

MINUTES OF COUNCIL REGULAR MEETING NOVEMBER 26, 2024

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, NOVEMBER 26, 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
Jim Welch, 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
Travis Crosby, IT

OPENING CEREMONY- COUNCILMEMBER SCOTT HARMON

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

APPROVAL OF MINUTES OF REGULAR MEETING HELD NOVEMBER 12, 2024

The Council considered the Minutes of the Regular Meeting held November 12, 2024. There were no changes, corrections or deletions.

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Councilmember Harmon moved to approve the Minutes of the Regular Meeting held November 12, 2024. Councilmember Huynh seconded the motion.

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

AWARDS, CEREMONIES, AND PROCLAMATIONS

Councilmember Whetstone read a proclamation declaring November 30, 2024 as Small Business Saturday in West Valley City. Andres Sanchez, owner of La Casa Del Tamal, accepted the proclamation.

Jackson Best received recognition for winning the Fall 2024 Design WVC contest.

PUBLIC COMMENT PERIOD

Jim Vesock shared several updates about recent events in West Valley City. In the past month, three new businesses opened: Cafe Rio, Marco's Pizza, and Jersey Mike's, all of which were involved in community events. Marco's Pizza donated pizza rolls for a local event, and Jersey Mike's contributed 20 sandwich cards for a Friendsgiving event. He also highlighted the success of a local youth recital, mentioning how a 14-year-old youth president ran the event efficiently. Additionally, Mr. Vesock attended a rental property tour, where he was impressed by the quality of new properties being developed in the area.

Mike Markham suggested two points. First, he proposed that the city invest in a front-end alignment rack for its shop, which would save money by allowing vehicle repairs to be done in-house rather than outsourcing them at a cost of \$125 per hour. Second, he noted that the Westerner, a long-established business on Redwood Road, was missing from a list of local establishments and wondered if its omission was an oversight.

Choice Kinden, a social work intern at Valley Behavioral and a veteran, shared part of an op-ed he wrote, which was recently published. He reflected on his struggles with addiction, mental health, and homelessness after serving as an infantry team leader during the Iraq War. He described the harshness of Utah winters, recalling his experiences of surviving homelessness, including seeking warmth at bus stations and pretending to miss buses to stay indoors. Mr. Kinden emphasized the growing homeless crisis, urging the community to act before winter sets in. He recommended proactive solutions, such as utilizing vacant buildings, churches, or hotels as emergency shelters, and establishing warming centers similar to summer cooling stations. He also advocated for more frequent clothing drives and increased community engagement to strengthen the support for the homeless population.

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Jihad Al-Ali raised two main points during the meeting. First, he expressed frustration about his missing dog and accused animal services of not assisting in locating it, despite his efforts to get help. He stressed the emotional pain he felt over the loss, mentioning cultural differences in his attachment to his dog. Second, Al-Ali discussed his past experiences, including his involvement in the Middle East revolutions and his influence through technology. He stated that he had played a significant role in political movements and hinted at starting another revolution. He concluded with praise for Officer Navarro and his leadership.

PUBLIC HEARINGS

- A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-7-2024, FILED BY VANTRUST REAL ESTATE, REQUESTING A GENERAL PLAN CHANGE FROM MEDIUM DENSITY RESIDENTIAL AND LARGE LOT RESIDENTIAL TO LIGHT MANUFACTURING AND A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) AND A-1 (AGRICULTURE, MINIMUM LOT SIZE 1 ACRE) TO M (MANUFACTURING) FOR PROPERTY LOCATED AT 5892 AND 5998 WEST PARKWAY BLVD**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled November 26, 2024, in order for the City Council to hear and consider public comments regarding application GPZ-7-2024, Filed by VanTrust Real Estate, Requesting a General Plan Change from Medium Density Residential and Large Lot Residential to Light Manufacturing and a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) and A-1 (Agriculture, Minimum Lot Size 1 acre) to M (Manufacturing) for Property Located at 5892 and 5998 West Parkway Blvd.

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

The intended development for this property is an industrial project with a total of 600,320 square feet of buildings as reflected in the concept plan submitted by the applicant. In the M zone, all uses on properties greater than 10 acres are reviewed as a conditional use. Hence, if this application is approved, the applicant would need to apply for a conditional use permit to pursue the proposed industrial development.

A General Plan/zone change application (GPZ-2-2023) was submitted on this property in 2023 with the same requested General Plan designation and zoning as those requested in this application. The Council denied the application in June of 2023 with four members voting to deny the application and three voting not to deny. There are several noteworthy changes with the current application over the previous application. These changes are listed below:

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- The prior concept plan was prepared as a speculative plan for the landowner who was planning to sell the property. The latest concept plan was prepared for an industrial developer, VanTrust.
- The prior concept plan did not relocate the Riter Canal, resulting in an inefficient layout with some smaller buildings. The latest concept relocates the Riter Canal, resulting in what staff believes is an improved layout that is more efficient and attractive for tenants.
- The prior concept plan terminated Stegner Way in a cul-de-sac. The latest concept plan continues Stegner Way along the south side of the subject property to provide a future connection to 5900 West once it is constructed to the east. The Public Works Department prefers this road design over the previous cul-de-sac.

Mayor Lang opened the Public Hearing.

Chris McClusky, applicant, expressed excitement about being part of the community. He emphasized VanTrust's commitment to being a strong development partner.

Mayor Lang closed the Public Hearing.

ACTION: ORDINANCE NO. 24-45, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM MEDIUM DENSITY RESIDENTIAL AND LARGE LOT RESIDENTIAL TO LIGHT MANUFACTURING FOR PROPERTY LOCATED AT 5892 WEST AND 5998 W PARKWAY BLVD

The City Council previously held a public hearing regarding proposed 24-45 that would amend the General Plan to Show a Change of Land Use from Medium Density Residential and Large Lot Residential to Light Manufacturing for Property Located at 5892 West and 5998 W Parkway Blvd.

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 Ordinance 24-45.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	No
Councilman Harmon	Yes
Councilman Huynh	Yes

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Councilman Christensen	Yes
Councilman Nordfelt	Yes
Mayor Lang	Yes

Majority.

ACTION: ORDINANCE NO. 24-46, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5892 AND 5998 W PARKWAY BLVD FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) AND A-1 (AGRICULTURE, MINIMUM LOT SIZE 1 ACRE) TO M (MANUFACTURING)

The City Council previously held a public hearing regarding proposed 24-46 that would amend the Zoning Map to Show a Change of Zone for Property Located at 5892 and 5998 W Parkway Blvd from A (Agriculture, Minimum Lot Size 1/2 Acre) and A-1 (Agriculture, Minimum Lot Size 1 acre) to M (Manufacturing).

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 Ordinance 24-46.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Majority.

ACTION: RESOLUTION NO. 24-154, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH VANTRUST REAL ESTATE FOR APPROXIMATELY 37.53 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 5892 AND 5998 WEST PARKWAY BLVD

Mayor Lang discussed proposed Resolution 24-154 that would authorize the City to Enter Into a Development Agreement With VanTrust Real Estate for Approximately 37.53 Acres of Property Located at Approximately 5892 and 5998 West Parkway Blvd.

Written documentation previously provided to the City Council included

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information as follows:

VanTrust Real Estate has submitted a General Plan/zone change application (GPZ-7-2024) on 37.53 acres to change the General Plan from Large Lot Residential (2 to 3 units/acre) and Medium Density Residential (7 to 12 units/acre) to Light Manufacturing and a zone change from A-1 (Agriculture, minimum lot size 1 acre) and A (Agriculture, minimum lot size ½ acre) to M (Manufacturing). The Planning Commission recommended approval of the zone change subject to a development agreement.

The proposed development agreement addresses five topics: the extension of Stegner Way to the east, the prohibition of industrial traffic on Stegner Way, the installation of a parkstrip and trail along the south side of Beagley Road, the potential sale of a City parcel, and the installation of a box culvert and channel for the realigned Riter Canal.

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 24-154.

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.

B. ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-10-2024, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO AMEND SECTIONS 7-6-301, ADD SECTIONS 7-10-400P THROUGH 7-10-402, AND REMOVE SECTIONS 7-14-100P THROUGH 7-14-104

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled November 26, 2024, in order for the City Council to hear and

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consider public comments regarding Application ZT-10-2024, Filed by West Valley City, Requesting a Zone Text Change to Amend Sections 7-6-301, Add Sections 7-10-400P through 7-10-402, and Remove Sections 7-14-100P through 7-14-104.

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

The proposed changes would remove the Decker Lake Station Overlay Zone (DLSOZ) and add development standards for properties along Decker Lake Drive between 3100 South and 3500 South.

In summary, staff is proposing to remove the DLSOZ for the following reasons:

- When the DLSOZ was first adopted in 1996, the area was mostly developed. Today, the area is largely developed.
- There are only five parcels where the DLSOZ still exists. As a result, staff is proposing to remove the DLSOZ from these parcels as submitted in application Z-8-2024.
- As part of the same application mentioned above (Z-8-2024) four of the five parcels with the DLSOZ are proposed to be rezoned from M (Manufacturing) to C-2 (General Commercial). Doing so replaces many of the use restrictions of the DLSOZ.
- As required by the State legislature. The City is currently working with a consultant team hired by Wasatch Front Regional Council to create station area plans for the River Trail, Redwood Junction, and Decker Lake light rail stations. Once the plans are adopted, the City will consider land use regulations to implement these plans as required by State code. In other words, any future land use regulations adopted to implement the station area plan for the Decker Lake light rail station area will take the place of the Decker Lake Station Overlay Zone.

Mayor Lang opened the Public Hearing. There being no one to speak in favor or opposition, Mayor Lang closed the Public Hearing.

ACTION: ORDINANCE NO. 24-47, AMEND SECTION 7-6-301, ENACT PART 7-10-400P, AND REPEAL PART 7-14-100P TO REMOVE THE DECKER LAKE STATION OVERLAY ZONE AND ADD DEVELOPMENT STANDARDS FOR PROPERTIES ALONG DECKER LAKE DRIVE BETWEEN 3100 SOUTH AND 3500 SOUTH

The City Council previously held a public hearing regarding proposed Ordinance 24-47 that would amend Section 7-6-301, Enact Part 7-10-400P, and Repeal Part 7-14-100P to Remove the Decker Lake Station Overlay Zone and Add Development

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Standards for Properties Along Decker Lake Drive Between 3100 South and 3500 South.

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 Ordinance 24-47.

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.

C. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-8-2024, FILED BY WEST VALLEY CITY, REQUESTING REMOVAL OF THE DECKER LAKE STATION OVERLAY ZONE AND A ZONE CHANGE FROM M (MANUFACTURING) TO C-2 (GENERAL COMMERCIAL) FOR PROPERTIES LOCATED AT 3022, 3038, AND 3074 SOUTH DECKER LAKE DRIVE AND 2964 SOUTH TUNDRA LANE, AND REMOVAL OF THE DECKER LAKE STATION OVERLAY ZONE FOR PROPERTY LOCATED AT 2212 WEST 3100 SOUTH

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled November 26, 2024, in order for the City Council to hear and consider public comments regarding Z-8-2024, Filed by West Valley City, Requesting Removal of the Decker Lake Station Overlay Zone and a Zone Change from M (Manufacturing) to C-2 (General Commercial) for Properties Located at 3022, 3038, and 3074 South Decker Lake Drive and 2964 South Tundra Lane, and Removal of the Decker Lake Station Overlay Zone for Property Located at 2212 West 3100 South.

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

City staff has submitted a zone change application for 5 parcels located at 3022, 3038, and 3074 S Decker Lake Dr; 2964 S Tundra Ln; and 2212 W

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3100 S. City staff has also submitted application ZT-10-2024 to remove the DSLOZ from the zoning ordinance. If the City removes the DSLOZ from the zoning ordinance, it must also be removed from the zoning map.

The DSLOZ includes many use restrictions that would no longer be in effect if this application and application ZT-10-2024 are approved. For this reason, staff is proposing to change the zoning on four of the five subject parcels from M (Manufacturing) to C-2 (General Commercial).

While the current uses of lodging facilities and public utility installations are both allowed uses in the C-2 zone, other industrial uses allowed in the M zone are not. The fifth parcel, which is owned by Granger Hunter Improvement District, does not meet the minimum lot size required in the C-2 zone. Therefore, staff is recommending that the M zoning on this parcel remain.

Mayor Lang opened the Public Hearing. There being no one to speak in favor or opposition, Mayor Lang closed the Public Hearing.

ACTION: ORDINANCE NO. 24-48, AMEND THE ZONING MAP TO REMOVE THE DECKER LAKE STATION OVERLAY ZONE AND CHANGE THE ZONING FROM M (MANUFACTURING) TO C-2 (GENERAL COMMERCIAL) FOR PROPERTY LOCATED AT 3022, 3038, AND 3074 SOUTH DECKER LAKE DRIVE AND 2964 SOUTH TUNDRA LANE AND REMOVE THE DECKER LAKE STATION OVERLAY ZONE FROM THE PROPERTY AT 2212 WEST 3100 SOUTH

The City Council previously held a public hearing regarding proposed Ordinance 24-48 that would amend the Zoning Map to Remove the Decker Lake Station Overlay Zone and Change the Zoning from M (Manufacturing) to C-2 (General Commercial) for Property Located at 3022, 3038, and 3074 South Decker Lake Drive and 2964 South Tundra Lane and Remove the Decker Lake Station Overlay Zone from the Property at 2212 West 3100 South

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 24-48.

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes

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

Unanimous.

ORDINANCE 24-49: AMEND SECTION 1-2-107 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE CERTAIN PARKS AND RECREATION FEES

Mayor Lang presented proposed Resolution 24-49 that would amend Section 1-2-107 of the West Valley City Municipal Code to Update Certain Parks and Recreation Fees.

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

The Player Passes have been in very high demand over the past several seasons. We propose to increase the opportunity for general public play. In order to do that we are proposing to decrease the number of the Player Passes that tend to fill up a large number of tee times and increase the fee to \$299.

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 Ordinance 24-49.

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 24-155: AWARD A CONTRACT TO AMERICAN MECHANICAL SYSTEMS SERVICE FOR REPAIRS TO THE FAMILY FITNESS CENTER

Mayor Lang presented proposed Resolution 24-155 that would award a Contract to

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American Mechanical Systems Service for Repairs to the Family Fitness Center.

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

West Valley City Family Fitness Center had a centralized chiller installed to be more energy efficient. When installed, it was determined that glycol could make the unit less energy efficient so it was not originally included.

To protect the cooling system from freezing, the cooling system will be separated to isolate the outdoor elements and filled with glycol. By separating the outdoor system, lesser amounts of glycol will be needed, thus reducing the cost and maintenance. This project includes plumbing, pumps and glycol.

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 24-155.

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 24-156: APPROVE AN EXECUTIVE ORDER TO AMEND THE PERSONNEL POLICIES AND PROCEDURES MANUAL

Mayor Lang presented proposed Resolution 24-156 that would approve an Executive Order to Amend the Personnel Policies and Procedures Manual.

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

The Human Resources Office recently conducted market research on these topics and collaborated with our City's Administration to propose policy updates that promote best practices and align with industry standards.

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Consent of the City Council is required to finalize and implement the revised manual as outlined in City Code 3-2-102 (1) “The City Manager is the Chief Executive Officer of the City and has the following powers and duties:” (2) d. “Prescribe such rules and regulations by executive order, with the advice and consent of the City Council, as the City Manager shall deem necessary or expedient for the conduct of all departments, divisions, and offices; and revoke, suspend, or amend any rule or regulation by whoever prescribed.”

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 Resolutions 24-156.

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 24-157: AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH PONTIFEX CONSULTING GROUP, LLC

Mayor Lang resented proposed Resolution 24-157 that would authorize the Execution of a Professional Services Agreement with Pontifex Consulting Group, LLC.

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

This study will evaluate and update the City’s pay structure through job classification, market analysis, and equity assessment, providing recommendations to align compensation practices with industry standards. Pontifex Consulting Group will take the time to understand our City’s culture, needs, and objectives, ensuring that the project supports our goal of attracting and retaining skilled employees.

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West Valley City recently modified its pay structure, moving civilian employees to a pay range system while keeping sworn public safety employees on a step scale. To ensure a competitive and equitable pay structure moving forward, the City issued a Request for Proposals (RFP) for a comprehensive compensation study and analysis. The RFP generated responses from 15 qualified consulting firms, each offering expertise in public sector compensation analysis. After evaluating the proposals, Pontifex Consulting Group was identified as the firm best suited to meet the City's needs for this project. Their work will evaluate current classifications, benchmark against other municipalities, and address internal equity to recommend a fair and effective compensation system that supports recruitment, retention, and employee satisfaction.

Councilmember Whetstone stated that he would be voting "no" on the matter, expressing concern that the previous resolution with the policy change had studies conducted by staff. He suggested that the services in question could be handled by staff instead.

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 Resolutions 24-157.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Majority.

RESOLUTION 24-158: APPROVE A MASTER SERVICES AND PURCHASING AGREEMENT WITH AXON ENTERPRISE, INC

Mayor Lang presented proposed Resolution 24-158 that would approve a Master Services and Purchasing Agreement with Axon Enterprise, Inc

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

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The West Valley City Police Department has equipped its police officers with body-worn cameras as part of its continuing effort to improve transparency, protect its members from false and frivolous claims, and increase efficiency. In 2014, West Valley City selected Axon Enterprise, Inc. to fulfill these needs. The Department now wants to renew this contract and add a legally compliant AI system called “Draft One” to the agreement. This renewal will allow the Department to continue to meet our existing needs for cameras and other services provided by Axon. The annual cost of the contract is \$600,110.81.

Body-worn cameras can help improve the high-quality public service expected of police officers and promote the perceived legitimacy and sense of procedural justice that communities have about their police departments. Body-worn cameras can increase transparency and accountability by preserving an exact record of interactions occurring between the police and public.

Axon has a goal to eliminate the need for deadly force by continued advancements in their Taser platform. The new Taser 10 platform provides accurate targeting from further distance, increasing the safety of the operator and the overall safety of all involved.

AI report writing software (Draft One) creates a report from the audio transcription of the body worn camera. Draft One creates a report that is accurate, complete, professional, and grammatically correct while saving the officer time regurgitating what has already happened

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

Councilmember Christensen moved to approve Resolution 24-158.

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.

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RESOLUTION 24-159: AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR A VETERAN'S PARK

Mayor Lang presented proposed Resolution 24-159 that would authorize the Execution of an Interlocal Cooperation Agreement with Salt Lake County for a Veteran's Park.

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

This agreement provides for the City to receive TRCC funding from the County for the completion of Phases I and II of the Veteran's Park. The agreement provides for the City to receive \$923,840 conditioned upon completion of the project in accordance with the project plans.

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 Resolutions 24-159.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Majority.

RESOLUTION 24-160: AWARD A CONTRACT TO PRONGHORN CONSTRUCTION, INC FOR THE 2024-2025 SIDEWALK REPAIR PROJECT

Mayor Lang discussed proposed Resolution 24-160 that would award a Contract to Pronghorn Construction, Inc for the 2024-2025 Sidewalk Repair Project.

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

The City has a sidewalk repair program that focuses on repairing all damaged sidewalks within a neighborhood. There are many locations throughout the City that have very severe

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damage to the sidewalks that have largely been caused by tree roots. This project concentrates on those severely damaged sidewalk throughout the City.

This project includes the repair of damaged sidewalk in approximately 50 locations, including the removal of over 70 trees, repairing approximately 1,400 feet of sidewalks.

Locations can be viewed at the following link:

[2024-25 Sidewalk Repair Map](#)

Bids were opened for the project on October 29, 2024. A total of six (6) bids were received. The lowest responsible bidder was Pronghorn Construction, Inc. in the amount of \$172,225.00.

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 Resolutions 24-160.

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 24-161: APPROVE THE PURCHASE OF STREETLIGHTS FROM MOUNTAIN STATES LIGHTING

Mayor Lang presented proposed Resolution 24-161 that would approve the Purchase of Streetlights from Mountain States Lighting.

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

The City needs to order 99 street light assemblies for the 2025 Street Light Project. The project includes restoration of 45 lights on Lake Park Blvd. from Parkway Blvd. to Corporate Park Dr. and 54 new neighborhood street lights at 18 locations throughout the City.

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Mountain States Lighting has supplied street lights to the City since 2006. The City normally purchases lights directly from the Mountain States and supplies them to City contractors for installation because of a significant discount given to the City.

The budget opening is requested to order these materials now as there is a long lead time to procure these items.

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 Resolutions 24-161.

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 24-162: APPROVE THE PURCHASE OF A WHEEL ALIGNMENT MACHINE FROM HUNTER ENGINEERING COMPANY

Mayor Lang presented proposed Resolution 24-162 that would approve the Purchase of a Wheel Alignment Machine from Hunter Engineering Company.

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

The City's Fleet Division sends out approximately 100–150 vehicles to outside vendors for wheel alignments each year. Current service costs to the outside vendors are approximately \$75 per vehicle. To shuttle vehicles back and forth it requires two employees 30 minutes each way, totaling two hours per vehicle.

To improve service and efficiency, the Fleet Division recommends the purchase of a Hunter Wheel Alignment Machine and a four-post alignment rack (lift) to enable alignments to be performed in-house. This purchase will eliminate the need for two

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people to shuttle vehicles back and forth, making the shop personnel more efficient and reducing downtime for our city customers.

Hunter Engineering Company has a State purchasing contract (PA4105) to sell this equipment.

This purchase was presented to the City Council in the strategic planning process and was recommended to be funded from the CIP Fund.

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 Resolutions 24-162.

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 24-163: APPROVE THE PURCHASE OF A MASTIC ROAD PATCHING MACHINE FROM DAWSON INFRASTRUCTURE SOLUTIONS

Mayor Lang presented proposed Resolution 24-163 that would approve the Purchase of a Mastic Road Patching Machine from Dawson Infrastructure Solutions.

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

For the past several years the Public Works Department has been using a mastic patching product to repair potholes. Prior to the use of mastic patching material to patch potholes the City used cold mix asphalt patches in the winter months, which frequently pop out after a short period of time especially during the freeze and thaw cycles that cause the potholes in the first place. The patching material is

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a heated mastic product designed for filling large cracks and potholes and is very effective in staying in place.

The Public Works Department has been using a rented mastic machine to install mastic pothole patches. The City rents the machine for a period of four months each winter, and will break even with rental costs in under five years. The City will benefit from year-round availability to use the machine instead of just during the winter months. It is anticipated that this machine will be used for at least ten years.

The machine is being purchased under a nationwide Omnia Partners cooperative purchasing contract.

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 Resolutions 24-163.

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.

CONSENT AGENDA

A. RESOLUTION 24-164: ACCEPT A PUBLIC UTILITY AND STREET LIGHTING EASEMENT FROM ASAHI REFINING USA, INC. FOR PROPERTY LOCATED AT 4601 WEST 2100 SOUTH

Mayor Lang discussed proposed Resolution 24-164 that would accept a Public Utility and Street Lighting Easement from Asahi Refining USA, Inc. for Property Located at 4601 West 2100 South.

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

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The Asahi Refining USA, Inc. located at 4601 West 2100 South is currently working on an expansion. Installation of street lighting is required as part of the expansion. Streetlights are typically installed in the park strip between the curb and the sidewalk. It was discovered that due to the numerous utilities located in the park strip it was necessary to install the streetlights behind the sidewalk, outside of the public right-of-way. As the streetlights will be located outside the public right-of-way, a Public Utility and Street Lighting Easement was required.

B. RESOLUTION 24-165: AUTHORIZE THE CITY TO ENTER INTO A RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM BLAKE HATHAWAY FOR PROPERTY LOCATED AT 3524 SOUTH 6800 WEST

Mayor Lang discussed proposed Resolution 24-165 that would authorize the City to Enter Into a Right of Way Purchase Agreement and Accept a Warranty Deed and a Temporary Construction Easement With and From Blake Hathaway for Property Located at 3524 South 6800 West.

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

The Blake Hathaway parcel located at 3524 South 6800 West is one of eight parcels affected by the 6800 West Street Improvements Project; 3750 South to 3500 South. This project will include the construction of curb, gutter, sidewalk, patterned concrete, streetlights and widened asphalt on the west side of 6800 West Street. The project is necessary to match up to improvements being built on the east side of 6800 West by a development. Compensation for the purchase of the Warranty Deed, Temporary Construction Easement and improvements of \$7,500.00 was negotiated based upon the appraisal prepared by Integra Realty Resources, which indicated a value of \$7,200.00. An affidavit signed by Blake Hathaway along with a Certified Copy of Death Certificate to remove Kathy Hathaway from the title is also included.

C. RESOLUTION 24-166: AUTHORIZE THE CITY TO EXECUTE AN UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER

Mayor Lang discussed proposed Resolution 24-166 that would authorize the City to Execute an Underground Right of Way Easement in Favor of Rocky Mountain Power

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

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EV Chargers are being installed at the Family Fitness Center. Rocky Mountain Power is requiring an Underground Right-of-way Easement in its favor at the West Valley City Family Fitness Center in order to install infrastructure to provide power for the approved EV Chargers.

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 items on the Consent Agenda.

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

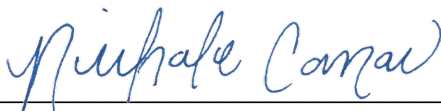
Unanimous.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, NOVEMBER 26, 2024 WAS ADJOURNED AT 7:09 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, November 26, 2024.



Nichole Camac, MMC
City Recorder