

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-1-

THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, DECEMBER 10, 2024 AT 6:31 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 (*electronically*)
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
Paula Melgar, Human Resources Director
Travis Crosby, IT

OPENING CEREMONY- COUNCILMEMBER JAKE FITISEMANU

Councilmember Fitisemanu expressed his deep connection to his West Valley neighborhood, emphasizing that his love and sense of duty toward the community motivated him to run for City Council. He stated that he has appreciated the opportunity to learn about the city's inner workings and collaborate with fellow council members, mayors, and the city staff, whom he highly praised for their dedication and excellence. He acknowledged that decisions made by the council might not always satisfy everyone but

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-2-

they are made with the community's best interests at heart. He concluded by stating that the council seat belongs to the people of District 4 and stated that he trusts his colleagues to choose a representative who reflects the district's diverse voices. He stated that he will miss serving on the Council and expressed gratitude for his time in service.

Councilmember Fitisemanu invited Pastor Vinnetta Golphin-Wilderson to provide an opening prayer.

APPROVAL OF MINUTES OF REGULAR MEETING HELD NOVEMBER 26, 2024

The Council considered the Minutes of the Regular Meeting held November 26, 2024. There were no changes, corrections or deletions.

Councilmember Fitisemanu moved to approve the Minutes of the Regular Meeting held November 26, 2024. Councilmember Christensen seconded the motion.

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

AWARDS, CEREMONIES, AND PROCLAMATIONS

A. ESSENTIAL PIECE AWARD RECOGNITIONS

Craig Thomas, Neighborhood Services Director, stated that the Essential Piece recipients are residents in West Valley City who have made a significant effort to impact the quality of life and experience in the community. The Essential Piece award has been awarded once a month throughout the year to residents in many sectors including those who work to improve their neighborhood, improve the safety and health of our community, those who work to engage in the arts, and residents who work to create community and connection.

He introduced each of the recipients as follows:

- Vinetta Golphin- Wilkerson
- Kevin Nguyen
- Margaret Peterson
- ASEZ Star
- Lynnette Nelson
- WestFest Committee
- Detective Mike Millet
- Noemi Hernandez-Balacazar
- Tiffine Dalton
- Jim and Kayla Phillips

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-3-

PUBLIC COMMENT PERIOD

Kirk Lowe discussed issues with golf course reservations, noting that league members are allowed to book tee times two weeks in advance, which leaves fewer slots available for non-league players. He suggested limiting how far in advance league members can book to make it fairer for others. Mr. Lowe also raised concerns about speeding on his street, sharing a specific incident where a speeding driver endangered his grandson.

Rick Turner spoke in favor of the planned development by Grow Development on 6000 West. While he and his neighbors initially had concerns—particularly about traffic congestion if Cilma Drive were directly connected to the new development—he appreciated the developers' willingness to address these issues. He noted that the developers adjusted the plans and incorporated suggestions from the community, including modifying road layouts and addressing housing density concerns. Mr. Turner emphasized that the neighborhood generally supports the project, believing it will positively impact their community, and expressed gratitude for the developers' collaboration.

Nick Meyer, representing the Salt Lake Valley Coalition to End Homelessness, spoke about the upcoming *Point in Time Count*, an annual effort to locate and document individuals experiencing homelessness. This initiative gathers data to connect individuals with services, shape policy, plan appropriate programs, identify community gaps, raise public awareness, and attract resources, all aimed at reducing homelessness in Utah. Mr. Meyer emphasized the critical need for volunteers to help conduct interviews with unsheltered individuals during early morning hours (4:00–6:00 a.m.) on January 30, January 31, and February 1. He requested support in spreading the word about the need for volunteers and directed those interested to the Coalition's website for further information.

Barry Gittleman, President and CEO of Hamlet Homes, addressed the council regarding their Weston Field development in District 4 at 4100 South and 6700 West. He explained that Hamlet Homes purchased the land with an existing development agreement from 2021 and seeks to revisit a few provisions in light of changes in the housing market and buyer preferences over the past four years.

Specifically, he proposed:

1. Counting basement square footage toward the minimum square footage requirement.
2. Applying the stone requirement only to the front of the homes, prioritizing streetscape aesthetics.
3. Offering buyers a choice between a three-car garage or a finished basement rather than mandating one or the other.

Mr. Gittleman emphasized Hamlet Homes' long-standing reputation for building quality homes in the area and their desire to remain great partners with West Valley City by delivering homes that meet current buyer needs and affordability. He welcomed further discussions with city staff and the council.

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-4-

Rich Beaudoin expressed gratitude for the city's Police Community Support Group, highlighting their positive involvement in a recent food pantry event where they engaged with attendees and brought pizza. He emphasized the value of such community-focused programs. He also encouraged the council to prepare for potential federal programs related to deportations, suggesting coordination with the police force to identify individuals needing to be processed. Lastly, Mr. Beaudoin urged the city to review its regulations, sharing a personal experience from when he purchased his house five years ago. He signed an agreement prohibiting renting parts of his home, which he found impractical and difficult to enforce. He questioned whether such unenforceable rules should remain in place and recommended periodic reviews of city regulations to ensure they are effective and relevant.

Mike Markham highlighted two issues for the council's attention. First, he suggested implementing a "blitz" to target red-light runners, similar to DUI crackdowns during the holidays. He shared concerns about frequent accidents at intersections like 4100 and 2700 West, including severe crashes caused by red-light violations. He proposed strategies for effective enforcement, such as stationing officers discreetly and using chase officers to issue tickets. Second, he briefly commented on the need for dog parks, arguing that existing school grounds and parks already serve as spaces where people let their dogs run freely, reducing the need for fenced dog parks.

Jim Vesock commended the new practice of displaying agenda items on the screen during meetings, calling it a great idea that enhances clarity and engagement. He expressed appreciation for West Valley PD, noting their efforts to monitor red-light runners, particularly at 5600 West and 3500 South, where motorcycle officers frequently enforce traffic laws. He also congratulated Councilmember Fitisemanu on his contributions. Mr. Vesock praised the city's leadership and expressed excitement about future progress.

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 (SINGLE 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 December 10, 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)

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-5-

to R-1-8 (Single 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 applicant is proposing to demolish all the existing buildings and develop a planned unit development (PUD) of single unit dwellings. The applicant's proposal to the Council on October 22nd was for 41 lots. After receiving feedback from the Council, the applicant submitted a revised proposal for 39 lots for the meeting on November 12th. During this meeting, the Council continued the application to no date certain citing concerns about the width of lots along 6000 West as well as the overall density. The applicant's latest proposal increases the width of lots along 6000 West to a minimum of 80 feet, which is the minimum width established in the R-1-8 zone. There are now 8 lots fronting 6000 West. The applicant has also reduced the density to 5.7 units/acre by reducing the number of lots to 38.

Mayor Lang opened the Public Hearing.

Jake Hone, representing Grow Development, expressed gratitude for the council's feedback and guidance in refining this project. He highlighted significant changes made to address community concerns, emphasizing a collaborative approach with residents to enhance the development. Key modifications included:

1. **Street Realignment:** The entrance on 6000 West was moved further south to address traffic concerns, particularly during school hours.
2. **Wider Lots on 6000 West:** Lots along 6000 West were expanded to 80 feet of frontage, accommodating larger homes with features like three-car garages and longer driveways. The new plan reduces the number of lots fronting the road from nine to eight.
3. **Encouraging Homeownership:** Rental units were limited to 30% through HOA governance, resulting in a maximum of 11 potential rental units, compared to the current 19. This adjustment promotes owner-occupied homes.

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-6-

4. **Improved Buffer Zones:** The design now includes open space as a buffer between new development and existing homes, ensuring a smooth transition between neighborhoods.

Mr. Hone emphasized his commitment to creating a high-quality, unified community that aligns with West Valley City's values of "unity, pride, and progress." He concluded by requesting approval of the application and reiterating his dedication to contributing positively to the city's growth and livability.

Mayor Lang closed the Public Hearing.

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 Huynh moved to approve Ordinance 24-42.

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.

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

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-7-

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 approve Ordinance 24-43.

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.

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)

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-8-

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 38. No more than 8 lots will be along 6000 West. Lots fronting 6000 West will be a minimum of 80 feet wide.
- 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 26,000 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 Fitisemanu moved to approve Resolution 24-145.

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.

- B. **RESOLUTION 24-167: ACCEPT PUBLIC INPUT REGARDING A PROPOSED APPROPRIATION OF CITY FUNDS AND PROPERTY TO WEST VALLEY ARTS TO OPERATE A COMMUNITY THEATER AND**

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-9-

A DETERMINATION OF WHETHER THE WEST VALLEY PERFORMING ARTS CENTER SHOULD BE DECLARED SURPLUS AND APPROPRIATED TO WEST VALLEY ARTS

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled December 10, 2024, in order for the City Council to hear and consider public comments regarding a proposed Appropriation of City Funds and Property to West Valley Arts to Operate a Community Theater and a Determination of Whether the West Valley Performing Arts Center Should be Declared Surplus and Appropriated to West Valley Arts.

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

This resolution declares the Performing Arts Center surplus, approves an appropriation to West Valley Arts in the amount of \$5,202,646 in cash and property, and approves a Facility and Grant Agreement governing the terms of the appropriation.

The attached appropriation study summarizes the City's determination that it is not feasible for the City to continue to operate the West Valley Performing Arts Center as a community theater. If the City Council determines that West Valley Arts will be able to operate independently until July 2028 with this appropriation without further assistance from the City, the City would realize sufficient value to legally support the appropriation.

Mayor Lang opened the Public Hearing.

Don Jersey, former Director of Communications and Development for the Utah Shakespeare Festival, shared his passion for storytelling and theater and his 20 years of experience in storytelling. Mr. Jersey emphasized the powerful impact of stories on communities. He advocated for continued support of the theater in West Valley City, specifically praising the exceptional quality of productions like *Jekyll and Hyde*, which he described as being on par with the best theater in the country. He also praised the artisans and staff involved and noted his own experience hosting events at the city's theater. Mr. Jersey expressed his excitement about joining the development efforts in West Valley City, believing deeply in the city's people and the theater's potential to change lives. He urged the council to continue supporting the arts and to witness firsthand the transformative theater happening in the community.

John Sweeney, representing the West Valley Arts Foundation and the West Valley Performing Arts Center, reflected on the year's achievements and the ongoing journey of the city's arts community. He drew a parallel between the popular musical *Wicked* and the current situation, suggesting that, like the unlikely heroes

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-10-

in *Wicked*, the council has the opportunity to be "unlikely heroes" in the story of the arts in West Valley City. Mr. Sweeney expressed gratitude for the progress made so far, noting how unexpected it was to reach this point. He encouraged the council to view their actions as part of a larger narrative, emphasizing that their support is crucial to the continued success of the city's arts investments. He concluded by reinforcing the idea that today's actions are just an introduction to the next chapter, urging the council to remain committed to moving forward and being the "hero" of this ongoing story.

Margaret Peterson, a former city council member, expressed her pride and gratitude for the continued support of theater in West Valley City. She shared her personal connection to the theater, recalling her involvement when it was first built in partnership with the Hale Theater Group. Ms. Peterson expressed her disappointment when the partnership ended but noted how pleased she has been to see the city, the city manager, and the council work to ensure the ongoing success of the theater. She concluded by thanking everyone for their support.

Sonia Maritza, a resident of West Valley City, shared her reflections on the community's journey in supporting the arts. She emphasized the importance of community commitment and how it fosters a sense of belonging. Ms. Maritza spoke about the progress made through collaboration between the city, the mayor, the city council, and the West Valley Arts Foundation, particularly following the council's approval of a partnership in June. This partnership has led to the creation of the West Valley Arts Foundation, which now oversees the operations and financial management of the Performing Arts Theater. She thanked the city council members, the mayor, and the city manager for their ongoing support, noting that this collaboration has resulted in the preservation of the arts center, benefiting not only the city but also other communities in the region. Ms. Maritza highlighted the positive impact of the arts on jobs, education, and community engagement, expressing gratitude for the city's commitment to the arts and looking forward to further growth and success together.

Elizabeth Weight, a resident of West Valley City and former state legislator, shared her reflections on the value of the arts in the community. She spoke about how the arts have been a part of her life and the lives of many generations of Utahns, shaping individual growth through creative expression. Ms. Weight emphasized that the arts in West Valley City, particularly the West Valley Performing Arts Theater, provide a space for people from diverse backgrounds to come together, share creative perspectives, and build community. She highlighted how the theater offers opportunities for residents to engage with stories that reflect human experiences— aspirations, challenges, and successes. Ms. Weight expressed her gratitude for the city council's support of the arts and the development of the Performing Arts Theater, noting that this partnership will ensure continued creative direction and

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-11-

growth for future generations of theater artists and audiences.

Clark Bullen, speaking in support of the West Valley Performing Arts Theater, reflected on the city's journey with the theater and its development. He noted that West Valley City once partnered with a rising theater group, which thrived until the partnership ended, leaving the space underused. However, with renewed vision and courage from the city council, the theater returned, growing into an incredible arts program. Mr. Bullen emphasized the theater's value, highlighting its special qualities and the importance of continued support. He raised concerns about the uncertainty of future leadership, urging the current council not to allow the theater's fate to depend on changing political priorities. He appealed for the council's courage to ensure the theater's legacy and its role as a cultural jewel in West Valley City, capable of drawing people from across the valley and becoming a central part of an entertainment district. He asked the council to secure its future, positioning the theater as a priceless gift to the community.

Janzell Luika Kim shared her personal story and support for West Valley Arts. She described her experience performing the role of the witch in *Into the Woods* at the Empress Theater, emphasizing the emotional connection she felt while portraying a character dealing with loss. This role resonated deeply with her, especially as a mother, given her own experiences with her teenager, who had struggled with mental illness and substance abuse. Ms. Kim spoke about the transformative power of the arts, particularly how her children, after overcoming their challenges, are now finding joy and purpose in performing. She praised the West Valley Arts educational programs, noting how her children are thriving in their theater classes and performances. For her family, West Valley Arts has become a place of belonging and growth, providing opportunities for learning and connection. She thanked the council for supporting the arts, which has played such a positive role in her family's life.

Kate Reuffner expressed her gratitude to the West Valley City Council for their partnership with West Valley Arts. She acknowledged the council's initial skepticism but emphasized how their willingness to invest time, thought, and effort has helped make the theater's vision a reality. Ms. Reuffner compared her role as a theater director, which involves a healthy level of doubt and critical thinking, to the council's cautious approach to ensure the success of the theater. She praised the council for putting their trust in the organization and the dedicated community behind it, highlighting their work ethic and commitment. Ms. Reuffner expressed deep gratitude for the support they've received, calling it a "miracle," and she eagerly looked forward to the continuation of the partnership, thanking the council for their faith in the arts and the community's future.

Jim Phillips expressed his deep appreciation for the mayor, the city council, and the

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-12-

discussions surrounding the arts in West Valley City. With a background in theater, he shared his belief in the importance of collaboration within the arts world. He and his wife visit many local churches in the area, where they witness incredible talent and performances. Mr. Phillips suggested that the city's efforts in supporting the arts should also look beyond just the theater, incorporating and recognizing the diverse talents that exist in the local faith communities. He emphasized that a successful arts organization thrives on community collaboration, including the valuable contributions from various local groups.

The speaker expressed deep gratitude and excitement about the success of the theater, thanking those involved for taking the organization from the brink of shutdown to achieving sell-out performances. She shared how thrilled she is about the growing support from the community, with people filling the seats and showing up to support the theater. As a long-time West Valley City resident, she emphasized her love for the theater, calling it "our theater," and ended with a heartfelt thank you for all the efforts that made this progress possible.

Mayor Lang closed the Public Hearing.

ACTION: RESOLUTION NO. 24-167, DECLARE CERTAIN PROPERTIES SURPLUS, AUTHORIZE AN APPROPRIATION TO WEST VALLEY ARTS, AND APPROVE A FACILITY AND GRANT AGREEMENT

The City Council previously held a public hearing regarding proposed Resolution 24-167 that would declare Certain Properties Surplus, Authorize an Appropriation to West Valley Arts, and Approve a Facility and Grant Agreement.

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 24-167.

Councilmember Huynh seconded the motion.

Councilmember Nordfelt acknowledged the hard work and passion of the people involved in saving the theater. He emphasized that it was the efforts of the community, not the council, that made the theater's survival possible. He praised the dedication of those who work both on stage and behind the scenes, highlighting their significant contribution to the success of West Valley Arts. He ended by expressing confidence that the organization is now stronger than ever, thanks to the efforts of everyone involved.

A roll call vote was taken:

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-13-

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

Majority.

RESOLUTION 24-168: AWARD A CONTRACT TO LIFE IS GOOD INVESTMENTS, LLC FOR REPLACEMENT OF TWO BRIDGES AT STONEBRIDGE GOLF COURSE

Mayor Lang presented proposed Resolution 24-168 that would award a Contract to Life Is Good Investments, LLC for Replacement of Two Bridges at Stonebridge Golf Course.

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

Stonebridge Golf Club is a local jewel hosting over 60 golf tournaments and 20,000 rounds of golf annually. Failure of bridges would impact golf play and could eliminate access to areas of the course which would significantly impact revenue. Bridge replacement is a critical element of maintenance to continue to be a top golf course.

An RFP was posted and bids were received from three contractors. The cost to replace the two most critical bridges, Sunrise 1 and Creekside 1, follows:

Life is Good Investments	\$347,548.59
VanCon	\$487,500
Cinnamon Creek	\$774,220.26

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 24-168.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-14-

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

Unanimous.

CONSENT AGENDA

A. RESOLUTION 24-169: AUTHORIZE THE CITY TO EXECUTE A RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER

Mayor Lang discussed proposed Resolution 24-169 that would authorize the City to Execute a Right of Way Easement in Favor of Rocky Mountain Power.

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

Wetland Park is located at 6645 West Parkway Blvd. As the park is being built, power will need to be brought in underground from Parkway Blvd, north along the access road, to the meter and panel. Rocky Mountain Power requires an easement in order to run the power lines to the meter in case they need to do any work on the line. This easement will allow them to do that along the park roadway.

B. RESOLUTION 24-170: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM CARLOS AND ANA MATAMOROS FOR PROPERTY LOCATED AT 3576 SOUTH 6800 WEST

Mayor Lang discussed proposed Resolution 24-169 that would authorize the City to Enter Into an Easement Purchase Agreement and Accept a Temporary Construction Easement With and From Carlos and Ana Matamoros for Property Located at 3576 South 6800 West

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

The Carlos A. Matamoros and Ana E. Matamoros parcel located at 3576 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 Temporary

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-15-

Construction Easement and improvements of \$4,400.00 was based upon the appraisal prepared by the Fortis Group, LLC.

C. RESOLUTION 24-171: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM DANNY TRUJILLO FOR PROPERTY LOCATED AT 3588 SOUTH 6800 WEST

Mayor Lang discussed proposed Resolution 24-171 that would authorize the City to Enter Into an Easement Purchase Agreement and Accept a Temporary Construction Easement With and From Danny Trujillo for Property Located at 3588 South 6800 West.

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

The Danny Trujillo parcel located at 3588 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 Temporary Construction Easement and improvements of \$7,000.00 was negotiated based upon the appraisal prepared by the Fortis Group, LLC, which indicated a value of \$6,800.00.

D. RESOLUTION 24-172: RATIFY THE APPOINTMENT OF IFO PILI, REAPPOINTMENT OF LARS NORDFELT, KAREN LANG, DEAN LUNDELL, AND LYLE PHELPS AS MEMBERS TO THE WEST VALLEY CITY AUDIT REVIEW COMMITTEE AND REAPPOINTMENT OF LARS NORDFELT AS CHAIR OF THE AUDIT REVIEW COMMITTEE

Mayor Lang discussed proposed Resolution 24-172 that would ratify the Appointment of Ifo Pili, Reappointment of Lars Nordfelt, Karen Lang, Dean Lundell, and Lyle Phelps as Members to the West Valley City Audit Review Committee and Reappointment of Lars Nordfelt as Chair of the Audit Review Committee.

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

This resolution appoints Ifo Pili and reappoints Lars Nordfelt, Karen Lang, Dean Lundell, and Lyle Phelps as members of the Audit Review Committee for terms commencing January 1, 2025 to December 31, 2028. This resolution also reappoints Lars Nordfelt as Chair for 2025.

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

-16-

The Audit Review Committee consists of five members who serve for a term of three years. The Committee is comprised of the City Manager, two members of the City Council, one appointed citizen and a finance director from another community.

E. RESOLUTION 24-173: RATIFY THE CITY MANAGER'S APPOINTMENT OF JUSTIN TURCSANSKI TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING DECEMBER 10, 2024 AND ENDING JUNE 30, 2026

Mayor Lang discussed proposed Resolution 24-173 that would ratify the City Manager's Appointment of Justin Turcsanski to the Professional Standards Review Board for a Term Commencing December 10, 2024 and Ending June 30, 2026.

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

This resolution appoints Justin Turcsanski as a member of the Professional Standards Review Board for a two-year term commencing on December 10, 2024 and ending on June 30, 2026.

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

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 the 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.

MINUTES OF COUNCIL REGULAR MEETING DECEMBER 10, 2024

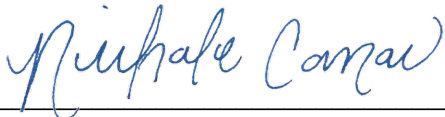
-17-

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, DECEMBER 10, 2024 WAS ADJOURNED AT 7:48 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, December 10, 2024.



Nichole Camac, MMC
City Recorder