THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, OCTOBER 22, 2024 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

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

OPENING CEREMONY- COUNCILMEMBER DON CHRISTENSEN
Councilmember Christensen stated that there are two weeks left until the General Election and encouraged everyone to vote. He asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD OCTOBER 8, 2024
The Council considered the Minutes of the Regular Meeting held October 8, 2024. There were no changes, corrections or deletions.

Councilmember Fitisemanu moved to approve the Minutes of the Regular Meeting held October 8, 2024. Councilmember Harmon seconded the motion.

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

AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR OCTOBER 22, 2024

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)**

Members of the Municipal Clerks Association presented Nichole Camac with the Master Municipal Clerk Designation.

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

Councilmember Nordfelt read a Proclamation Declaring November 1, 2024 as “Extra Mile Day”. Ciarra Cummins, a volunteer at the West Valley City Animal Shelter, shared her experiences as a volunteer and encouraged others to volunteer within their community.

PUBLIC COMMENT PERIOD

Mike Markham apologized to anyone affected by the communication issues in the parking lot two weeks prior, acknowledging the behavior as childish and unprofessional. He spoke with the neighbor living next to the catwalk, who was unaware of the gathering of about 50 kids and did not view it as a significant issue. Markham suggested that further action on the matter was unnecessary and reiterated his apology to anyone caught in the middle of the situation in the parking lot.

Jim Vesock expressed gratitude to Nichole, noting that she had been helpful to the council, staff, and citizens. He noted that she taught him how to fill out detailed GRAMA request forms and was always responsive when he or others had questions. Mr. Vesock also mentioned the recent Fall Festival held at Roots Farm, where they partnered with the school, celebrated yard award winners, and promoted the beautification of West Valley City, with a large turnout. He brought up the need for a paper budget, suggesting printing on both sides of the agenda to save paper.

Kathleen Angus expressed her grievance about the Adam and Eve business located near her home, which is close to a high school, a junior high, and a daycare. She mentioned that the mannequins in the store's display window frequently change outfits, becoming

increasingly inappropriate, which she found embarrassing and disgusting. She considered changing her route to avoid passing by the store and expressed disbelief that such a business existed in the city, especially near schools and residential areas.

Kelly Bertoch congratulated Nichole and noted that her recognition was well deserved. He shared a personal story about being reminded of the importance of voting when a coworker once asked him if he had voted and told him to stop complaining if he hadn't. Since then, he has consistently voted, believing it gives him the right to voice his opinions. He criticized the city government for ruining his community by becoming too controlling and accused them of benefiting from perks, claiming that government officials always take something. Mr. Bertoch emphasized that government officials work for the people and should follow their rules. He expressed dissatisfaction with the direction of the city, state, and country, hoping for a political shift, and concluded by voicing concerns about ongoing development near his property, stating he had not received any responses regarding the matter.

Steve Taylor expressed concerns about a neighboring lot that faces 3500 South. He explained that the lot currently contains 24 mobile homes, trucks, and trailers. Mr. Taylor noted that he had reported the issue three months earlier and was told that the lot was residential, and parking enforcement would clear it out. After two weeks, the lot was cleared, but about a month ago, it filled up again with vehicles and trailers. He shared that there are currently 24 in the lot and offered to provide pictures to the clerk. Mr. Taylor voiced frustration, stating that he chose his home to avoid commercial areas but now finds himself next to what feels like a commercial lot.

Peter Bierly, a tow truck driver, expressed difficulty finding a place to park his truck, which is a large tow truck but not designed to haul semis. He mentioned parking in a spot across the street for the past two years with minimal issues, though he received a few tickets there and in front of his house. Acknowledging that parking on the strip isn't allowed, he explained that he does so to stay close to his truck. Mr. Bierly asked for leniency, a parking pass, or an assigned spot where his truck could be parked safely without the risk of break-ins or theft. He emphasized the need for quick access to his truck for police calls to perform his job efficiently.

Ciarra Cummins expressed concerns about traffic issues near Monticello Academy, where parents picking up their children often block a lane of traffic by parking in a nearby roundabout. She acknowledged that there is no safe crossing area for children other than the roundabout, and while there is a parking lot across the street, it lacks a monitored crosswalk. Miss Cummins suggested that installing a crosswalk in front of the school could help parents use the parking lot more safely and prevent traffic disruptions, ensuring a safer crossing for the children.

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**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled October 22, 2024 in order for the City Council to hear and consider public comments 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.

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

> 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.

Mayor Lang opened the Public Hearing.

Kelly Bertoch expressed concerns about the development plans in “Cooperville” and surrounding areas. He questioned how small the proposed homes would be, voicing opposition to high-density housing and the potential impact on local wildlife, such as deer frequently seen in the area. Mr. Bertoch also highlighted long-standing issues with “Cooperville”, mentioning that residents had to hire an attorney in the past to address serious problems like raw sewage and crime. While he supports tearing down “Cooperville”, Mr. Bertoch hopes the city will ensure thorough inspections for health and safety reasons. He stressed the importance of not replacing the area with low-quality, dense housing and expressed fears about existing issues spreading into the community. Additionally, Mr. Bertoch mentioned infrastructure concerns, such as water pressure and aging sewer and water lines, which he believes need to be addressed before any further development takes place. He emphasized the need for careful planning to benefit the community and ensure long-term sustainability.

Beth Boyer shared her strong feelings regarding the demolition of “Cooperville”, a long-standing issue in the area. She expressed excitement that “Cooperville” is finally being torn down, mentioning that she has been waiting 46 years for this to happen. Beth recalled a past meeting with Mayor Brent Anderson in 1987 and discussed the many problems the neighborhood faced, including frequent police and fire department calls and disruptive behaviors from residents, which impacted the community's quality of life. While Ms. Boyer is pleased with the decision to remove “Cooperville”, she is concerned about the future development plans for the area. Specifically, she mentioned that the property is 6.6 acres, and she is unsure how 41 houses will fit within that space. Her preference is for 8,000-square-foot lots, similar to her own property, and she hopes the city will avoid dense housing or rentals, which have caused problems in the past. Beth is in favor of single-family homes being built on larger lots to maintain the area's character and avoid the negative impacts of high-density housing.

Kyle Kershaw spoke on behalf of his family, who has owned this property for about 40 years. He expressed gratitude for the planning staff's support during the development process, noting their helpfulness and accommodation. Mr. Kershaw mentioned that, over the past two decades, the properties have been under professional management, which has significantly reduced issues that have affected the community. He acknowledged that the properties are dated and in need of improvement, and his family doesn't have the resources to upgrade them to modern standards. Therefore, they decided to partner with a developer to enhance the properties and provide a better use for the community. Mr. Kershaw praised the developer's plan, believing it would benefit the neighborhood. In closing, he urged

the city officials to consider the efforts made in the planning process and to support the petitions being presented, emphasizing the positive impact on the community.

Mayor Lang closed the Public Hearing.

Mayor Lang requested that Steve Pastorik come to the podium to provide a brief summary of the application.

Steve Pastorik provided details about the proposed development, which includes 41 lots categorized as a Planned Unit Development (PUD). This designation allows for smaller lot sizes in exchange for the inclusion of open space; in this case, about an acre of open space is planned. He mentioned that the lots would vary in size, with some as small as approximately 4,500 square feet, and most averaging around 50 feet wide. The minimum home size outlined in the development agreement is set at 2,250 square feet, and all homes will be designed as two-story structures. Steve confirmed that the homes would have basements, which would allow for additional living space beyond the 2,250 square feet mentioned, as that figure only accounts for the finished space above grade.

ACTION: ORDINANCE NO. 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

The City Council previously held a public hearing regarding proposed Ordinance 24-42 that would 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

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

Councilmember Whetstone moved to continue Ordinance 24-42 to allow the applicant time to address some of the concerns expressed by Council in the Study Meeting.

Councilmember Huynh 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. Continued.

ACTION: ORDINANCE NO. 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)

The City Council previously held a public hearing regarding proposed Ordinance 24-43 that would 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).

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

Councilmember Whetstone moved to continue Ordinance 24-43 to allow the applicant time to address some of the concerns expressed by Council in the Study Meeting.

Councilmember Huynh 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. Continued.

ACTION: RESOLUTION NO. 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

Mayor Lang discussed proposed Resolution 24-145 that would 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.

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

> 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.

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

> Councilmember Whetstone moved to continue Ordinance 24-42 to allow the applicant time to address some of the concerns expressed by Council in the Study Meeting.
>
> Councilmember Huynh 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. Continued.

RESOLUTION 24-146: APPROVE THE DISPOSITION OF CERTAIN FIREARMS AND THE APPLICATION OF THE PROCEEDS

Mayor Lang presented proposed Resolution 24-146 that would approve the disposition of certain firearms and the application of proceeds.

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

> 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.
>
> 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".
>
> 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 Resolution 24-146.

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.

RESOLUTION 24-147: AUTHORIZE THE EXECUTION OF AN AMENDMENT TO AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR LIBRARY SECURITY SERVICES

Mayor Lang presented proposed Resolution 24-147 that would authorize the Execution of an Amendment to an Interlocal Cooperation Agreement with Salt Lake County for Library Security Services.

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

> 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.
>
> Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.
>
> Councilmember Whetstone moved to approve Resolution 24-147.
>
> Councilmember Harmon 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.

RESOLUTION 24-148: AWARD A CONTRACT TO BROKEN ARROW

ROOFING FOR REPAIRS TO THE ROOF OF THE UTAH CULTURAL CELEBRATION CENTER

Mayor Lang presented proposed Resolution 24-148 that would award a Contract to Broken Arrow Roofing for Repairs to the Roof of the Utah Cultural Celebration Center.

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

> 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.
>
> 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.
>
> 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 Resolution 24-148.
>
> Councilmember Christensen 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.

RESOLUTION 24-149: AWARD A CONTRACT TO ROPER BUILDINGS FOR CONSTRUCTION OF A GARAGE

Mayor Lang presented proposed Resolution 24-149 that would award a Contract to Roper Buildings for Construction of a Garage.

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

> 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.
>
> 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.

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

Councilmember Huynh moved to approve Resolution 24-149.

Councilmember Nordfelt 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.

RESOLUTION 24-150: APPROVE THE PURCHASE OF 18 VEHICLES FROM KEN GARFF FORD AND TONY DIVINO TOYOTA

Mayor Lang presented proposed Resolution 24-150 that would approve the Purchase of 18 Vehicles from Ken Garff Ford and Tony Divino Toyota.

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

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

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 Resolution 24-150.

Councilmember Huynh 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.

RESOLUTION 24-151: APPROVE THE PURCHASE OF TWO TRUCKS FROM KEN GARFF FORD

Mayor Lang presented proposed Resolution 24-151 that would approve the Purchase of Two Trucks from Ken Garff Ford

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

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**

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 24-151.

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.

RESOLUTION 24-152: APPROVE THE PURCHASE OF A STREET SWEEPER FROM INTERMOUNTAIN SWEEPER COMPANY

Mayor Lang presented proposed Resolution 24-152 that would approve the Purchase of a Street Sweeper from Intermountain Sweeper Company

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

> 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).

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

Councilmember Harmon inquired about the potential surplus value of the street sweeper after two years, specifically asking if the public works department has an estimate of what the value would be when they go to sell or trade.

Dan Johnson, Public Works Director, responded that they did not assess the surplus value of the sweeper this time due to the long lead time involved. He explained that when it comes time to dispose of the unit, options will be considered such as trading the unit to a

dealer, selling it at auction, or finding other ways to maximize the value of the equipment.

Councilmember Harmon expressed a desire to extend the ownership of the sweeper for another year or two to maximize its value and get more use out of it. He suggested that they should evaluate whether they could still sell it for around $200,000 during that extended timeframe.

Dan clarified that the city has extended the life of its street sweepers from 4 years to 8 years, and they are now replacing one sweeper every two years. He mentioned that they previously purchased a sweeper annually, but now they rotate the sweepers, ensuring they are kept for about 8 years before being traded in. Councilmember Harmon had initially misunderstood, thinking they were sold after 2 years, but Dan corrected that it's the older sweepers being sold after their extended use.

Councilmember Harmon moved to approve Resolution 24-152.

Councilmember Christensen 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.

RESOLUTION 24-153: APPROVE THE PURCHASE OF A DUMP TRUCK
Mayor Lang presented proposed Resolution 24-153 that would approve the Purchase of a Dump Truck

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

> 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

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

Councilmember Whetstone moved to approve Resolution 24-153.

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.

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 22, 2024 WAS ADJOURNED AT 7:19 P.M. BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, October 22, 2024.

Nichole Camac, MMC
City Recorder