

MINUTES OF COUNCIL STUDY MEETING – AUGUST 12, 2025

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, AUGUST 12, 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
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1 (*arrived as noted*)
Scott Harmon, Councilmember District 2 (*electronically*)
William Whetstone, Councilmember District 3
Cindy Wood, Councilmember District 4

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Brandon Hill, Acting City Attorney (*electronically*)
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Coby Wilson, Acting Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director
Paula Melgar, HR Director (*electronically*)
Jake Arslanian, Facilities Director
Harold Moleni, Administrative Analyst
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 22, 2025

The Council considered the Minutes of the Study Meeting held July 22, 2025. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held July 22, 2025. Councilmember Christensen seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF AUGUST 12, 2025

Mayor Lang indicated a Proclamation for Lights on Afterschool Programs was added to the Regular Meeting Agenda. Councilmember Nordfelt offered to read the proclamation.

Councilmember Christensen requested a summary of the items that would be voted on this evening. Steve Pastorik briefly presented each item scheduled on the regular meeting 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.

Councilmember Huynh arrived at 4:46 PM.

AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR AUGUST 26, 2025

A. A PROCLAMATION DECLARING AUGUST 2025 AS UTAH PACIFIC ISLAND HERITAGE MONTH

Councilmember Wood offered to read a proclamation declaring August 2025 as Utah Pacific Island Heritage Month at the Regular City Council Meeting Scheduled August 26, 2025.

PRESENTATIONS SCHEDULED FOR AUGUST 26, 2025

A. REPORT BY DON CHRISTENSEN OF A PROPOSED PROPERTY TAX INCREASE BY SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT

ACCEPT PUBLIC INPUT FROM THE PUBLIC AND/OR THE CITY COUNCIL REGARDING THE PROPOSED PROPERTY TAX INCREASE BY SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT

Councilmember Christensen stated that the South Salt Lake Valley Mosquito Abatement District is proposing a tax increase in 2026. The district's public hearing is scheduled for December 8, 2025, and the proposal would go before voters next year. The proposed increase totals approximately \$320,000. He explained that the district had not implemented an effective rate change since 2002, when the last increase funded the construction of their offices. Since that time, the district's population had grown by approximately 200,000 individuals and 72,000 homes, but the tax rate has remained the same. Councilmember Christensen noted that the district was stagnating in innovation and service. The district's approach aimed to

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control mosquitoes without broad fogging that could drift outside targeted areas, and they had been testing other control methods. Of the proposed increase, \$160,000 would be used for cost stabilization for essential services, \$100,000 for operational enhancements such as expanding drone-based surveillance and treatments, upgrading the data system, and implementing ecologically conscious targeted control measures, and \$60,000 for capital expenses. The estimated annual cost of the tax increase would be about \$0.99 for the average homeowner and about \$4.50 for a business. He stated the proposal would be presented at the general meeting in two weeks.

Councilmember Whetstone asked how South Salt Lake Valley Mosquito Abatement District compares to other districts as far as rates. Councilmember Christensen stated that the district is one of the larger ones but he is unsure how the rates compare.

PUBLIC HEARINGS SCHEDULED FOR AUGUST 19, 2025

A. ACCEPT PUBLIC INPUT REGARDING THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR 2025-2026

Mayor Lang informed a public hearing had been advertised for the Special Regular Council Meeting scheduled August 19, 2025 in order for the City Council to hear and consider public comments regarding Input regarding the Budget of West Valley City for the Fiscal Year 2025-2026.

Proposed Resolution 25-107 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: RESOLUTION 25-107, ADOPT A FINAL BUDGET; MAKE APPROPRIATIONS FOR THE SUPPORT OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026; AND DETERMINE THE RATE OF TAX AND LEVYING TAXES UPON ALL REAL AND PERSONAL PROPERTY WITHIN WEST VALLEY CITY, UTAH, TAXABLE BY LAW FOR THE YEAR 2025

Jim Welch, Finance Director, discussed proposed Resolution 25-107 that would adopt a Final Budget; Make Appropriations for the Support of West Valley City for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026; and Determine the Rate of Tax and Levying Taxes Upon All Real and Personal Property Within West Valley City, Utah, Taxable By Law for the Year 2025.

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

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West Valley City will adopt a final budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment before the final adoption of this tentative budget for FY 2025-2026.

Jim stated that the budget hearing would be held the following week. The date was scheduled by the county to avoid overlapping with other entities, including school districts taking action on their property taxes. The total budget for the year was projected at just over \$169 million, the same amount as the tentative budget previously presented, with no changes. He noted that the general fund, which covers the city's main operations, was a little over \$120 million, with the remaining funds designated for business-type or special operations. Jim explained that most revenue came from sales tax (39%) and property tax (30%, including the proposed adjustment), with the remaining 31% from user fees and utility taxes. Public safety, including police and fire, accounted for approximately 54% of the budget. Non-departmental expenses included commitments such as UTOPIA, transportation tax transfers, and capital projects like fleet replacement and building renovations. He compared this year's budget to last year's, noting a substantial increase in projected sales tax revenue. Some operations had been consolidated, including the transfer of emergency operations and moving functions such as code enforcement, community relations, and communications under administration. Jim reviewed the published tax notice, which was required to run twice in the newspaper. The county had determined the average home value in West Valley City to be \$450,000 for tax purposes. The city is proposing a \$2.9 million property tax revenue increase, plus a \$50,000 judgment levy for valuation appeals and rebates. This represented a 7.7% property tax change for the city, or about a 1.7% change in the total tax bill when combined with other taxing entities. It had been three years since the last property tax increase. He stated that the \$2.9 million increase would fund ongoing public safety costs for police and fire. The city was also required to publish a consolidated list of all taxing entities proposing increases. He concluded by stating the public hearing would be held next week and mentioned that, unlike previous years, he had not yet received any calls regarding the notice.

Councilmember Whetstone asked about the property value figures, noting that the same value appeared to be listed for both a home and a business. Jim replied that the notice was created by Salt Lake County and that the amounts, rather than the values, were varied. He explained that a taxable value of \$450,000 for a residence would actually be 45% less due to the residential exemption. Councilmember Whetstone asked what amount was going to Police and what amount would be going to Fire. Jim provided a breakdown of recent public safety costs, which included hiring six new firefighters at approximately \$500,000, market salary increases for police and fire totaling nearly \$1.2 million, authorization of four

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additional sworn police officers for about \$500,000, an increase of over \$250,000 for the Valley Emergency Communication Center, a \$322,000 contract for body cameras, costs for protective vests, and land acquisition for the fire department. In total, these items amounted to approximately \$3.5 million. Councilmember Whetstone asked if other departments asked for an increase but did not receive them. Jim replied yes, many.

Mayor Lang asked how much VECC fees increased. Jim replied \$220,000.

Councilmember Wood noted that licenses and permits went down. Jim explained that licenses and permits included several components, one of which was building permits. He noted that building permit revenue was expected to be significantly lower than what had been budgeted the previous year, which was the biggest revenue shortfall. He stated that while the city had budgeted for \$4.7 million, the actual amount collected was less. Since the audit was still in progress, final figures, including the fund balance, would not be available until near the end of the year. He added that this shortfall was part of the reason for the budget adjustments.

Councilmember Whetstone asked if utility fees will continue to decrease. Jim explained that utility revenues were composed of four types, with some increasing and others decreasing. However, the increases were not enough to offset the declines. He noted decreases in both the usage and rates of natural gas over the past year, changes that were influenced by the Public Service Commission's rate adjustments. Electricity usage was variable, with trends toward solar power and electric vehicles affecting patterns. He stated that the city's revenues were largely impacted by rate decisions made by the Public Service Commission and by improved energy efficiency, particularly in natural gas use, which had been the largest decline. Warmer climate trends also contributed to reduced consumption. Jim added that as residents eliminated landlines in favor of cell phones, the city lost tax revenue because taxes applied to landlines but not to cell service. Similar declines occurred with cable services. He noted that the telephone tax had consistently fallen faster than projected, despite ongoing reductions in the forecast.

The City Council will consider Resolution 25-107 at the Special Regular Council Meeting scheduled August 19, 2025 at 6:30 P.M.

PUBLIC HEARINGS SCHEDULED FOR AUGUST 26, 2025

- A. ACCEPT PUBLIC INPUT REGARDING APPLICATION GP-4-2025, FILED BY WEST VALLEY CITY, REQUESTING A GENERAL PLAN CHANGE TO ADOPT STATION AREA PLANS FOR THE 1/2 MILE AREAS SURROUNDING RIVER TRAIL, REDWOOD JUNCTION, AND DECKER LAKE LIGHT RAILS STATIONS**

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Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 26, 2025 in order for the City Council to hear and consider public comments regarding Application GP-4-2025, Filed by West Valley City, Requesting a General Plan Change to Adopt Station Area Plans for the 1/2 Mile Areas Surrounding River Trail, Redwood Junction, and Decker Lake Light Rails Stations.

Proposed Ordinance 25-23 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 25-23, AMEND THE WEST VALLEY CITY GENERAL PLAN TO ADOPT STATION AREA PLANS FOR THE 1/2 MILE AREAS SURROUNDING THE RIVER TRAIL, REDWOOD JUNCTION, AND DECKER LAKE LIGHT RAIL STATIONS

Steve Pastorik, CD Director, discussed proposed Ordinance 25-23 that would amend the West Valley City General Plan to Adopt Station Area Plans for the 1/2 Mile Areas Surrounding the River Trail, Redwood Junction, and Decker Lake Light Rail Stations.

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

In 2022, the Utah legislature passed HB 462 which required cities with fixed-guideway public transit stations to adopt station area plans for the area within a one-half mile radius of the center of the fixed guideway public transit station platform. As outlined in Utah Code Section [10-9a-403.1](#), station area plans are required to promote the following objectives within the station area: 1) increasing the availability and affordability of housing, including moderate income housing, 2) promoting sustainable environmental conditions, 3) enhancing access to opportunities, and 4) increasing transportation choices and connections.

The same section of Utah Code also outlines the required components for station area plans. To comply with state law, the City must adopt station area plans for each station area and have them certified by Wasatch Front Regional Council in consultation with UTA on or before December 31, 2025.

Within West Valley City there are four light rail stations – River Trail (2350 S 1070 W), Redwood Junction (1730 W 2770 S), Decker Lake (3050 S Decker Lake Dr.), and West Valley Central (2760 W 3590 S). The West Valley Central area has a station area plan in the Fairbourne Station Vision. For the other three station areas, the City retained a team of consultants –

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WSP, MHTN Architects, and Leland Consulting – to help prepare station area plans.

After significant research that began in the spring of 2024 and outreach that included a survey, workshops, and discussions with the Planning Commission and City Council, staff is now requesting that the station area plans for the River Trail, Redwood Junction, and Decker Lake station areas be adopted.

Councilmember Whetstone asked if there is a future zoning request that aligns with this plan but the Council denies it, could that jeopardize funding. Steve replied that current no, however the Legislature can continue to make changes. Councilmember Whetstone asked if the plan needs to be refreshed every 5 years. Steve replied that the plan doesn't need to be refreshed but the City has to provide a report on progress made. Mayor Lang asked if WFRF funding can be used for road plans. Steve replied that these are local roads so likely wouldn't qualify.

The City Council will consider Ordinance 25-23 at the Regular Council Meeting scheduled August 26, 2025 at 6:30 P.M.

B. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-4-2025, FILED BY EVY COLLINS, REQUESTING A ZONE CHANGE FROM R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) AND C-1 (NEIGHBORHOOD COMMERCIAL) TO R-1-7 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 7,000 SQUARE FEET) FOR PROPERTY LOCATED AT 4048 SOUTH 4800 WEST

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 26, 2025 in order for the City Council to hear and consider public comments regarding Application Z-4-2025, Filed by Evy Collins, Requesting a Zone Change from R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) and C-1 (Neighborhood Commercial) to R-1-7 (Single Unit Dwelling Residential, Minimum Lot Size 7,000 Square Feet) for Property Located at 4048 South 4800 West

Proposed Ordinance 25-24 and Resolution 25-108 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 25-24, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4048 SOUTH 4800 WEST FROM R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) AND C-1 (NEIGHBORHOOD

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COMMERCIAL) TO R-1-7 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 7,000 SQUARE FEET)

Brock Anderson, CD, discussed proposed Ordinance 25-24 that would amend the Zoning Map to Show a Change of Zone for Property Located at 4048 South 4800 West from R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) and C-1 (Neighborhood Commercial) to R-1-7 (Single Unit Dwelling Residential, Minimum Lot Size 7,000 Square Feet)

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

This rezone request contains two parcels. The surrounding zoning is mostly R-1-8, with a small area of C-1 zoning to the north. Neighboring uses are single unit dwellings to the north, south and west, with the Hunter Library across the street to the east. Most of the subject property is zoned C-1, with a small portion zoned R-1-8. The applicant is requesting R-1-7 zoning since both parcels combined are just under 8,000 sq. ft., which is the required lot area for the R-1-8 Zone. Staff has received phone calls regarding potential commercial uses on the property from time to time, but due to the property's size, it would be difficult for a commercial development to work. If the rezone request is approved, the applicant intends to remove the existing carport structure and build a new single unit dwelling. There are a few items that the applicant is proposing to be put into a development agreement if the zoning is approved.

ACTION: RESOLUTION 25-108, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH S.E.A. LLC FOR APPROXIMATELY 0.19 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4048 SOUTH 4800 WEST

Brock Anderson, CD, discussed proposed Resolution 25-108 that would authorize the City to Enter into a Development Agreement with S.E.A. LLC for Approximately 0.19 Acres of Property Located at Approximately 4048 South 4800 West.

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

Evy Collins, S.E.A. LLC, submitted a zone change application (Z-4-2025) on 0.19 acres to change the zoning from R-1-8 (Single Unit Dwelling Residential, min. lot size 8,000 sq. ft.) and C-1 (Neighborhood Commercial) to R-1-7 (Single Unit Dwelling Residential, min. lot size 7,000 sq. ft.).

The proposed development agreement addresses exterior materials and minimum size for the single unit dwelling. It also allows for a 2-car garage,

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provided there's a space on the side of the garage to park another car, and allows the lot to be narrower than the 70' minimum width requirement in the zoning ordinance.

Will- Is there a small sliver of light industrial? Include all of that. Brock- non-conforming situation. Karen asked XX. Scott- can we request that there be no basement entrances until after C of O or after first purchase. I would like to not have a basement apartment.

The City Council will consider Ordinance 25-24 and Resolution 25-108 at the Regular Council Meeting scheduled August 26, 2025 at 6:30 P.M.

C. **ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-5-2025 (APPEAL), FILED BY VALOR PROPERTIES, REQUESTING A ZONE CHANGE FROM LI (LIGHT INDUSTRIAL) TO M (MANUFACTURING) FOR PROPERTY LOCATED AT 2342 SOUTH 5600 WEST**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 26, 2025 in order for the City Council to hear and consider public comments regarding Application Z-5-2025 (Appeal), Filed by Valor Properties, Requesting a Zone Change from LI (Light Industrial) to M (Manufacturing) for Property Located at 2342 South 5600 West.

Proposed Ordinance 25-25 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 25-25, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 2342 SOUTH 5600 WEST FROM LI (LIGHT INDUSTRIAL) TO M (MANUFACTURING)

Brock Anderson, CD, discussed proposed Ordinance 25-25 that would amend the Zoning Map to Show a Change of Zone for Property Located at 2342 South 5600 West from LI (Light Industrial) to M (Manufacturing).

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

The property owner is appealing the Planning Commission's denial for rezoning of the property. The rezone request consists of two parcels, which are also located within the 5600 West Overlay Zone. The surrounding zoning is LI, with neighboring properties to the north and west historically being used for auto wrecking and salvage-type uses, but are mostly vacant now. The property to the south is owned by Maverik and is being developed for a convenience

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store and fuel center. There are two buildings on the property that total roughly 2,600 sq. ft.; both built around 1990. The front building along 5600 West has an all-brick exterior, and includes some office and shop space, and the structure behind that is a metal shop building.

The applicant would like to operate a mechanic shop out of the buildings and use the back of the property as an outside storage yard for construction equipment and materials. Both uses are prohibited in the LI Zone. The LI Zone was created in 2016 and implemented in this area to encourage redevelopment. The Planning Commission felt that this request was not in line with the purpose of the LI Zone and the goals for redevelopment in the area.

Councilmember Harmon stated that he would prefer not to move forward with a Development Agreement.

The City Council will consider Ordinance 25-25 at the Regular Council Meeting scheduled August 26, 2025 at 6:30 P.M.

RESOLUTION 25-109: AUTHORIZE THE CITY TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE STATE OF UTAH TO PROVIDE LAW ENFORCEMENT SERVICES

Chief Jacobs presented proposed resolution 25-109 that would authorize the City to Enter Into a Memorandum of Agreement with the State of Utah to Provide Law Enforcement Services.

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

The Utah Division of Forestry, Fire and State Lands oversees the management and protection of state sovereign lands throughout Utah. Due to legislative changes in 2024 (H.B. 469) that created the DNR Division of Law Enforcement, FFSL now seeks to contract with local law enforcement agencies to provide supplemental patrol services on sovereign lands. These services are designed to reduce resource degradation, prevent illegal activities, and ensure public safety on state sovereign lands through the deployment of law enforcement officers.

The West Valley City Police Department supports continuing our partnership with FFSL to provide supplemental law enforcement services on state sovereign lands within our jurisdiction such as the Jordan River Trail. This cooperative arrangement would involve deploying West Valley City officers to conduct patrols focused on monitoring activities, enforcing state, county and local laws, protecting sovereign lands from resource degradation and homeless camp enforcement. Officers would

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wear official law enforcement uniforms and utilize marked patrol vehicles during these operations.

The agreement establishes clear guidelines for patrol scheduling, reporting requirements, and officer training. Officers will be required to complete specialized training or orientations as deemed necessary by FFSL, with training compensation provided at designated agency rates to include overtime rates.

This partnership supports the department's mission to serve the community while generating additional revenue through reimbursement for services. The agreement includes provisions for detailed reporting through FFSL's records management system and maintains clear independent contractor relationships between the parties.

Mayor Lang asked if this has been effective. Chief Jacobs replied yes.

The City Council will consider Resolution 25-109 at the Regular Council Meeting scheduled August 26, 2025 at 6:30 P.M

RESOLUTION 25-110: AUTHORIZE THE CITY TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE UTAH ATTORNEY GENERAL

Chief Jacobs presented proposed resolution 25-110 that would Authorize the City to Enter Into a Memorandum of Understanding with the Utah Attorney General.

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

The Office of the Utah Attorney General oversees the Utah ICAC task force, a cooperative group of law enforcement agencies that participate in the identification of perpetrators of crimes against children and related investigations, arrests, and prosecutions of said perpetrators. The Office of the Utah Attorney General awards state grants to participating law enforcement agencies to assist in covering the expenses incurred by the various agencies in the course of their participation on the Task Force. Such expenses include overtime, training, and the purchase of equipment.

The West Valley City Police Department supports continuing our partnership with the ICAC Task Force in our mutual efforts to protect children and bring offenders to justice. This cooperative arrangement has been in place for many years and has been an effective means of increasing the West Valley City Police Department's ability to properly investigate and prosecute offenders who sexually exploit children through various technological mediums, provide training and equipment

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to department personnel involved in such investigations and prosecutions, and provide community education regarding the prevention of such crimes.

The City Council will consider Resolution 25-110 at the Regular Council Meeting scheduled August 26, 2025 at 6:30 P.M

RESOLUTION 25-111: AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH SUE SOLUTIONS, INC.

Coby Wilson, Public Works, presented proposed resolution 25-111 that would Authorize the Execution of a Professional Services Agreement with Sue Solutions, Inc.

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

The West Valley City Engineering Division is currently in the design phase of the 4000 West Improvements Project. Planned improvements include curb and gutter installation, sidewalk construction, roadway widening, drainage upgrades, reconstruction where necessary, and paving a new roadway surface between 4100 South and 4700 South. To move forward with storm drain and roadway design, it is critical to identify the location and depth of several underground utilities in order to reduce the risk of utility conflicts and avoid costly change orders during construction.

SUE Solutions, Inc., a firm specializing in subsurface utility engineering (SUE), will provide services to locate existing underground utilities along the project corridor. Under this agreement, SUE Solutions will conduct up to 45 test holes. The data collected will be provided to the Engineering Division and incorporated into the final design of the project.

Councilmember Harmon asked for a timeline on construction. Coby replied likely 2027.

The City Council will consider Resolution 25-111 at the Regular Council Meeting scheduled August 26, 2025 at 6:30 P.M

RESOLUTION 25-112: AUTHORIZE THE CITY TO EXECUTE A COOPERATIVE EMERGENCY ACCESS AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION

Coby Wilson, Public Works, presented proposed resolution 25-112 that would authorize the City to Execute a Cooperative Emergency Access Agreement with the Utah Department of Transportation.

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

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Property is being developed by GVIIW 5400 S Industrial Owner LLC at approximately 7301 West 5400 South. The developer is building a public road as a single point of access for over 28 acres of industrial development. The Developer and the Fire Department have requested from UDOT an emergency access onto 5400 South east of the proposed public road. UDOT's access management policies do not allow for the construction of a second public roadway access point onto 5400 South however they will allow an emergency access to be constructed with a locked gate that is accessible only to the Fire Department if the City signs a maintenance agreement with UDOT. The City is signing the maintenance agreement with UDOT and the developer is agreeing to maintain and repair the access for the City into the future.

The City Council will consider Resolution 25-112 at the Regular Council Meeting scheduled August 26, 2025 at 6:30 P.M

RESOLUTION 25-113: AUTHORIZE THE CITY TO EXECUTE AN ACCESS MAINTENANCE AGREEMENT WITH GVIIW 5400 SOUTH INDUSTRIAL OWNER, LLC

Coby Wilson, Public Works, presented proposed resolution 25-113 that would authorize the City to Execute an Access Maintenance Agreement with GVIIW 5400 South Industrial Owner, LLC

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

Property is being developed by GVIIW 5400 S Industrial Owner LLC at approximately 7301 West 5400 South. The developer is building a public road as a single point of access for over 28 acres of industrial development. The Developer and the Fire Department have requested from UDOT an emergency access onto 5400 South east of the proposed public road. UDOT's access management policies do not allow for the construction of a second public roadway access point onto 5400 South however they will allow an emergency access to be constructed with a locked gate that is accessible only to the Fire Department if the City signs a maintenance agreement with UDOT. The City is signing the maintenance agreement with UDOT and the developer is agreeing to maintain and repair the access for the City into the future.

The City Council will consider Resolution 25-113 at the Regular Council Meeting scheduled August 26, 2025 at 6:30 P.M

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CONSENT AGENDA SCHEDULED FOR AUGUST 26, 2025

A. RESOLUTION 25-114: ACCEPT A TEMPORARY TURNAROUND EASEMENT FROM GVIIW 5400 SOUTH INDUSTRIAL OWNER, LLC FOR PROPERTY LOCATED AT APPROXIMATELY 7400 WEST 5400 SOUTH

Mayor Lang discussed proposed Resolution 25-114 that would accept a Temporary Turnaround Easement from GVIIW 5400 South Industrial Owner, LLC for Property Located at Approximately 7400 West 5400 South

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

The proposed WVC ViaWest Subdivision, located at 7400 West 5400 South includes a public street to be known as Logistics Lane (7400 West) which will terminate in a dead end. As such, a Temporary Turnaround Easement was required from this property owner and from the adjoining owner to the west, as a condition of approval for the proposed subdivision. The Temporary Turnaround Easements will automatically terminate upon the extension of the road in the future.

B. RESOLUTION 25-115: AUTHORIZE THE CITY TO ENTER INTO A RIGHT-OF-WAY PURCHASE AGREEMENT AND ACCEPT A QUITCLAIM DEED WITH AND FROM SALT LAKE COUNTY FOR PROPERTY LOCATED 3060 SOUTH LESTER STREET

Mayor Lang discussed proposed Resolution 25-115 that would authorize the City to Enter Into a Right-of-Way Purchase Agreement and Accept a Quitclaim Deed With and From Salt Lake County for Property Located 3060 South Lester Street

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

The Salt Lake County property located at 3060 S. Lester Street is one of several properties affected by the required removal and replacement of ADA ramps for the 2025 Asphalt Overlay Project. As part of this project several residential streets were roto-milled and overlaid. Any existing ADA ramps which did not comply with the current ADA standards and regulations were removed and replaced.

The Quit Claim Deed will allow the city and its contractor to tie in existing improvements on grantor's property such as sod and sprinklers to match new improvements constructed by the project. Compensation for the Quit Claim Deed in the amount of \$800.00 was based upon land values for property in the area.

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C. RESOLUTION 25-116: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF ABIGAIL M. DIZON-MAUGHAN, MICAH BRUNER, AND BARBARA FIELDS TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING AUGUST 26, 2025 AND ENDING JUNE 30, 2027

Mayor Lang discussed proposed Resolution 25-116 that would ratify the City Manager's Reappointment of Abigail M. Dizon-Maughan, Micah Bruner, and Barbara Fields to the Professional Standards Review Board for a Term Commencing August 26, 2025 and Ending June 30, 2027

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

This resolution reappoints Abigail Dizon-Maughan, Micah Bruner, and Barbara Fields as members of the Professional Standards Review Board for a two year term commencing on August 26, 2025 and ending on June 30, 2027.

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.

The City Council will consider Resolutions 25-114, 25-115, and 25-116 on the Consent Agenda at the Regular Council Meeting scheduled August 26, 2025 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF AUGUST 26, 2025

The Council agreed to add all items to the Consent Agenda for the August 26, 2025 Regular City Council Meeting at 6:30 PM.

NEW BUSINESS SCHEDULED FOR AUGUST 26, 2025

A. CONVENE AS BOARD OF CANVASSERS FOR THE MUNICIPAL PRIMARY ELECTION HELD AUGUST 12, 2025

ACTION: RESOLUTION 25-117, ACCEPT AND APPROVE THE RESULTS OF THE MUNICIPAL PRIMARY ELECTION HELD AUGUST 12, 2025 AS SHOWN ON THE CANVASS REPORT

Nichole Camac, City Recorder, discussed Resolution 25-118 that would accept and Approve the Results of the Municipal Primary Election Held August 12, 2025 as Shown on the Canvass Report.

Written documentation previously provided to the City Council included

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information as follows:

The Mayor and City Council are the legislative body for West Valley City and comprise the Board of Municipal Canvassers pursuant to Utah Code §20A-4-301(2). The Code requires that the Board of Municipal Canvassers shall meet to canvass the returns of the Municipal Primary Election no sooner than seven days and no later than 14 days after the election.

The City Council will consider Resolution 25-117 at the Regular Council Meeting scheduled August 26, 2025 at 6:30 P.M.

REVIEW AGENDA FOR SPECIAL REDEVELOPMENT AGENCY MEETING SCHEDULED AUGUST 26, 2025

A. RESOLUTION 25-08: RENEW THE HOMETOWN SCHOLARS CONTRIBUTION AGREEMENT WITH THE UNIVERSITY OF UTAH

Jonathan Springmeyer, ED Director, presented proposed resolution 25-08 that would renew the Hometown Scholars Contribution Agreement with the University of Utah.

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

As part of the City Council's goal of creating and maintaining a sustainable city, the RDA has been tasked with improving opportunities for secondary education for West Valley City students. The City Council and the Board recognized that having an educated workforce present in the city provides for many economic development opportunities not otherwise available. As the City moves to the future it is important to maintain the workforce already in place and to increase the educational attainment levels of our residents. This is the eighth year of the Opportunity Scholars - RDA partnership.

This year the My Hometown Scholarship program assisted 23 West Valley City University Students. There were 11 students who graduated from the program this year. This scholarship program is widely advertised and promoted at all of the city's high schools as well as to WVC seniors that live in the City but may attend schools out of our boundary. If these students take the My Hometown scholarship monies, they agree to represent West Valley City and will either remain living in the City or come back to the city and seek employment long term in the City as well.

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The RDA will use its state law mandated housing set aside money to provide affordable housing and other tools to at least 12 students from West Valley City that will attend the University of Utah in the Fall of 2025. These students will be in the program, will live at Fairbourne Station, will attend classes via the Trax line, and will be provided other mentor and scholarship opportunities through the university to ensure their success. Opportunity scholars has a 93% graduation rate for those in its program. Opportunity scholars serves first generation college students. The Opportunity Scholars program provides retention resources such as tutors, mentors, internships, advising, career-services, service-learning projects, community outreach, networking opportunities, counseling, financial assistance, and access to the program director.

The Redevelopment Agency will consider Resolution 25-08 at the Special Redevelopment Agency Meeting scheduled August 26, 2025 at 6:30 P.M

B. RESOLUTION 25-09: AUTHORIZE THE CITY TO EXECUTE A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT WITH ENBRIDGE GAS

Jonathan Springmeyer, ED Director, presented proposed resolution 25-09 that would authorize the City to Execute a Temporary Construction Easement Agreement with Enbridge Gas

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

The RDA owns property known as the Jordan River Marketplace properties south of 3300 South along Cultural Center Drive. Enbridge Gas Company will be installing a new gas main under the Jordan River and has requested of Agency-owned property to prepare and stage pipe in preparation for the bore under the Jordan River.

The agreement allows for temporary use of the property for two-months, with potential month-to-month extensions for an additional three months at a cost of \$3,000 per month. The property will be restored after use and is not to be used as a general staging area for the greater project.

The Redevelopment Agency will consider Resolution 25-09 at the Special Redevelopment Agency Meeting scheduled August 26, 2025 at 6:30 P.M

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COMMUNICATIONS

A. A BOLDER WAY FORWARD PRESENTATION

Deborah Lin, Utah State University, presented a PowerPoint Presentation summarized as follows:

- Introduction
 - National and statewide studies continue to show that women and girls in Utah are not thriving in critical areas.
 - Year after year, Utah continues to have high levels of domestic violence, sexual assault, child sexual abuse, and gender-based discrimination, while also ranking as the worst state for women's equality and having low levels of women's leadership representation in nearly all domains.
 - Although the needle has moved slightly in a few areas, with its current trajectory it will take three to four decades to make notable progress.
 - It is time for Utah to embrace **A Bolder Way Forward** (BWF). When we lift Utah girls and women, we lift all Utahns!
- Bold Change
 - If we are serious about ensuring that Utah women and girls thrive, we need to create change by 2030, with a check point in 2026.
 - This includes a shift from *outputs* to *outcomes*.
 - **Inspiration:** Crutchfield, L. R. (2018). *How Change Happens: Why Some Social Movements Succeed While Others Don't*. Wiley.
- Systems Thinking
 - The whole is greater than the sum of the parts.”
 - Systems are made of interrelated, interdependent parts, but they cannot be understood as a function of isolated components.
 - The relationships between the parts is critical—this is the key to more boldly advancing a common cause.
 - We are great at parts—but now we need to move together as a system (networked leadership).
- Framework
 - Education
 - Finance
 - Higher education attainment
 - K-12 Initiatives
 - Workplace
 - Childcare/Pre-K programs
 - Entrepreneurship
 - Gender Pay Gap
 - Leadership development
 - Organizational strategies and workplace culture
 - STEM fields

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- Workforce development
 - Community Engagement
 - Political representation, boards and commissions, and civic engagement/advocacy
- Health and Well Being
 - Health across the lifespan
 - Home and family
- Safety and Security
 - Child sexual abuse
 - Domestic violence
 - Poverty/homelessness
 - Sexual assault
 - Sexual harassment and gender based discrimination
- Goals and outcomes
 - The overarching goal of a BWF is to make Utah a place where more girls and women can thrive in any setting.
 - Although there is not one metric that can assess and measure this overarching goal, all spoke leaders have crafted powerful goals for each of their areas (linked to measurable outcomes).
 - We continue to locate and track national and state data on all aspects and are creating visual dashboards so progress can be tracked.
 - Potential Tools
 - Advocacy
 - Communication
 - Grassroots Involvement
 - Mentoring
 - Messaging Shifts
 - Networking
 - Philanthropy
 - Public Policy
 - Research
 - Resources
 - Sponsorship
 - Training & Development
 - More
- Backbone Organization
 - The **Utah Women & Leadership Project (UWLP)** at Utah State University is the *backbone organization* for this movement with a mission of strengthening the impact of Utah girls and women. Areas of focus:
 - Producing relevant, trustworthy, and applicable research;
 - Creating and gathering valuable resources; and
 - Convening trainings and events that inform, inspire, and ignite growth and change for all Utahns.

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- The **UWLP is housed** with Dr. Susan R. Madsen as part of her faculty research and societal impact work at the Huntsman School of Business within Utah State University (designated as a 501(c)(3)). The primary base of support and coordination for a BWF is the UWLP.
- Every society has its protectors of status quo and its fraternities of the indifferent who are notorious for sleeping through revolutions. Today, our very survival depends on our ability to stay awake, to adjust to new ideas, to remain vigilant and to face the challenge of change.- MLK Jr.
- Conclusion
 - Utah must do better to ensure everyone thrives.
 - Our vision is not to lift girls and women at the expense of boys and men—that is the *scarcity mentality*. Instead, we believe that there is enough for everyone through cooperation and collaboration—the *abundance mentality*.
 - When we strengthen the impact of Utah girls and women, we can strengthen everyone!
-

Emily Rushton stated that participating in the movement had been a rewarding experience. She emphasized that it was rooted in research and knowledge, and expressed that it was incomprehensible for any city to ignore reviewing and considering its impact on citizens. She said she was proud to be involved with Bolder Way Forward and reiterated the importance of continuing to share information as frequently and extensively as possible, which the initiative would allow them to do.

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

B. COUNCIL CALENDAR

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

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Nordfelt requested a resolution to support a Bolder Way Forward. He also requested a communication regarding West Valley Performing Arts.

B. COUNCIL REPORTS COUNCILMEMBER CHRISTENSEN

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Councilmember Christensen reported that West Nile Virus has been found in West Valley City ponds. He noted that he has attended most of the National Night Out meetings.

COUNCILMEMBER WOOD

Councilmember Wood stated that she attended National Night Out events.

COUNCILMEMBER WHETSTONE

Councilmember Whetstone stated that he participated in a Police ride-a-long and is always impressed by their professionalism.

MAYOR LANG

Mayor Lang stated that Jordan Valley Water Conservancy District approved a tax increase.

MOTION FOR CLOSED SESSION

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

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

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

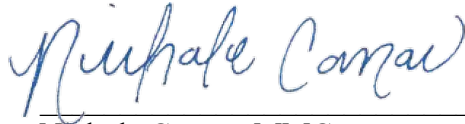
Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY AUGUST 12, 2025 WAS ADJOURNED AT 5:52 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, August 12, 2025.

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Nichole Camac, MMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, AUGUST 12, 2025 AT 5:57 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
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2 (*electronically*)
Will Whetstone, Councilmember District 3
Cindy Wood, Councilmember District 4

STAFF PRESENT:

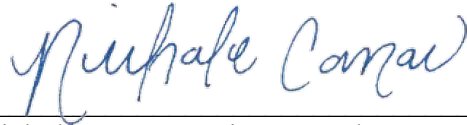
Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Steve Pastorik, CD Director
Jon Spingmeyer, RDA Director
Jamie Young, Parks and Recreation Director
Harold Moleni, Administration

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 AUGUST 12, 2025 WAS ADJOURNED AT 6:15 P.M. BY MAYOR LANG.

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Nichole Camac – City Recorder