

MINUTES OF COUNCIL STUDY MEETING – JULY 8, 2025

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JULY 8, 2025 AT 4:30 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large (*electronically*)
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3 (*electronically*)
Cindy Wood, 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
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director (*electronically*)
Paula Melgar, HR Director (*electronically*)
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Harold Moleni, Administrative Analyst
Lauren McPeak, Administrative Analyst
Ken Cushing, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 24, 2025

The Council considered the Minutes of the Study Meeting held June 24, 2025. There were no changes, corrections or deletions.

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Councilmember Huynh moved to approve the Minutes of the Study Meeting held June 24, 2025. Councilmember Harmon seconded the motion.

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

REVIEW AGENDAS FOR REGULAR CITY COUNCIL MEETING OF JULY 8, 2025

Dan Johnson, Public Works Director, stated that the final acquisition for the 6800 West project has been added to the consent agenda.

Upon inquiry by Mayor Lang, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular City Council Meeting scheduled later this night.

RESOLUTION 25-100: APPROVE A FUNDING AMENDMENT TO A COOPERATIVE AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION

Dan Johnson, Public Works Director, presented proposed resolution 25-100 that would approve a Funding Amendment to a Cooperative Agreement Between the City and the Utah Department of Transportation.

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

West Valley City submitted a Safe Sidewalk application in 2024 to construct missing segments of sidewalk along the north side of 3500 South between Sunshade Drive (5450 West) and approx. 5350 West. The estimate submitted with the application to construct the entire length of the missing sidewalk, along with the associated right-of-way and improvements, was \$500,000.

The Safe Sidewalk program is administered by UDOT and requires a 25% local government. WVC was successful in the 2024 application and executed a Cooperative Agreement with UDOT in the amount of \$225,334 (\$169,000 State / \$56,334 LG Match). Realizing that \$225,334 is not enough to construct the entire project limits identified in the application, UDOT allowed flexibility to adjust the limits of the project as necessary to maximize the use of the available funds.

As the design progressed, WVC continued to coordinate with UDOT to identify additional funding for the project. UDOT agreed to find additional funding to construct the entire segment if WVC acquired the right-of-way needed for the project. The City was successful in getting all landowners to donate the property and UDOT is therefore providing the additional funding.

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This modification enables access to the additional funds being contributed by the state from the Safe Sidewalk Program. The required 25% match for the additional funds will be met with a soft match including the design, ROW Acquisition, and construction management services.

The City Council will consider Resolution 25-100 at the Regular Council Meeting scheduled July 22, 2025 at 6:30 P.M

RESOLUTION 25-101: AWARD A CONTRACT TO MORGAN PAVEMENT MAINTENANCE FOR THE 2025 ASPHALT PAVEMENT PRESERVATION TREATMENT PROJECT

Dan Johnson, Public Works Director, presented proposed resolution 25-101 that would award a Contract to Morgan Pavement Maintenance for the 2025 Asphalt Pavement Preservation Treatment Project.

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

The Public Works Department issued an RFP for vendors to propose and apply an asphalt pavement preservation treatment product for neighborhood streets. The product is a sprayed asphalt emulsion, with fine aggregate, polymer and other additives intended to extend pavement life, and prevent oxidative damage from moisture and UV rays. The selected product, ONYX, is to be the City's standard product going forward. Contracts for future years will be bid using the specification for the selected asphalt pavement preservation treatment product.

Three proposals were submitted and reviewed, and ONYX Frictional Mastic Treatment was selected and will be applied by Morgan Pavement Maintenance in 2025-26.

This project will treat approximately 11 miles of roadways. An overview of the streets to be treated can be found on the Capital Improvement Plan at the following link, with the roads in this project being shown under "2025 Thin Surface Treatment Project" highlighted in purple.

<https://wvc-ut.maps.arcgis.com/apps/MapJournal/index.html?appid=20f9436d61c94007b7076dc387ae6da3>

Councilmember Wood asked how the streets for the project are selected. Dan replied that this type of pavement is applied to newer streets. He noted that older pavements are done with slurry seal.

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The City Council will consider Resolution 25-101 at the Regular Council Meeting scheduled July 22, 2025 at 6:30 P.M

RESOLUTION 25-102: AWARD A CONTRACT TO EDA ARCHITECTS INC. TO PREPARE COST ESTIMATES AND RENDERINGS FOR THE MAVERIK CENTER

Jake Arslanian, Facilities Manager, presented proposed resolution 25-102 that would award a Contract to EDA Architects Inc. To Prepare Cost Estimates and Renderings for the Maverik Center.

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

The Maverik center is almost 30 years old and in need of major renovations to keep up with the industry as a Sports Arena and Entertainment Center. The Maverick Center is also a major venue for the upcoming 2034 Olympic Games. A renovation of this magnitude will need a cost estimate and presentation tool to generate funding from many partners, such as the State of Utah, and the Olympic Committee. This contract will provide a cost estimate for the renovations and presentation tool to promote and solicit funding for the Maverik Center's critically needed renovations.

The City advertised for the Maverik Center renovations cost estimates Request for Proposal (RFP), EDA Architects Inc. submitted the highest scoring proposal.

The necessary repairs and renovations list will include some of the following: A new roof, design and build-out of an "Ultra-Lounge" on 4th floor – combining the restaurant and Centennial room, renovation and upgrade of all arena suites and furnishings, remodel and update of the arena lavatories and add additional women's lavatories, entire arena seat replacements, and replace Ice Sheet and chiller system.

The proposal from EDA Architect for these services is \$307,000.00.

The funding for this project is from the Olympic and Paralympic Venues Grant Fund in FY 2025 for Olympic venue renovation projects as follows. \$500,000 to West Valley City for the Maverick Center.

Mayor Lang asked where the funding is coming from. Jake replied that the City received \$500,000 from the State. Councilmember Harmon asked if EDA will provide a comprehensive report of what needs to be done for staff and the Council's consideration. Jake replied that they would provide a comprehensive list and noted that staff would use this document to solicit funding at the legislative session. Councilmember Huynh asked if the language "West Valley City" would be placed on the building. Jake replied yes. Mayor Lang asked if there are LED replacements that need to be made. Jake replied yes. Mayor

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Lang asked if EDA could provide additional suggestions outside of the scope provided by staff. Jake replied yes. Councilmember Huynh encouraged staff to seek funding for the renovations.

The City Council will consider Resolution 25-102 at the Regular Council Meeting scheduled July 22, 2025 at 6:30 P.M

RESOLUTION 25-103: AWARD A CONTRACT TO LANDMARK DESIGN, INC TO PREPARE A PARKS MASTER PLAN

Jamie Young, Parks and Recreation Director, presented proposed resolution 25-103 that would award a Contract to Landmark Design, Inc to Prepare a Parks Master Plan

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

The Parks and Recreation Department would like to perform a master plan in order to establish a long-term vision for Parks and Recreation facilities. This will guide future development and the allocation of funding. It will provide statistical data to identify community needs and identify where we may need different features or facilities throughout the city.

A RFP was advertised, and proposals were submitted from the following companies:

Berry Dunn	\$142,711.00
PSOMAS	\$179,970.00
Landmark Design	\$103,640.00

After a review of the proposals and speaking with references, the Parks and Recreation division selected Landmark Design to perform the Master Plan.

Councilmember Wood asked if this would include an analysis of existing park projects that are pending. Jamie replied yes. Councilmember Wood asked if a recommendation would be made and what that recommendation might include. Jamie replied that future park development and renovation decisions will be considered, including possible adding amenities currently lacking in the city, such as a splash pad and a dog park. Equity across neighborhoods will also be a factor, as some areas have more access to parks and amenities than others. Councilmember Wood asked how long this would take. Jamie replied that the goal is to complete the study by the end of the calendar year to coincide with the budget process. Councilmember Harmon asked if a list could be provided of current parks and addresses and list of park property that the City owns. He indicated that he feels this type of analysis could be done by City employees instead of an outside firm. Jamie explained

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that the City has historically followed an internal prioritization process for park development and has done so since incorporation. She noted that involving a neutral third party will help mitigate bias. She emphasized the value of adopting a formal, City Council-approved guiding document to clearly communicate priorities and planning decisions to residents. This approach ensures transparency and broad community input, rather than relying solely on internal direction. Mayor Lang asked if the date the City acquired property could be included in the document Councilmember Harmon requested. Jamie replied yes. Councilmember Huynh asked for further clarification. Jamie explained that the master plan process will include extensive community engagement, including surveys and public meetings, to gather input on desired amenities. A needs assessment will be conducted, and existing construction standards will be evaluated. This process is intended to guide and enhance future development. When designing parks, input from neighborhood meetings helps determine which playground features and amenities to include.

The City Council will consider Resolution 25-103 at the Regular Council Meeting scheduled June 24, 2025 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF JULY 22, 2025

The Council requested that no items be added to the Consent Agenda for the July 22, 2025 Regular City Council Meeting at 6:30 PM.

REVIEW AGENDAS FOR SPECIAL HOUSING AUTHORITY AND REDEVELOPMENT AGENCY MEETINGS SCHEDULED JULY 22, 2025

A. HOUSING AUTHORITY

RESOLUTION 25-05: ACCEPT AN ASSIGNMENT AND ASSUMPTION AGREEMENT WITH UTAH NON PROFIT HOUSING CORPORATION

Brandon Hill, City Attorney, presented proposed resolution 25-05 that would accept an Assignment and Assumption Agreement with Utah Non Profit Housing Corporation

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

The Housing Authority was created in 1984 to run public housing projects and administer the HUD Section 8 Housing Choice Voucher Program.

The Housing Authority's voluntary transfer of the HCV program to Housing Connect has taken effect as of July 1. One of the Housing Authority's final remaining programs is its interest in West Valley Permanent Housing, LLC. That entity owns and operates the Jared Alan Campbell Apartments, which were established as a federal low income tax

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credit housing project. The property is required to operate in this fashion until 2100.

As the Housing Authority winds down operations, it became necessary to identify another entity who could administer the project as required by federal law. Utah Non Profit Housing Corporation has operated as the contract manager of the property for many years and is familiar with the project's operational needs. UNPHC is willing to assume ownership of and responsibility for the project, including compliance with all federal and state regulations.

Councilmember Harmon asked when the low income tax credit was applied. Brandon replied 1999. Councilmember Harmon asked if the property could be sold. Brandon explained that the property's value is effectively negative due to the deep affordability requirement, with units restricted to under 40% AMI rent levels. These properties operate at a deficit and rely on subsidies such as CDBG grants, state funding, and housing authority support. Because of these restrictions, the property cannot realistically be sold. Additionally, selling would require redeeming tax credits—costing tens of millions of dollars—and any proceeds from the sale would be restricted for use in public housing, meaning no unrestricted funds could be generated.

The Housing Authority will consider Resolution 25-05 at the Special Housing Authority Meeting scheduled July 22, 2025 at 6:30 P.M

RESOLUTION 25-06: AUTHORIZE THE TRANSFER OF CERTAIN PROPERTIES TO HOUSING CONNECT

Brandon Hill, City Attorney, presented proposed resolution 25-06 that would authorize the Transfer of Certain Properties to Housing Connect.

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

The Housing Authority was created in 1984 to run public housing projects and administer the HUD Section 8 Housing Choice Voucher Program. The Housing Authority's voluntary transfer of the HCV program to Housing Connect has taken effect as of July 1. One of the Housing Authority's final remaining operations is the ownership of two homes located at 2941 West Amherst Avenue and 4110 Spring Glen Street. These properties are currently leased to the Road Home for transitional housing. Each property is subject to restrictions on their use and disposition pursuant to both federal regulations and, in the case of the Amherst property, a deed restriction.

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As the Housing Authority winds down operations, it became necessary to identify another entity who could administer the properties. Housing Connect has agreed to accept these properties and meet all applicable requirements in their management, maintenance, and disposition.

The Housing Authority will consider Resolution 25-06 at the Special Housing Authority Meeting scheduled July 22, 2025 at 6:30 P.M

B. REDEVELOPMENT AGENCY

RESOLUTION 25-07: ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH DOWNTOWN REDEVELOPMENT SERVICES, L.L.C.

Jonathan Springmeyer, ED Director, presented proposed resolution 25-07 that would authorize the Redevelopment Agency to enter into a Professional Services Agreement With Downtown Redevelopment Services, L.L.C.

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

The resolution would approve an agreement between the Redevelopment Agency and DTRedevelopment to provide Land Planning and Design services to assist staff and Council in formulating a plan for disposition and development of the JRM property. These services will include: Existing Conditions Analysis, Market Analysis, Conceptual Scenario Planning, Preferred Scenario Plan, Visualization Plan, and Implementation Plan. The study would take 5 months to complete and include workshops for both staff and Council to formulate a comprehensive and actionable plan for disposition and development of the JRM property.

The RDA issued a Request for Proposals for Land Planning and Design Services for the RDA owned property known as the JRM property. DTRedevelopment's proposal was selected based on the criteria in the RFP. Under this proposed contract, the contractor would work with City staff and City Council to develop a plan for this property based on market conditions, staff goals, and Council desires. This work would include workshops with staff and Council to build consensus around a holistic and actionable plan to sell and develop the property.

The Redevelopment Agency will consider Resolution 25-07 at the Special Redevelopment Agency Meeting scheduled July 22, 2025 at 6:30 P.M

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COMMUNICATIONS

A. CITIZEN SURVEY UPDATE

Lauren McPeak, Administrative Analyst, introduced Ron Gailey.

Ron presented key findings from the community survey, which received 1,456 responses—far exceeding typical survey response rates. The survey had a margin of error of $\pm 2\%$ and was distributed via utility billing emails, resulting in a sample skewed toward homeowners. Responses were geographically diverse, with strong participation from Districts 2 and 4, and reflected a broad range of demographics, including age, gender, and race (with racial data weighted to match city demographics).

Key Findings:

- **General Sentiment:**
 - A majority feel the city is moving in the right direction.
 - About a quarter believe conditions have worsened in the past 3 years.
 - Compared to other cities, West Valley City ranked low in “refer a friend” scores, but high in improvement trajectory.
- **Community Likes:**
 - Positive feedback included themes like beautiful surroundings, sense of community, good location, and safety.
 - 65% of respondents voluntarily left comments.
- **Top Concerns:**
 - Cleanliness and maintenance topped the list—uniquely high compared to other cities.
 - Safety, infrastructure strain due to growth, and traffic were also frequently mentioned.
 - Residents generally want more visible police presence, not less.
- **Prioritization Insights:**
 - Top 4 priorities selected from the final round:
 1. City Beautification
 2. Parks and Open Spaces
 3. Public Streets & Infrastructure
 4. Crime Prevention
 - Additional concerns included housing affordability and neighborhood safety patrols.
 - Amenities like golf courses and sports facilities were lower priorities for most, despite vocal niche groups.
 - Fire and EMS received high performance marks but were not cited as urgent needs.
- **Leadership Expectations:**

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- Residents expect leaders to:
 - Manage growth wisely
 - Value public input
 - Strategically plan for the future

Ron emphasized the importance of communicating progress on resident-identified priorities and aligning city actions with community expectations. He concluded by noting that leadership gains trust and traction when it clearly responds to the public's top concerns.

Councilmember Huynh noted that this is a great tool that the Council can use to guide decisions.

Councilmember Whetstone asked how the number of survey responses compared to other cities in terms of percentage of total population, noting that while the response count seemed strong, he was curious about its relative representation. Ron explained that the survey intentionally capped responses at 1,500 to maintain efficiency, as additional responses beyond that would not significantly affect results. He noted that response rates vary by city size and demographics:

- Large cities typically see 4–5% response rates.
- Small cities may achieve 20–30%.
- Affluent communities often have higher engagement.

Given this, West Valley City's response rate was considered very respectable and on par with or better than similar-sized cities.

Mayor Lang noted that the Council also identified beautification as an important priority during the annual budget retreat held in February.

Ron provided insights from survey responses regarding desired business types, employee interactions, and final community priorities:

- Business Preferences: Residents most frequently requested restaurant chains, grocery stores, local and small businesses, and specialty food stores. Specific businesses like Trader Joe's and Chick-fil-A were named. These preferences could support economic development outreach efforts.
- Employee Contact & Ratings:
 - 66% of residents reported having contact with a city department in the past 6 months, most commonly with utility billing, police, or code enforcement.
 - Departments such as fire and the Utah Cultural Celebration Center received very high satisfaction ratings.
 - The Mayor and Council received mid-level but respectable ratings, performing better than many peer cities.

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- Resident Priorities (Open Comments):
 - At the end of the survey, when asked if they had more to say, the top concerns were public safety/law enforcement and traffic/road infrastructure.
 - The system allowed staff to review comments by category (e.g., public safety), while also viewing anonymous demographic information for context.
- Ron reminded the group that some individual feedback can be harsh, but it's important to focus on majority concerns and prioritize recurring themes.
- Top Improvement Priorities:
 - The most common desired improvements included upgrading and adding parks and sidewalk renovations.
 - Survey filters allow the city to view how priorities shift by age, gender, parenting status, district, or homeownership, revealing, for example, that older residents prioritize sidewalks, while younger families may prioritize parks and trails.

Councilmember Huynh asked what the next steps are. Ron explained that the survey tool can be used repeatedly, either by conducting the same broad survey again or by focusing on a completely different topic depending on the city's needs. He emphasized that this approach works well for both the consultant and the city, helping to ensure that priorities remain aligned, especially as part of the strategic planning process. Ron offered to assist in designing follow-up surveys that dive deeper into specific topics whenever more detailed information is needed to make sound decisions. He noted that a more effective way to gather feedback is to present residents with concrete ideas or options rather than open-ended questions, which can lead to confusion. Many cities nearby have successfully used this two-step process, starting with a broad overview and then doing a focused deep dive to guide future actions.

B. COUNCIL CALENDAR

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

Councilmember Christensen asked if the food truck at Fairbourne Station would return. Nichole replied that the City is no longer sponsoring the event, however food trucks may still visit the site on Wednesdays.

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

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Councilmember Huynh mentioned that with the recent addition of a hospital, there might be a possibility to allow office buildings to host hospital support teams or related functions. He wondered if zoning could be adjusted to permit this kind of hospital support presence within office buildings, expressing his support for enabling such arrangements.

Councilmember Harmon asked for an update on code enforcement, specifically regarding parking enforcement, and whether there is a need to increase the number of parking enforcement officers. He also raised a concern about holiday decorations, mentioning recent complaints about a house that keeps Halloween decorations up year-round. He wondered if there might be interest in adding regulations to the code to restrict how long holiday decorations can remain displayed.

Councilmember Wood mentioned that with the construction of the new hospital, a few residents have reached out with concerns about the impact of dust, traffic, and noise on the neighborhood, especially a resident living directly across the street. She suggested it might be helpful to communicate to the public what the construction will look like and how efforts will be made to minimize the impact on neighbors, including those near the nearby school. She asked if there might be a way to provide this information or send out a public communication addressing these concerns.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN

Councilmember Christensen noted that he attended the Farmer's Market, Granger Apartments re-opening, and the dedication of a chapel at Holy Cross Hospital.

COUNCILMEMBER WOOD

Councilmember Wood stated that the 4th of July firework event was great.

MAYOR LANG

Mayor Lang indicated that the meetings for the host cities of the Olympics have begun and noted that there are lot of positive and good things to look forward to.

MOTION FOR CLOSED SESSION

Councilmember Harmon moved to adjourn and reconvene in a Closed Session for discussion of disposition of real property. Councilmember Wood seconded the motion.

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

Councilmember Wood

Yes

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Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY JULY 8, 2025 WAS ADJOURNED AT 5:47 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, July 8, 2025.



Nichole Camac, MMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, JULY 8, 2025, AT 5:53 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large (*electronically*)
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
Will Whetstone, Councilmember District 3 (*electronically*)
Cindy Wood, Councilmember District 4

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STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Steve Pastorik, CD Director
Jon Spingmeyer, RDA Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Harold Moleni, Administrative Analyst
Lauren McPeak, Administrative Analyst

The City Council met in Closed Session and discussed disposition of real property.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF JULY 8, 2025 WAS ADJOURNED AT 6:03 P.M. BY MAYOR LANG.



Nichole Camac – City Recorder