upfitting Cost**	**Total**
Ford F-550	1	$59,056	$59,056	$35,625	$94,681	$94,681
Ford F150	1	$50,424	$50,424	$4,850	$4,850	$55,274
					Total:	**$149,955**

RECOMMENDATION:

Approve the purchase of 2 Ford Trucks from Ken Garff Ford and authorize the Fleet Division to purchase the associated upfitting components.

SUBMITTED BY:

Eric Madsen, Fleet Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF TWO TRUCKS FROM KEN GARFF FORD.

WHEREAS, West Valley City wishes to purchase two trucks with associated upfitting and equipment for use by the Public Works Department; and

WHEREAS, Ken Garff Ford has been awarded the State Contract to supply said vehicles; and

WHEREAS, the price awarded to Ken Garff Ford 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 vehicles.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the City is hereby authorized to purchase two trucks from Ken Garff Ford for an amount not to exceed $150,000.00 and that the Mayor and City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchase.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of_____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Item #:	
Fiscal Impact:	$386,676.00
Funding Source:	Storm Water Utility
Account #:	36-7531-40740-00000-0000
Budget Opening Required:	No

ISSUE:

A resolution authorizing the purchase of a new street sweeper

SYNOPSIS:

This resolution authorizes the purchase of a Tymco 600 Regenerative Air Sweeper from Intermountain Sweeper Company.

BACKGROUND:

The Public Works Department operates a fleet of four street sweepers, which enables sweeping each street 8-times per year. The Public Works Department plans to replace a sweeper every two years and has determined this replacement schedule appropriate to maximize the value on the equipment.

The City has used Tymco sweepers for many years and is satisfied with the equipment performance and customer service from Intermountain Sweeper, the local dealer. The Fleet Division has been trained on the maintenance and repair of Tymco sweepers.

The sweeper being replaced is a 2019 Tymco 600. The purchase price of the new sweeper is $386,676.00, with an anticipated delivery date of approximately 18-months.

This sweeper is being purchased on a Utah state purchasing contract (3488).

RECOMMENDATION:

Approve the purchase of the street sweeper

SUBMITTED BY:

Daniel Johnson, Public Works Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF A STREET SWEEPER FROM INTERMOUNTAIN SWEEPER COMPANY.

WHEREAS, West Valley City wishes to purchase a street sweeper for use by the Public Works Department; and

WHEREAS, Intermountain Sweeper Company has been awarded the State Contract to supply said sweeper; and

WHEREAS, the price awarded to Intermountain Sweeper Company 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 sweeper.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the City is hereby authorized to purchase a street sweeper from Intermountain Sweeper Company for an amount not to exceed $386,676.00 and that the Mayor and City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchase.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of_____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

QUOTATION

INTERMOUNTAIN SWEEPER CO
Mountain West's Premier Sales and Service Center for Sweepers and Scrubbers

6972 South Airport Road
West Jordan, UT 84084
(801) 955-6280
Fax (801) 969-6048
Toll Free Outside S.L. 1-800-748-5456

TO Eric Madsen
West Valley City

QUOTATION DATE	SALESPERSON
12/04/2023	Andrew

TERMS	SHIPPED VIA	F.O.B.	ESTIMATED SHIPPING DATE
Net 10	Bestway	Destination	35 – 52 Weeks ARO

DESCRIPTION	OPTION PRICES	AMOUNT
Tymco 600 BAH Regenerative Air Sweeper **Mounted on Navistar MV-607 Chassis** **Comdex Package** **STATE OF UTAH CONTRACT 3488** **BUILT IN VALUE INCLUDES** John Deere turbo diesel aux. engine-99 HP Tier 4F HD air cleaner with turbo pre cleaner/filter minder Auto shutdown for lo oil and high temperature and low coolant Broom Assist Head-BAH with head deluge cleanout Dust control system w/330 gallon tank w/in cab level gauge High output water system and dual hopper waters Air purge on water system Air Operated Diaphragm Pump w/ High Volume Wash Down Hose Hopper deluge clean out system with four nozzles Rubber lined blower with Lo Noise ratio Abrasion protection package with bolt in rubber liners Hopper suction throat liner with inlet wear flange Double capacity Centrifugal Dust Separator Auxiliary 8" suction hose with hydraulic assist boom Dual gutter brooms with floodlights, parabolic mirrors In cab hydraulic gutter broom tilt left and right Duo skids with 2 Year warranty Dual steering with dual air suspension seats Deluxe back lit control console & Severe weather wiring package Oversize storage box and tool carrier, work platform w/steps Dual hopper inspection doors, In cab dump switch Amber strobe w/limb guard and flashers on rear Back up alarm and rear floodlights, air horn 200 HP Turbo Cummins Diesel Engine with Allison 2500RDS-P 33,000 GVW Chassis Brake Air Dryer In cab air conditioner with AM/FM stereo, elec. heated mirrors Leaf pressure bleeder Operator Training DVD		$386,676.00

WE ARE PLEASED TO SUBMIT THE ABOVE QUOTATION FOR YOUR CONSIDERATION. SHOULD YOU PLACE AN ORDER, BE ASSURED IT WILL RECEIVE OUR PROMPT ATTENTION. THIS QUOTATION IS VALID FOR 20 DAYS. THEREAFTER IT IS SUBJECT TO CHANGE WITHOUT NOTICE.

QUOTED BY _____ Intermountain Sweeper Co.

ACCEPTED BY 107 Page 3 of 4 DATE _____

PURCHASE ORDER # _____

THANK YOU! WE APPRECIATE YOUR BUSINESS.

QUOTATION

INTERMOUNTAIN SWEEPER CO
Mountain West's Premier Sales and Service Center for Sweepers and Scrubbers

6972 South Airport Road
West Jordan, UT 84084
(801) 955-6280
Fax (801) 969-6048
Toll Free Outside S.L. 1-800-748-5456

TO Eric Madsen
West Valley City

QUOTATION DATE	SALESPERSON
12/04/2023	Andrew

TERMS	SHIPPED VIA	F.O.B.	ESTIMATED SHIPPING DATE
Net 10	Bestway	Destination	With Unit

DESCRIPTION	OPTION PRICES	AMOUNT
Tymco 600 Options STATE OF UTAH CONTRACT		
BAH Broom Assist Head with main broom inside Head	Included	
Lo noise Turbo charged engine Tier 4F	Included	
In cab hydraulic gutter broom tilt - each	Included	
Gutter Broom drop down for scrubbing in front of head Each	$750.00	
Auto Sweep Interrupt System	Included	
Auxiliary Suction hose with hydraulic assist and auxiliary hydraulics and remote pendant control	Included	
Auxiliary fuse panel	Included	
Aux hand hose extension nozzle 42" Each	$425.00	
Hi/Low pressure wash down system with Cat pump and wand	$1,700.00	
Air operated diaphragm pump with high volume wash down hose	Included	
Hydraulic Curtain Lifter with in cab control	Included	
High output water system w/extra nozzles for extreme dust control	Included	
Reverse Pickup Head Chains	Included	
Backup and head camera system with color monitor	Included	
Variable Speed Gutter Brooms with hydraulic control	Included	
Battery Disconnect Switch	Included	
Hopper load indicator with in cab warning	Included	
Double Capacity Centrifugal Dust Separator Upgrade	Included	
Full length cab light bar- LED type with 12 modules	Included	
Arrow stick with in cab controller LED	Included	
Upgrade blower housing to Nitronic Stainless Steel	Included	
Navistar MV607 Chassis with Chrome Package	Included	
Stainless steel hopper, screen, HC Dust separator	Included	
Upgrade screen to wire woven 1/4" Mesh Chip Screen Split type	Included	
COMDEX Pack with 330 gallons, tool box, work platform w/steps	Included	
Head deluge with hydrant hookup	Included	
CNG Chassis and Sweeper Freightliner M2-112	Unpublished	
Manual Package for extra manual set, truck shop manual, filter set	$1,200.00	
2025 Chassis and Sweeper Module upgrade, Hi Altitude Engine Upgrade	Included	
DST-6 Upgrade including Peterbuilt 220 Cabover Chassis. Right Steer Only	Unpublished	
Some options may affect standard equipment by change or upgrade		

WE ARE PLEASED TO SUBMIT THE ABOVE QUOTATION FOR YOUR CONSIDERATION. SHOULD YOU PLACE AN ORDER, BE ASSURED IT WILL RECEIVE OUR PROMPT ATTENTION. THIS QUOTATION IS VALID FOR 20 DAYS. THEREAFTER IT IS SUBJECT TO CHANGE WITHOUT NOTICE.

QUOTED BY Intermountain Sweeper Co.

ACCEPTED BY 108

DATE

PURCHASE ORDER #

THANK YOU! WE APPRECIATE YOUR BUSINESS.

24-153: Approve the Purchase of a Dump Truck

Item #:	
Fiscal Impact:	$340,000
Funding Source:	Class C Road Fund
Account #:	11-7581-40740-00000-0000
Budget Opening required:	No

ISSUE:

A resolution authorizing the purchase and upfitting of one 10-wheeler dump truck

SYNOPSIS:

A new dump truck for use in the City's snow removal and road maintenance efforts

BACKGROUND:

The Public Works department has planned to add a 10-wheel dump truck to heavy duty fleet. This truck will be used in their snow removal efforts and will be equipped with a plow, salter, and a pre-wet system that activates the salt before it hits the ground. Outside of snow season this truck will be used as a dump truck for road maintenance work. In addition to the purchase of vehicles, this resolution authorizes the Fleet Division to purchase miscellaneous components (lights, plows, bed's, etc.) from various vendors.

Rush Truck Center holds the State contract (contract# MA606), If ordered now we should see the truck in 18-22 months. Upfitting equipment will be purchased from Reading Truck Equipment (state contract# MA2793).

Vehicle Type	Qty	Estimated Vehicle Cost	Estimated Upfit Cost	Total Cost
International HX520	1	$169,851.89	$167,756.56	$337,607.00

RECOMMENDATION:

Authorize the purchase of one dump truck and plow equipment upfitting

SUBMITTED BY:
Eric Madsen, Fleet Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF A DUMP TRUCK.

WHEREAS, West Valley City wishes to purchase a dump truck with associated upfitting and equipment for use by the Public Works Department; and

WHEREAS, Rush Truck Center and Reading Truck Equipment have been awarded the State Contract to supply said vehicle and equipment; and

WHEREAS, the price awarded to Rush Truck Center and Reading Truck Equipment is within price parameters and meets the City's needs; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the City is hereby authorized to purchase a dump truck and related equipment from Rush Truck Center and Reading Truck Equipment for an amount not to exceed $337,607.00 and that the Mayor and City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchase.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of_____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Prepared For:
West Valley City Corporation
Eric Madsen
2805 S 3600 W
Salt Lake City, UT 84119-1644
(801)955 - 3708
Reference ID: N/A

Presented By:
RUSH TRUCK CENTERS OF UT
Daniel Sebastian
964 SOUTH 3800 WEST
SALT LAKE CITY UT 84104 -
(801)972-5320

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.

Model Profile
2025 HX520 SFA (HX520)

AXLE CONFIG:	6X4
APPLICATION:	Front Plow with spreader
MISSION:	Requested GVWR: 58000. Calc. GVWR: 60000. Calc. GCWR: 125000 Calc. Start / Grade Ability: 32.90% / 3.89% @ 55 MPH Calc. Geared Speed: 72.2 MPH
DIMENSION:	Wheelbase: 234.00, CA: 144.00, Axle to Frame: 75.00
ENGINE, DIESEL:	{Cummins X15 500V} Productivity Series, EPA 2024, 500HP @ 1900 RPM, 1850 lb-ft Torque @ 900 RPM, 2000 RPM Governed Speed, 512 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 4000 RDS} 6th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-20-133A} Wide Track, I-Beam Type, 20,000-lb Capacity
AXLE, REAR, TANDEM:	{Meritor MT-40-14X-4DCR} Single Reduction, 40,000-lb Capacity, .433"(11mm) Wall Housing Thickness, Driver Controlled Locking Differential in Forward-Rear and Rear-Rear Axle, R Wheel Ends Gear Ratio: 5.29
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 315/80R22.5 Load Range L HAU 3 WT (CONTINENTAL), 480 rev/mile, 68 MPH, All-Position
TIRE, REAR:	(8) 11R22.5 Load Range G HDR2+ (CONTINENTAL), 491 rev/mile, 75 MPH, Drive
SUSPENSION, REAR, TANDEM:	{Hendrickson HMX EX 400} Walking Beam, 40,000-lb Capacity, 54" Axle Spacing, Rubber Springs, with Transverse Torque Rods, Rubber End Bushings
PAINT:	Cab schematic 100LY Location 1: 9219, Winter White (Std) Chassis schematic N/A

Code	Description
HX52000	Base Chassis, Model HX520 SFA with 234.00 Wheelbase, 144.00 CA, and 75.00 Axle to Frame.
1AMR	CROSSMEMBER, FRAME TIE for Standard Duty
1AND	AXLE CONFIGURATION {Navistar} 6x4
	Notes : Pricing may change if axle configuration is changed.
1CGD	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 12.50" x 3.750" x 0.500" (317.5mm x 95.25mm x 12.7mm); 480.8" (12212mm) Maximum OAL
1LLW	BUMPER, FRONT Swept Back 40-Degrees, Steel, Painted, Heavy Duty
1WCP	FRAME EXTENSION, FRONT Integral; 27" in Front of Grille, Includes Crossmember for Front PTO
1WXD	WHEELBASE RANGE 211" (535cm) Through and Including 256" (650cm)
2ARY	AXLE, FRONT NON-DRIVING {Meritor MFS-20-133A} Wide Track, I-Beam Type, 20,000-lb Capacity
3ADJ	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 20,000-lb Capacity, Steel Springs 18K Capacity and (2) Rubber Auxiliary Springs 2K Capacity, Less Shock Absorbers
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications
	Includes : BRAKE LINES Color and Size Coded Nylon : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SPRING BRAKE MODULATOR VALVE SR-7 with relay valve for 6x4/8x6
4AZA	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System
4EDM	AIR DRYER {Bendix AD-HF} with Heater, Includes Pressure Protection Circuits, Safety Valve, Integral Purge Tank, Governor Pressure Settings 110 psi Cut-In/130 psi Cut-Out, Integrated PuraGuard Coalescing Filtration
4EXU	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 SqIn Spring Brake
4EXV	BRAKE CHAMBERS, FRONT AXLE {Bendix} 24 SqIn
4GBM	BRAKE, PARKING Manual Push-Pull Pneumatic Parking Brake
4LAG	SLACK ADJUSTERS, FRONT {Gunite} Automatic
4LGG	SLACK ADJUSTERS, REAR {Gunite} Automatic
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM
4VGN	AIR TANK Painted Aluminum, with Straight Thread O-Ring Ports
4VKC	AIR DRYER LOCATION Mounted Inside Left Rail, Back of Cab
4VKK	AIR TANK LOCATION (2) Mounted Under Battery Box, Outside Right Rail, Back of Cab, Perpendicular to Rail
4WBX	DUST SHIELDS, FRONT BRAKE for Air Cam Brakes
4WDM	DUST SHIELDS, REAR BRAKE for Air Cam Brakes
4WXR	DRAIN VALVE (2) {Berg} with Pull Chains, for Air Tanks
4XDR	BRAKES, REAR {Meritor 16.5X7 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 7", 23,000-lb Capacity per Axle
4XDT	BRAKES, FRONT {Meritor 16.5X6 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 6", 23,000-lb Capacity

Code	Description
4XEE	PARK BRAKE CHAMBERS,ADDITIONAL (2) Spring Brake Type
5710	STEERING COLUMN Tilting and Telescoping
5CBE	STEERING WHEEL 4-Spoke; 18" Dia., Black Leather Wrapped
5PUB	STEERING GEAR (2) {Sheppard M100/HD94} Dual Power
6DGU	DRIVELINE SYSTEM {Dana Spicer} SPL250 Main Driveline with SPL170 Interaxle Shaft, for 6x4
7BEU	AFTERTREATMENT COVER Aluminum
7BLY	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Cab Mounted Right Side
7SAP	ENGINE COMPRESSION BRAKE {Cummins} Interbrake For Cummins Signature/ISX/X15 Engines; Furnished with Engine
7WAZ	TAIL PIPE (1) Turnback Type
7WDM	EXHAUST HEIGHT 10'
7WDN	MUFFLER/TAIL PIPE GUARD (1) Aluminum
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment Includes : HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel : HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever : PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light : STARTER SWITCH Electric, Key Operated : STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector : WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever : WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted
8653	HORN, AIR Single, Located Under Cab
8GGG	ALTERNATOR {Delco Remy 36SI} Brushless, 12 Volt, 165 Amp Capacity, Pad Mount, with Remote Sense
8HAG	ELECTRIC TRAILER BRAKE/LIGHTS Accommodation Package to Rear of Frame; for Separate Trailer Stop, Tail, Turn, Marker Light Circuits; Includes Electric Trailer Brake accommodation package with Cab Connections for Mounting Customer Installed Electric Brake Unit, Less Trailer Socket
8HAU	BODY BUILDER WIRING INSIDE CAB; Includes Sealed Connectors for Tail/Amber, Turn/Marker/Backup/ Accessory, Power/Ground, and Stop/Turn
8MJR	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 2250CCA Total, Top Threaded Stud
8RGA	2-WAY RADIO Wiring Effects; Wiring with 20 Amp Fuse Protection, Includes Ignition Wire with 5 Amp Fuse, Wire Ends Heat Shrink and Routed to Center of Header Console in Cab
8RJW	CB RADIO Omit Power Feeds, Power Source and Wiring
8RMZ	SPEAKERS (2) 6.5" Dual Cone Mounted in Both Doors, (2) 5.25" Dual Cone Mounted in Both B-Pillars
8RPB	RADIO, STEERING WHEEL CONTROLS Mounted in Steering Wheel, Radio Function Control Switch, Includes Volume Up/Down, Mute, Forward/Back and Bluetooth Answer/Disconnect
8RPP	ANTENNA Shark Fin, Roof Mounted
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input
8THB	BACK-UP ALARM Electric, 102 dBA
8TNP	AUXILIARY HARNESS 5.0' for Auxiliary Front Head Lights and Turn Signals for Front Plow Applications

Code	Description
8VAY	HORN, ELECTRIC Disc Style
8VUK	BATTERY BOX Aluminum, with Plastic Cover, 18" Wide, 2-4 Battery Capacity, Mounted Right Side Back of Cab
8WEZ	TURN SIGNAL SWITCH Self-Canceling
8WGL	WINDSHIELD WIPER SPD CONTROL Force Wipers to Slowest Intermittent Speed When Park Brake Set and Wipers Left on for a Predetermined Time
8WPZ	TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights
8WRB	HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn On if Windshield Wipers are Turned On
8WXB	HEADLIGHT WARNING BUZZER Sounds When Head Light Switch is on and Ignition Switch is in "Off" Position
8WXD	ALARM, PARKING BRAKE Electric Horn Sounds in Repetitive Manner When Vehicle Park Brake is "NOT" Set, with Ignition "OFF" and any Door Opened
8WXG	STARTING MOTOR {Mitsubishi Electric Automotive America 105P} 12-Volt, with Soft-Start
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses
8XNB	BATTERY DISCONNECT SWITCH 300 Amp, Disconnects Power to Power Distribution Center (PDC), Does Not Disconnect Charging Circuits, Locks with Padlock, Cab Mounted
8XNY	HEADLIGHTS Halogen
8XPP	USB PORT Two USB-A Ports and Two USB-C Ports, Located in Instrument Panel
9585	FENDER EXTENSIONS Rubber
9AAB	LOGOS EXTERIOR Model Badges
9AAE	LOGOS EXTERIOR, ENGINE Badges
9ASE	FRONT END Tilting, Composite
9HCN	GRILLE Chrome Vertical Accent Bars, with Black Mesh
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone
10AGB	COMMUNICATIONS MODULE Telematics Device with Over the Air Programming; Includes Five Year Data Plan and International 360
10SLV	PROMOTIONAL PACKAGE Government Silver Package
10WLC	GCWR RANGE GCWR Equal to or Less than 80,000-lb, Higher GCWR May Result in Reduced Engine Performance While Operating in Extreme Hot Weather Conditions
10XBU	SPECIAL RATING, GVWR Limited to 68,000-lb GVWR
11001	CLUTCH Omit Item (Clutch & Control)
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection
12851	PTO EFFECTS, ENGINE FRONT Less PTO Unit, Includes Adapter Plate on Engine Front Mounted
12864	BLOCK HEATER, ENGINE {Phillips} 120V/1500W Includes : BLOCK HEATER SOCKET Receptacle Type; Mounted below Drivers Door
12991	COLD STARTING EQUIPMENT Automatic Ether; with Engine ECM Control, Ether Bottle Not Included

Code	Description
12EWZ	ENGINE, DIESEL {Cummins X15 500V} Productivity Series, EPA 2024, 500HP @ 1900 RPM, 1850 lb-ft Torque @ 900 RPM, 2000 RPM Governed Speed, 512 Peak HP (Max)
12THT	FAN DRIVE {Horton Drivemaster} Two-Speed Type, Direct Drive, with Residual Torque Device for Disengaged Fan Speed Includes : FAN Nylon
12VCC	AIR CLEANER Single Element, with Integral Pre-Cleaner, Integral Snow Valve and In-Cab Control, Engine Mounted
12VJT	EMISSION, CALENDAR YEAR {Cummins X15} EPA, OBD and GHG Certified for Calendar Year 2024
12WGA	HOSE CLAMPS, RADIATOR HOSES , Mechanical Type; with Constant-Tension Functionality
12WTA	FAN DRIVE SPECIAL EFFECTS Fan Cooling Ring with Fan Shroud Effects, Engine Mounted
12WVG	EPA IDLE COMPLIANCE Low NOx Idle Engine, Complies with EPA Clean Air Regulations; Includes "Certified Clean Idle" Decal on Hood
12WYZ	RADIATOR DRAIN & FILL FITTING SPECIAL; To Vacuum Out or Fill the Cooling System from the Bottom of Radiator, for Use with Quick-Connect Radiator Drain Tool or Shop Coolant Evacuation-Fill System
12WZE	CARB IDLE COMPLIANCE Does Not Comply with California Clean Air Idle Regulations
12XBN	RADIATOR Aluminum, Welded, Cross Flow, Front to Back System, 1084 SqIn, with 866 SqIn Charge Air Cooler Includes : RADIATOR HOSES Premium, Rubber
12XCS	CARB EMISSION WARR COMPLIANCE Does Not Comply with CARB Emission Warranty
13BDY	TRANSMISSION, AUTOMATIC {Allison 4000 RDS} 6th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, On/Off Highway
13WCT	OIL COOLER, TRANSMISSION {Champ} Remote Mounted, for Automatic Transmission
13WET	TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission
13WLM	TRANSMISSION OIL Synthetic; 63 thru 76 Pints
13WUC	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS) and Regional Haul Series (RHS), General Purpose Trucks, Construction, Package Number 223
13WVV	NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released
13WYU	SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, Performance Programming
14GVN	AXLE, REAR, TANDEM {Meritor MT-40-14X-4DCR} Single Reduction, 40,000-lb Capacity, .433"(11mm) Wall Housing Thickness, Driver Controlled Locking Differential in Forward-Rear and Rear-Rear Axle, R Wheel Ends . Gear Ratio: 5.29
14UMV	SUSPENSION, REAR, TANDEM {Hendrickson HMX EX 400} Walking Beam, 40,000-lb Capacity, 54" Axle Spacing, Rubber Springs, with Transverse Torque Rods, Rubber End Bushings
14WCP	TORQUE RODS {Hendrickson} TRAAX Rods, Longitudinal Only
14WCR	TRANSVERSE TORQUE RODS {Hendrickson} TRAAX Rod, Transverse Only
15924	FUEL TANK STRAPS Bright Finish Stainless Steel
15LNA	FUEL HEATER {Cummins} Plumbing for Thermal Recirculation Valve (TRV) Mounted to Cummins X15 Engines, Thermostatically Controlled

Code	Description
15LPU	FUEL/WATER SEPARATOR {Racor 6600} Pre-Filter and Filter Base, Includes Water-in-Fuel Sensor
15SJR	FUEL TANK Top Draw, Non-Polished Aluminum, 26" Dia, 100 US Gal (379L), Mounted Left Side, Under Cab
15WEY	DEF TANK 10.8 US Gal (41L) Capacity, Frame Mounted Outside Left Rail, Under Cab
16030	CAB Conventional, Day Cab Includes : CAB REAR SUSPENSION Air : CLEARANCE/MARKER LIGHTS (5) LED Roof Mounted : COAT HOOK, CAB Located on Rear Wall, Centered Above Rear Window : CONSOLE, CENTER Includes Two Cup Holders and One Additional Storage Area : CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger : COURTESY LIGHT (2) Driver and Passenger Door Mounted : DOME LIGHT, CAB Rectangular, Door and Instrument Panel Mounted Switch Activated, Timed Theater Dimming, Center Mounted, Integral to Console : FLOOR COVERING Rubber, Black : GLASS, ALL WINDOWS Tinted : GRAB HANDLE, CAB INTERIOR (1) "A" Pillar Mounted, Passenger Side : GRAB HANDLE, CAB INTERIOR (4) "B" Pillar and Door Mounted, Two Each Side : READING LIGHT, CAB Located in Overhead Console : STORAGE POCKET, DOOR (2) Full Length, Driver and Passenger Door
16BAM	AIR CONDITIONER with Integral Heater and Defroster Includes : HOSE CLAMPS, HEATER HOSE Mubea Constant Tension Clamps
16GEG	GAUGE CLUSTER Premium Level; English with English Electronic Speedometer Includes : GAUGE CLUSTER DISPLAY: Base Level (3" Monochromatic Display), Premium Level (5" LCD Color Display); Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/Refill for : GAUGE CLUSTER Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary Air Pressure : WARNING SYSTEM Low Fuel, Low DEF, Low Oil Pressure, High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure (Primary and Secondary)
16HKC	GAUGE, AIR CLEANER RESTRICTION {Filter-Minder} Under Hood Cleaner Mounted with Internal Switch, with Text Message in Cluster
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster
16HLT	VIRTUAL GAUGE, MANIFOLD PRESS Data Link Driven; Mounted in Instrument Panel, Includes Controller Module. Requires Premium Cluster
16HLU	VIRTUAL GA, OIL TEMP,AUTO XMSN for Allison Transmission, Requires Premium Cluster
16HLW	VIRTUAL GAUGE, OIL TEMP, ENG Requires Premium Cluster
16HLX	GAUGE, VOLTMETER Auxiliary Gauge, Located in Center Panel. Standard Cluster Also Includes Digital Voltage Readout
16LUM	SEAT, PASSENGER {National} Non Suspension, High Back with Integral Headrest, Vinyl, with Fixed Back, with Under Seat Storage
16LWX	SEAT, DRIVER {ISRI} Series 400, Air Suspension, High Back, Vinyl, Passive Bolsters, Double Chamber Lumbar, Heat, Inboard Armrest, Suspension Cover, Fore/Aft Isolator, Cushion Extension, Cushion Tilt, Seat Tilt, Memory Quickdown

Code	Description
16SDC	GRAB HANDLE, EXTERIOR (2) Chrome, Towel Bar Type, with Anti-Slip Rubber Inserts, for Cab Entry Mounted Left and Right Side at B-Pillar
16SNR	MIRRORS (2) C-Loop, Power Adjust, Heated, LED Clearance Lights, Bright Heads and Arms, 7.5" x 14" Flat Glass, Includes 7.5" x 7" Convex Mirrors, for 102" Load Width
	Notes : Mirror Dimensions are Rounded to the Nearest 0.5"
16VKK	CAB INTERIOR TRIM Diamond, for Day Cab
16VLV	MONITOR, TIRE PRESSURE Omit
16WJU	WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature
16XJP	INSTRUMENT PANEL Wing Panel
16XRX	MODESTY PANEL Painted
16XTM	ACCESS, CAB Aluminum, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab or Sleeper Cab
16XXC	COWL TRAY LID
27DPN	WHEELS, FRONT {Accuride 29039} DISC; 22.5x9.00 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs, Non-Standard Offset, with .5" Thick Disc
28DUK	WHEELS, REAR {Accuride 29169} DUAL DISC; 22.5x8.25 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and Steel Hubs
60AAG	BDY INTG, REMOTE POWER MODULE Mounted Inside Cab Behind Driver Seat, Up to 6 Outputs & 6 Inputs, Max 20 amp per Channel, Max 80 amp Total; Includes 1 Switch Pack with Latched Switches
7372135444	(8) TIRE, REAR 11R22.5 Load Range G HDR2+ (CONTINENTAL), 491 rev/mile, 75 MPH, Drive
7792545437	(2) TIRE, FRONT 315/80R22.5 Load Range L HAU 3 WT (CONTINENTAL), 480 rev/mile, 68 MPH, All-Position
	Services Section:
40132	WARRANTY Standard for HX520, HX620, Effective with Vehicles Built January 1, 2021 or Later, CTS-2015B
40YLM	SRV CONTRACT, EXT CMS ENG/AFTR {Cummins} To 60-Month/100,000 Miles (160,000 km), Extended Cummins X15 Efficiency or Productivity Series Engine Coverage, Protection Plan 1 and Aftertreatment

(US DOLLAR)

Description	Price
Net Sales Price:	$169,851.89

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

Approved by Seller:

Official Title and Date

Authorized Signature

This proposal is not binding upon the seller without Seller's Authorized Signature

Accepted by Purchaser:

Firm or Business Name

Authorized Signature and Date

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described herein are Navistar, Inc.'s standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.