WEST VALLEY CITY

City Council Study Meeting Minutes
October 14, 2025

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, OCTOBER 14, 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
Scott Harmon, Councilmember District 2
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
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Jerry Thompson, Acting 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
Paula Melgar, HR Director
Tumi Young, Chief Code Enforcement Officer
Harold Moleni, Administrative Analyst
Lauren McPeak, Administrative Analyst
Ken Cushing, IT

APPROVAL OF MINUTES OF SPECIAL MEETING HELD SEPTEMBER 16, 2025 AND STUDY MEETING HELD SEPTEMBER 23, 2025
The Council considered the Minutes of the Special Meeting held September 16, 2025 and Study Meeting held September 23, 2025. There were no changes, corrections or deletions.

Councilmember Whetstone moved to approve the Minutes of the Special Meeting held September 16, 2025 and Study Meeting held September 23, 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 AND MUNICIPAL BUILDING AUTHORITY MEETINGS OF OCTOBER 14, 2025
Mayor Lang indicated that a Proclamation for Domestic Violence Awareness Month was added to the Regular Meeting Agenda. Councilmember Christensen offered to read the Proclamation.

John Evans, Fire Chief, explained that the Hazard Mitigation item scheduled on the Regular Meeting agenda had previously been approved but needed to be reformatted to meet requirements from the State of Utah and FEMA. He clarified that no changes were made to the content, only the format.

Brandon Howard, Fire Department, explained that West Valley City will be the first agency in Utah—and among about 200 nationwide—to implement a pre-hospital blood transfusion program. He noted that hemorrhagic shock, or blood loss, is the leading cause of death in trauma patients, and current treatments using crystalloid fluids do not effectively replace lost blood. He described the partnership developed with Intermountain Medical Center (IMC) and the American Red Cross to provide real blood to trauma patients in the field. Under the agreement, IMC will supply blood to the City, which will be stored in AABB-compliant refrigerated coolers maintained by the Fire Department. Battalion chiefs will carry the blood for use during major trauma responses, and all paramedics have been trained to administer it. Blood supplies will be rotated every seven days—unused blood will be returned to IMC for hospital use to prevent waste. Brandon stated that the program is expected to allow faster administration of blood, reduce preventable deaths, and save lives by getting patients stabilized and to a surgeon more quickly.

Councilmember Wood asked what type of blood would be carried. Brandon replied that the Fire Department will carry low-titer O-positive blood, which is considered **u**niversal for most patients—usable in roughly 90% of cases. He noted that while O-negative is traditionally the universal donor type, O-positive low-titer blood is more practical and effective for field use. He acknowledged potential risks for women of childbearing age due to RH factor complications but emphasized that such conditions can be treated later, whereas death from blood loss cannot. Brandon reiterated that the selected low-titer O-positive blood contains fewer antigens, making it broadly compatible and effective for delivering oxygen and saving lives in trauma situations.

Councilmember Nordfelt asked how many units will carry blood. Brandon noted that under the current contract with Intermountain, the City will initially carry one unit of blood for use citywide. He explained that each unit contains about 500 cc of blood. If the program proves successful, the City hopes to expand the number of available units in the future. Brandon explained that the blood cooler can maintain proper temperature for up to four days, allowing battalion chiefs extra time to arrive at the scene and transfer the cooler to an ambulance. This enables paramedics to begin administering blood while en route, without delays for packaging or patient preparation. He described the cooler's features: a temperature display and an alert system that notifies staff if the blood goes out of range. Intermountain Medical Center has remote access to monitor the cooler's temperature, ensuring blood quality is maintained. Howard noted that this system is more practical than other models, such as those used by Life Flight, which require ice replacement every 24 hours. This setup allows the City to safely and efficiently provide pre-hospital blood transfusions.

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 or Municipal Building Authority Meeting scheduled later this night.

PUBLIC HEARINGS SCHEDULED FOR OCTOBER 28, 2025

A. **ACCEPT PUBLIC INPUT REGARDING THE ACCEPTANCE OF A GRANT OFFERED BY THE UTAH COMMISSION ON CRIMINAL AND JUVENILE JUSTICE TO THE WEST VALLEY CITY POLICE DEPARTMENT**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled October 28, 2025 in order for the City Council to hear and consider public input regarding the Acceptance of a Grant Offered by the Utah Commission on Criminal and Juvenile Justice to the West Valley City Police Department.

Proposed Resolution 25-150 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: RESOLUTION 25-150, AUTHORIZE THE WEST VALLEY CITY POLICE DEPARTMENT TO ACCEPT JUSTICE ASSISTANCE GRANT FUNDING
Colleen Jacobs, Police Chief, discussed proposed Resolution 25-150 that would authorize the West Valley City Police Department to Accept Justice Assistance Grant Funding.

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

> The Utah Commission on Criminal & Juvenile Justice (CCJJ) provides state grant funding to law enforcement agencies to support community-based crime prevention and intervention initiatives. The West Valley City Police Department has successfully utilized this grant funding for several years to operate the Cops & Cleats program, a proactive outreach effort under the Community Oriented Policing Unit. This program builds positive relationships between officers and youth through sports, mentorship, and community engagement activities, helping to strengthen trust and reduce juvenile delinquency. The current award amount is $15,000 for FY25–26.
>
> The West Valley City Police Department is committed to advancing community policing strategies that build trust, promote public safety, and reduce juvenile involvement in crime. Through continued support from the Utah Commission on Criminal & Juvenile Justice, the Department has been able to sustain the Cops & Cleats program for several years. This initiative provides local youth with opportunities to interact with police officers in positive environments, develop teamwork and leadership skills, and participate in constructive recreational activities. The program has proven effective in fostering strong relationships between the police department and the community, while addressing the root causes of juvenile crime through engagement, mentorship, and prevention.

Councilmember Whetstone asked if this covers the cost of the program or if there are other private donations. Chief Jacobs noted that funding for the program could come from the current budget or other creative sources. She mentioned that beer tax revenue has previously been used to support the program because of its alcohol education component.

The City Council will consider Resolution 25-150 at the Regular Council Meeting scheduled October 28, 2025, 2025 at 6:30 P.M.

B. **ACCEPT PUBLIC COMMENT REGARDING APPLICATION SA-5-2025, FILED BY WEST VALLEY LAND HOLDING, LLC, REQUESTING AN AMENDMENT OF LOTS 2 AND 4 OF THE WEST VALLEY LAND HOLDING SUBDIVISION AND VACATING A PORTION OF CONSTITUTION BOULEVARD**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled October 28, 2025 in order for the City Council to hear and consider public comments regarding application SA-5-2025, Filed by West Valley Land Holding, LLC, Requesting an Amendment of Lots 2 and 4 of the West Valley Land Holding Subdivision and Vacating a Portion of Constitution Boulevard.

Proposed Ordinance 25-30 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 25-30, APPROVE THE AMENDMENT OF LOTS 2 AND 3 OF THE WEST VALLEY HOLDING SUBDIVISION AND VACATING A PORTION OF CONSTITUTION BOULEVARD

Steve Lehman, Current Planning Manager, discussed proposed Ordinance 25-30 that would approve the Amendment of Lots 2 and 3 of the West Valley Holding Subdivision and Vacating a Portion of Constitution Boulevard.

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

> West Valley Land Holding LLC is requesting approval for the Wasatch West Valley Retail Subdivision. The subdivision will amend lots 2 and 3 of the West Valley Land Holding Subdivision (WVLH) and will vacate a small portion of Constitution Blvd. The subdivision is located at 3570 South Constitution Boulevard and is zoned CC (City Center).
>
> The WVLH Subdivision was recorded in October 2023. The purpose for the proposed subdivision, is to add additional property previously occupied by US Bank and Zion's Bank and to further define the subdivision by platting additional property to the north for future development. The subdivision will consist of 3 lots and 1 parcel. The lots will be used for future commercial land uses and the parcel for access and parking similar to the previous WVLH

Subdivision.

Access to the subdivision will be gained from Constitution Boulevard and Lehman Avenue. Existing private driveway and access easements will remain in place and will be maintained in common by the owners of lots 1, 2 and 3. A small segment of 2700 West will be dedicated with this plat and a small portion of right-of-way will be vacated with this plat.

ORDINANCE 25-31: APPROVE THE AMENDMENT OF LOTS 33-44 AND A PORTION OF LOT 45 OF THE LEHMAN SUBDIVISION. SAID AMENDMENT WILL INCLUDE THE VACATION OF A 5-FOOT PUBLIC UTILITY EASEMENT ACROSS THE SOUTHERN PORTION OF SAID LOTS

Steve Lehman, Current Planning Manager, presented proposed Ordinance 25-31 that would approve the Amendment of Lots 33-44 and a Portion of Lot 45 of the Lehman Subdivision. Said Amendment will Include the Vacation of a 5-foot Public Utility Easement Across the Southern Portion of Said Lots.

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

The West Valley City Redevelopment Agency is requesting subdivision approval for the West Valley Promenade Subdivision. The subdivision plat will also amend lots 34-44 and a portion of lot 45 of the Lehman Subdivision and will also vacate an existing 5-foot public utility easement along the south property line of said lots within the Lehman Subdivision.

Property generally held by the Redevelopment Agency is for redevelopment of existing properties or development of vacant land. In this case, the property was developed as part of the City's promenade located south of Lehman Avenue and west of the UTA bus hub. The developed portion of the promenade was not transferred into City ownership.

The proposed subdivision will consolidate old lot lines, and vacate the existing public utility easement along the south property line of said lots. The subdivision also includes various parcels that were existing remnants from previous divisions of land, some of which were added to the back of certain lots in the Lehman Subdivision. This plat will clean that up to create one lot that can then be transferred into West Valley City ownership.

> All improvements are existing and development of this portion of the promenade is complete.

The City Council will consider Ordinance 25-31 at the Regular Council Meeting scheduled October 28, 2025 at 6:30 P.M

RESOLUTION 25-151: AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH HOUSEAL LAVIGNE ASSOCIATES, LLC
Brock Anderson, CD, presented proposed resolution 25-151 that would authorize the Execution of a Professional Services Agreement with Houseal Lavigne Associates, LLC.

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

> The City's last comprehensive update to the General Plan began in 2007 and was adopted in 2009. An update to the 2009 Plan began in 2013 and was adopted in 2015. Many changes have occurred in the City since the 2015 update. A few examples of these changes include major increases in housing values and rents, the construction of approximately 3,700 housing units, the completion of Mountain View Corridor, and the surge in remote work brought on by the COVID pandemic. The new General Plan will establish the City's vision for land use and development for the next 20 years.
>
> The end product will include the following elements: Introduction and Context; Vision and Goals; Land Use and Development; Housing and Neighborhoods; Economic Development Plan; Transportation; Community Facilities, Infrastructure, and Public Services; Community Design and Aesthetics; and Implementation.

Councilmember Wood asked if the company is based out of Utah. Brock replied no and indicated that they are a national company and noted that staff reached out to multiple jurisdictions and heard positive feedback and recommendations. Councilmember Whetstone asked if this will be a full re-write. Brock replied yes. Councilmember Whetstone asked how long the contract is. Brock replied 20 months. Councilmember Whetstone asked if the Council will work with the company during the process. Brock explained that the project scope includes an initial meeting with the City Council and Planning Commission, followed by meetings with department heads and a staff city tour. He added that regular updates will be provided throughout the process to keep the

Council informed on progress. Ifo stated that the City is at a crossroads and emphasized excitement about developing a comprehensive “playbook” to guide West Valley City’s growth over the next 20 years. He noted that this effort goes beyond a typical general plan, involving town hall meetings, charrettes, and potentially a two-year process. Ifo also mentioned the possibility of establishing Council-appointed steering committees to ensure broad community input in shaping the City’s long-term vision..

The City Council will consider Resolution 25-151 at the Regular Council Meeting scheduled October 28, 2025 at 6:30 P.M

RESOLUTION 25-152: APPROVE AN EXECUTIVE ORDER TO AMEND THE PERSONNEL AND POLICIES AND PROCEDURES MANUAL
Paula Melgar, Human Resources Director, presented proposed resolution 25-152 that would approve an Executive Order to Amend the Personnel and Policies and Procedures Manual.

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

• **Fire Department Probationary Period Extension**
The Fire Department has proposed an extension from 12 months to up to 15 months of its probationary period to include the duration of the training academy. This change aligns the department’s practices with those of the Police Department’s 18-month probationary period, which already incorporates the academy period into its probationary time frame.
• **Employee Nepotism Policy Update**
Human Resources Department employees are being included as not being able to have relatives or household members employed by the city, to prevent conflicts of interest, maintain impartiality and integrity in all employee matters.
• **Clarification of Tier 2 Classification Policy for Elected and Appointed Officials**
A recent audit conducted by Utah Retirement Systems (URS) recommended greater clarity in the City’s Tier 2 classification. In response, revisions have been made to better define Tier 2 status within the City's employment classification policy.
• **Proposed Paid Parental Leave Policy**
A new paid Parental Leave policy has been introduced to support employees during significant family events. The policy provides up to four weeks of fully paid leave for the birth, bonding, and care of a newborn, or for the placement, bonding, and care of a newly adopted or fostered child. This leave would run concurrently with the Family and Medical Leave Act (FMLA).

The City Council will consider Resolution 25-152 at the Regular Council Meeting scheduled September 23, 2025 at 6:30 P.M

RESOLUTION 25-153: APPROVE THE PURCHASE OF PERSONAL PROTECTIVE EQUIPMENT FROM FIREFIGHTER SUPPLY CO.

John Evans, Fire Chief, presented proposed resolution 25-153 that would approve the Purchase of Personal Protective Equipment from Firefighter Supply Co.

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

> West Valley City Fire Department has been purchasing the Innotex brand turnouts for the last three years. The local dealer for Innotex is Firefighter Supply Co and they do provide Metro Fire contract pricing. Typically, we are purchasing between 3-7 sets per academy, however this last new hire academy had 10 individuals causing us to cross the $30,000 purchase threshold. The estimated cost to outfit a new firefighter is $5,500. The bulk of this price is the cost of the firefighting jacket and pants. Funds for this purchase are in place within the fire department budget.

The City Council will consider Resolution 25-153 at the Regular Council Meeting scheduled October 28, 2025 at 6:30 P.M

RESOLUTION 25-154: APPROVE A SPONSORSHIP AGREEMENT WITH THE INTEGRITY FOUNDATION TO PROVIDE FUNDING FOR NEW PLAYGROUND EQUIPMENT AT PARKWAY PARK

Jamie Young, Parks and Recreation Director, presented proposed resolution 25-154 that would approve a Sponsorship Agreement with the Integrity Foundation to Provide Funding for New Playground Equipment at Parkway Park.

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

> The Integrity Foundation has a mission to connect people with opportunities which promote vibrant and sustainable communities by supporting improvements to parks and playgrounds across the country.
>
> The Integrity Foundation connected with Big T Recreation, a Utah-based playground sales company, to identify a city partner for a playground replacement project that

supports their mission. Big T Recreation then reached out to WVC Parks & Recreation to explore our interest in participating. For the installation, the foundation will bring in many of their local partners to assist, working under the guidance of Big T Recreation's installation team.

Councilmember Whetstone asked whether the company's donation would be in cash or in-kind and inquired about the number of volunteers involved. He also asked if the volunteers would be supervised by the company, city staff, or a combination of both. Jamie responded that the $250,000 donation is a cash contribution. She explained that most volunteers will be supervised by the playground installation team, assisting with final installation tasks. Additional volunteer activities, such as check-in and providing lunch, will be coordinated under the direction of the Integrity Foundation. Councilmember Whetstone asked if the signage will remain as long as the playground is there. Jamie confirmed that the signage for the $250,000 donation will remain as long as the playground exists. She added that if the recognition were ever damaged, it would be replaced, emphasizing the City's commitment to acknowledging the donor's contribution.

Upon inquiry by Councilmember Wood, Jamie explained that $250,000 would be provided by the Integrity Foundation, $150,000 from CDBG funds, and the final $213,000 from Parks and Recreation. Councilmember Wood asked why Parkway Park was selected. Jamie explained that Parkway was chosen for the project because it is a regional park located in a lower-income area, aligning with the donor's focus on supporting such communities. Councilmember Wood asked what the possibility would be of receiving this donation again for a different park. Jamie stated that the goal is to make the current project highly successful and well-publicized, highlighting the partnership with the Integrity Foundation. She noted that Big T Recreation has been approached by others for similar projects and emphasized that the City's cooperation could help secure additional grants or donations in the future, either from the same foundation or other partners. Councilmember Wood asked when the Park Study that the Council commissioned would be complete. Jamie stated that the project is expected to be completed by the end of the year. She noted that various activities, including surveys and focus groups, will take place in the coming weeks, with a report anticipated by the end of the calendar year.

Councilmember Huynh asked if the $613,000 cost included only the playground equipment or additional items such as the acquisition of land. Jamie clarified that the amount covers the playground equipment, installation, and surfacing at Parkway Park, which is an existing site so land acquisition is unnecessary.

The City Council will consider Resolution 25-154 at the Regular Council Meeting scheduled October 28, 2025 at 6:30 P.M

RESOLUTION 25-155: APPROVE THE PURCHASE OF PLAYGROUND EQUIPMENT AND RELATED SERVICES FROM BIG T RECREATION

Jamie Young, Parks and Recreation Director, presented proposed resolution 25-155 that would approve the Purchase of Playground Equipment and Related Services from Big T Recreation.

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

> The age and deteriorating condition of the Parkway Park playground necessitate its replacement. Donations and grants have reduced the city cost for the project as outlined below.
>
> Big T Recreation provided a bid of $613,705.77 for the purchase and installation of new playground equipment and surfacing at Parkway Park, 3405 West Parkway Blvd. Grants and donations will partially offset the cost of the purchase, leaving $213,705.77 to be paid by West Valley City.
>
> - $250,000 Integrity Foundation donation
> - $150,000 CDBG grant
> - $213,705.77 West Valley City obligation
>
> The current playground at Parkway Park is the original equipment installed in 1996. Due to the age of the structure, replacement parts are no longer available. The playground is in high need of replacement. Since Big T Recreation is on the state contract under number PA-4281, an RFP was not performed.

The City Council will consider Resolution 25-155 at the Regular Council Meeting scheduled October 28, 2025 at 6:30 P.M

RESOLUTION 25-156: APPROVE A LEASE AGREEMENT AND A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY AND THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS FOR PROPERTY LOCATED AT 3150 WEST WHITEHALL DRIVE

Craig Thomas, Community and Culture Director, presented proposed resolution 25-156 that would approve a Lease Agreement and a Purchase and Sale Agreement Between the City and the Church of Jesus Christ of Latter-Day Saints for Property Located at 3150 West

Whitehall Drive

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

> West Valley City is seeking a permanent location to house a year-round Community Resource Center (CRC) that is also able to grow programs and opportunities for residents. The agreement include a $50,000 earnest money payment. The lease agreement will be $2,000 a month for 24 months. The final purchase price will be $2,100,000.00.
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> | | |
> |---|---|
> | FY 25/26: | $66,000 |
> | FY 26/27: | $24,000 |
> | FY 27/28: | $2,010,000 |
> | Total: | $2,100,000 |
>
> Currently the CRC offerings are limited to two days a week and operate in church meeting houses. This building is being surplussed by the Church. It will be decommissioned by the Church and will no longer have any religious markings, allowing it to operate more fully as a neutral community space. Scheduling in the building will focus on MyHometown, City, community, neighborhood and resident programs. The broad mission of our CRC network is to foster social connection, provide accessible support and resources for individuals and families, promote civic engagement, and offer spaces for learning and recreation. These community spaces act as vital hubs, connecting residents to essential services, building stronger relationships, and contributing to overall community well-being by creating inclusive environments for diverse populations.

The City Council will consider Resolution 25-156 at the Regular Council Meeting scheduled October 28, 2025 at 6:30 P.M

RESOLUTION 25-157: APPROVE A LEASE AGREEMENT AND A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY AND THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS FOR PROPERTY LOCATED AT 3900 SOUTH 4000 WEST

Craig Thomas, Community and Culture Director, presented proposed resolution 25-156 that would approve a Lease Agreement and a Purchase and Sale Agreement Between the City and the Church of Jesus Christ of Latter-Day Saints for Property Located at 3900 South 4000 West.

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

> West Valley City is seeking a permanent location to house a year-round Community Resource Center (CRC) that is also able to grow programs and opportunities for residents. The agreement include a $50,000 earnest money payment. The lease agreement will be $2,000 a month for 24 months. The final purchase price will be $2,550,000.00.
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> | | |
> |---|---|
> | FY 25/26: | $66,000 |
> | FY 26/27: | $24,000 |
> | FY 27/28: | $2,460,000 |
> | Total: | $2,550,000 |
>
> Currently the CRC offerings are limited to two days a week and operate in church meeting houses. This building is being surplussed by the Church. It will be decommissioned by the Church and will no longer have any religious markings, allowing it to operate more fully as a neutral community space. Scheduling in the building will focus on MyHometown, City, community, neighborhood and resident programs. The broad mission of our CRC network is to foster social connection, provide accessible support and resources for individuals and families, promote civic engagement, and offer spaces for learning and recreation. These community spaces act as vital hubs, connecting residents to essential services, building stronger relationships, and contributing to overall community well-being by creating inclusive environments for diverse populations.

The City Council will consider Resolution 25-157 at the Regular Council Meeting scheduled October 28, 2025 at 6:30 P.M

RESOLUTION 25-158: APPROVE A LEASE AGREEMENT AND A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY AND THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS FOR PROPERTY LOCATED AT 3274 HILLSDALE DRIVE

Craig Thomas, Community and Culture Director, presented proposed resolution 25-156 that would approve a Lease Agreement and a Purchase and Sale Agreement Between the City and the Church of Jesus Christ of Latter-Day Saints for Property Located at 3274 Hillsdale Drive.

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

West Valley City is seeking a permanent location to house a year-round Community Resource Center (CRC) that is also able to grow programs and opportunities for residents. The agreement include a $50,000 earnest money payment. The lease agreement will be $2,000 a month for 24 months. The final purchase price will be $2,300,000.00.

FY 25/26:	$66,000
FY 26/27:	$24,000
FY 27/28:	$2,210,000
Total:	$2,300,000

Currently the CRC offerings are limited to two days a week and operate in church meeting houses. This building is being surplussed by the Church. It will be decommissioned by the Church and will no longer have any religious markings, allowing it to operate more fully as a neutral community space. Scheduling in the building will focus on MyHometown, City, community, neighborhood and resident programs. The broad mission of our CRC network is to foster social connection, provide accessible support and resources for individuals and families, promote civic engagement, and offer spaces for learning and recreation. These community spaces act as vital hubs, connecting residents to essential services, building stronger relationships, and contributing to overall community well-being by creating inclusive environments for diverse populations.

The City Council will consider Resolution 25-158 at the Regular Council Meeting scheduled October 28, 2025 at 6:30 P.M

RESOLUTION 25-159: AUTHORIZE THE EXECUTION OF AN ADDENDUM TO A COMMUNITY INITIATIVE COOPERATION AGREEMENT WITH THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Craig Thomas, Community and Culture Director, presented proposed resolution 25-159 that would authorize the Execution of an Addendum to a Community Initiative Cooperation Agreement with the Church of Jesus Christ of Latter-Day Saints.

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

The City has been in negotiations with the Church of Jesus Christ concerning the lease and purchase of three properties. The lease and purchase agreements for those properties are on the current agenda as well. This addendum includes a transfer of responsibility for the properties leased and/or purchased by the City on the terms set forth in those agreements.

Councilmember Christensen asked when the transfer of possession would occur. Craig explained that the timeline for moving into the new buildings depends on signing documents and coordinating with the church. He noted that the Whitehall building is already vacant, while the Lighthouse and Hillsdale buildings still need to be vacated, with plans in place for relocation within the next few months. Craig emphasized the goal of being ready to move in by the beginning of the year, while acknowledging that progress is dependent on the church's schedule.

Councilmember Whetstone asked whether the project could be funded without placing additional financial burden on taxpayers and if the City has the capacity to take it on. Ifo replied that funding would likely come from the City's coffers, with bonds being considered as an option. He mentioned exploring creative revenue sources and available grants over the next two years to help cover costs, but emphasized that, at present, the City would need to rely primarily on its own funds.

Councilmember Wood asked how the facilities, typically staffed by volunteers two days a week, would be managed for seven days a week. Craig explained that there is significant demand for classes—for example, the sewing class across the four CRCs has roughly 70 students on waitlists. CRC directors are actively recruiting additional volunteers, some of whom are willing to work up to four nights a week. He noted that creative programming could include shifting or consolidating classes between locations, using Scottsdale as a satellite for essential neighborhood classes while relocating broader classes to other buildings. Staffing for seven days a week would rely primarily on CRC volunteers, with additional support assessed as needed for parks, grounds, and building maintenance. Councilmember Wood asked for confirmation that the City will be responsible for maintenance and inquired about the costs associated with improvements at the Lighthouse facility. Ifo replied that a thorough analysis of the Lighthouse facility's improvement and maintenance costs will be conducted, noting that Jake has already done a preliminary review of the building. Councilmember Wood asked if the price was negotiated at all or if it was presented as is. Ifo explained that when evaluating the purchase price, it's challenging to negotiate beyond the basic market value of the property and land. He noted that the six-acre site itself holds significant value, estimating it at approximately five to six million dollars. This suggests that, given the property's inherent market worth, there is limited flexibility for additional leverage in negotiations from the City's perspective. Councilmember Wood asked what options would be available if the project does not proceed, including whether the City would forfeit the $50,000 earnest money or if it could choose to walk away from the deal. Ifo replied that the City could walk away but would forfeit the $50,000.

Councilmember Huynh stated that he believes the deal for the three properties is favorable. He suggested exploring a model similar to a successful theater in Sandy, which relies on donations from both local and out-of-state donors and engages volunteers for various programs. Councilmember Huynh proposed creating a comparable system in West Valley City to manage donations and volunteer-led activities, such as teaching classes, to support community programs efficiently. Ifo replied that the City has discussed several creative funding strategies, including leasing space to nonprofits during the week and making the chapel available to congregations on Sundays. He also noted that foundations can provide funding, mentioning that some individuals from My Hometown are already initiating fundraising efforts. Craig added that City Strong, a nonprofit affiliated with My Hometown, is actively raising donations and grants. Over the past four months, they have secured approximately $60,000 dedicated specifically to West Valley City programs. He emphasized that the organization recognizes the need to support local initiatives and is actively pursuing additional funding from businesses and other donors.

Councilmember Harmon asked if there are any lease restrictions on the deed. Eric stated that discussions with the church identified certain restrictions, such as prohibiting alcohol and pornography on the premises. He noted that the City's community buildings already enforce these restrictions, so the proposed uses align with existing policies. Ifo added that the City discussed using the facility for multiple recreational purposes, such as junior jazz games and tournaments, emphasizing the desire for it to be a multi-purpose space. He noted that there appear to be no long-term deed restrictions, meaning that if My Hometown Utah were to change or dissolve in the future, the City could potentially sell the property without restriction, though he said this would be confirmed.

Councilmember Huynh asked if there is a plan to expand further west in the future. Craig explained that the three buildings are part of the Church's plan to liquidate properties in the area, but they are not consolidating other stakes and wards on the west side of the city. He noted that while future changes are uncertain, city programs like Days of Service and CRC classes are open to the entire community, not limited by geography. The goal is to connect with all residents, ensuring access beyond the My Hometown boundaries.

The City Council will consider Resolution 25-159 at the Regular Council Meeting scheduled October 28, 2025 at 6:30 P.M

CONSENT AGENDA SCHEDULED FOR OCTOBER 28, 2025

A. **RESOLUTION 25-160: AUTHORIZE THE CITY TO ACCEPT A WARRANTY DEED FROM THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY**

Mayor Lang discussed proposed Resolution 25-160 that would authorize the City to Accept a Warranty Deed from the Redevelopment Agency of West Valley City.

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

> The West Valley City Redevelopment Agency owns a number of properties that will shortly become the West Valley Promenade Subdivision. The proposed subdivision is located on what is already the City's Promenade west of the UTA transit hub. The new subdivision will consolidate old property lines, vacate an existing utility easement and create one overall lot.
>
> At the present time, the existing properties are in the ownership of the Redevelopment Agency. The conveyance of this property from the RDA to the City will clean up existing boundaries and will place the new lot under the single ownership of West Valley City.
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> The Redevelopment Agency of West Valley City has authorized the execution of a warranty deed for these purposes.

B. **RESOLUTION 25-161: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF BRIAN BLANK, PAMELA BRYSON, TIFFINIE DALTON, AND KAREN LANG AS MEMBERS OF THE WEST VALLEY CITY CLEAN AND BEAUTIFUL COMMITTEE**

Mayor Lang discussed proposed Resolution 25-161 that would ratify the City Manager's Reappointment of Brian Blank, Pamela Bryson, Tiffinie Dalton, and Karen Lang as Members of the West Valley City Clean and Beautiful Committee.

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

> A resolution reappointing Brian Blank, Pamela Bryson, Tiffinie Dalton, and Karen Lang as members of the West Valley City Clean and Beautiful Committee for a term commencing October 28, 2025 and ending June 30, 2029.

Brian Blank, Pamela Bryson, Tiffinie Dalton, and Karen Lang are willing to serve as members of the West Valley City Clean and Beautiful Committee.

Members of the West Valley City Clean and Beautiful Committee are appointed for a four-year term by the City Manager with the advice and consent of the City Council.

The City Council will consider Resolution 25-160 and 25-161 on the Consent Agenda at the Regular Council Meeting scheduled October 28, 2025 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF OCTOBER 28, 2025
The Council agreed to all items to the Consent Agenda for the October 28, 2025 Regular City Council Meeting at 6:30 PM.

REVIEW AGENDA FOR SPECIAL REDEVELOPMENT AGENCY MEETING SCHEDULED FOR OCTOBER 28, 2025

A. **RDA RESOLUTION 25-10: AUTHORIZE THE CITY TO ACCEPT A WARRANTY DEED FROM THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY**
Steve Lehman, Current Planning Manager, discussed proposed RDA Resolution 25-10 that would authorize the City to Accept a Warranty Deed from the Redevelopment Agency of West Valley City.

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

The West Valley City Redevelopment Agency owns a number of properties that will shortly become the West Valley Promenade Subdivision. The proposed subdivision is located on what is already the City's Promenade west of the UTA transit hub. The new subdivision will consolidate old property lines, vacate an existing utility easement and create one overall lot.

At the present time, the existing properties are in the ownership of the Redevelopment Agency. The conveyance of this property from the RDA to the City will clean up existing boundaries and will place the new lot under the single ownership of West Valley City.

The Redevelopment Agency of West Valley City has authorized the execution of a warranty deed for these purposes.

The Redevelopment Agency will consider Resolution 25-10 at the Special Council

Meeting scheduled October 28, 2025 at 6:30 P.M

COMMUNICATIONS

A. HEALTHY WEST VALLEY COMMITTEE UPDATE

Alex Kidd, Community and Culture Department, provided a PowerPoint presentation summarized as follows:

- OD2A Grant
  - Literature Materials
    - Opioid Brochure (English/Spanish)
    - Toolkit (English/Spanish)
  - Online videos
    - 4 videos produced (English/Spanish)
    - 4 videos in the works (English/Spanish)
    - Posted on Neighborhood Services Facebook/Instagram
    - Available on City Website
  - Workshops
    - 4 workshops offered
    - 38 registered
    - 25 attendees (1 class to go!)
  - American Red Cross Training
    - 12 spots available
    - 6 registered
  - Naloxone Distribution
    - 307 kits

- Communities that Care
  - Evidence-based framework that supports community coalitions in prevention work
  - 5 phase process to identify health problems and risk/protective factors
  - NSD staff member trained in October as coordinator
  - 3-year license purchased to provide resources and supports to the coalition.

Councilmember Wood asked how the 307 kits were distributed. Alex replied that the kids were brought to various events and given out with instructions on how to use.

The Mayor and Council had no further questions or concerns.

B. INOPERABLE VEHICLES DISCUSSION

Tumi Young, Chief Code Enforcement Officer, provided a PowerPoint presentation summarized as follows:

- 24-2-111A. Abandoned, Junked, or Inoperable Vehicles
  - (1) It shall be unlawful for any person to abandon a vehicle upon any highway or public or private property without the express or implied consent of the owner or person in lawful possession or control of the property. For the purpose of this section, a vehicle shall be presumed to be abandoned if it is left unattended on a highway for a period in excess of 24 hours, or on any public or private property for a period in excess of seven calendar days without the express or implied consent of the owner or person in lawful possession or control of the property.
  - (2) It shall be unlawful for any person to cause or permit any scrap metal, dismantled, junk, wrecked, abandoned, or inoperable vehicle(s) or vehicle parts to remain on any property or premises. It is an affirmative defense if the vehicle(s) are: stored in connection with a lawfully situated and licensed business, completely covered by a vehicle cover manufactured for the specific purpose of covering vehicles, or in an enclosed accessory structure, such as a garage or barn, provided such building does not impose a threat to life safety or is not a nuisance or health hazard and is constructed in accordance with all municipal ordinances and state building code and zoning regulations at the time of the original building construction. Carports are not considered "enclosed" for the purpose of this ordinance.
  - (3) Any abandoned or inoperable vehicle(s) on a person's private property and not owned by him may be removed upon the property owner's request; provided, that proper departmental authorization has been granted the wrecker.

Councilmember Harmon discussed a proposed text change to the ordinance regarding covered vehicles. He suggested that any vehicle covered by a car cover should be kept behind the front elevation of the house—allowing side or backyard placement but not in front of the house or on the driveway visible from the street. The intent is to maintain neighborhood aesthetics while still accommodating disabled or covered vehicles in appropriate locations. The Mayor and Council agreed to proceed with this change.

The Mayor and Council had no further questions or concerns.

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 Whetstone asked if it would be possible to obtain a more detailed breakdown of costs for the CRCs, including monthly lease, purchase price (and how it applies), renovations, and lighting, in order to better understand the overall financial impact on normal operations.

Councilmember Christensen noted that the Mosquito Abatement District has made adjustments to its proposed tax increase, lowering the amount previously reported. He questioned whether these changes would necessitate another public hearing, given the district's current cautious stance with the tax commission. Eric Bunderson, City Attorney, replied that he does not believe another public hearing would be necessary, as the adjustment is primarily informational. He noted he would look into it further to confirm.

Councilmember Wood stated that she attended a session at the League of Cities and Towns conference on running city meetings. She asked why applicants are allowed to address the Planning Commission but not the City Council. She suggested allowing applicants to speak during study sessions or as a policy change, noting it would provide applicants an opportunity to clarify information and answer questions directly. Councilmember Wood emphasized that other cities allow this, it could be time-limited (e.g., 3–5 minutes), and it would improve communication without extending meetings excessively. After discussion, the Council agreed to allow the applicant the opportunity to address the Council during the Study Meeting for up to 5 minutes.

Nichole Camac, City Recorder, noted that America will be celebrating its 250th anniversary and that Utah is encouraging cities to form their own committees for the celebration. She mentioned that Craig's group is overseeing the effort and asked if any Council members were interested in participating. Meetings are expected to be monthly, with a possible virtual option for flexibility. Councilmember Wood, Councilmember Whetstone, Councilmember Christensen, and Councilmember Huynh agreed.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN

Councilmember Christensen reported that mosquito season is winding down, with most mosquitoes entering hibernation. He noted that Utah ended the year with eight West Nile virus cases, seven of which were in Salt Lake County, primarily within the South Salt Lake Mosquito Abatement District, though none were reported in West Valley City. He also mentioned the emergence of St. Louis encephalitis in mosquitoes, with one travel-related case in the state. Mosquito control efforts, including spraying and monitoring, are ongoing, and updates will be shared via email for public awareness.

COUNCILMEMBER WOOD

Councilmember Wood shared that she attended a community conversation at Hunter High School regarding the new hospital. She highlighted that the hospital will be constructed in a single phase and will include programs to engage and benefit the surrounding community. One initiative allows nearby residents to invest in projects or buildings to help build local wealth. Additionally, a temporary clinic will open next spring to provide services sooner, and the hospital will feature a "food pharmacy" to provide dietary guidance and prescriptions for patients with specific health needs. Overall, she described the meeting as positive and expressed optimism about the hospital's community involvement.

MOTION FOR CLOSED SESSION

Councilmember Harmon moved to adjourn and reconvene in a Closed Session for discussion of pending litigation. 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 OCTOBER 14, 2025 WAS ADJOURNED AT 6:00 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, October 14, 2025.

Nichole Camac

Nichole Camac, MMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, OCTOBER 14, 2025, AT 6:06 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
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

The City Council met in Closed Session and discussed pending litigaton

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF OCTOBER 14, 2025 WAS ADJOURNED AT 6:14 P.M. BY MAYOR LANG.

Nichole Camac

Nichole Camac, MMC
City Recorder