



WEST VALLEY CITY

City Council Regular Meeting Minutes
October 28, 2025

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC REGULAR SESSION ON TUESDAY, OCTOBER 28, 2025 AT 6:50 P.M. AT WEST VALLEY CITY HALL, COUNCIL CHAMBERS, 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 (*electronically*)
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Cindy Wood, Councilmember District 4

ABSENT:

Tom Huynh, Councilmember District 1

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Dan Johnson, Public Works Director (*electronically*)
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
Jake Arslanian, Facilities Director
Travis Crosby, IT

OPENING CEREMONY- MAYOR LANG

Mayor Lang asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD OCTOBER 14, 2025

The Council considered the Minutes of the Regular Meeting held October 14, 2025. There were no changes, corrections or deletions.

Councilmember Whetstone moved to approve the Minutes of the Regular Meeting held October 14, 2025. Councilmember Nordfelt seconded the motion.

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

AWARDS, CEREMONIES, AND PROCLAMATIONS

A. A PROCLAMATION DECLARING NOVEMBER 1, 2025 AS "EXTRA MILE DAY" IN WEST VALLEY CITY

Councilmember Wood read a Proclamation Declaring November 1, 2025 as "Extra Mile Day" in West Valley City. The Mayor and City Council presented Harman Senior Recreation Center volunteers the Proclamation.

PUBLIC COMMENT PERIOD

Ted Dangerfield addressed the Council and community regarding concerns about the potential sale and development of The Ridge Golf Course. He emphasized the importance of preserving the course as open space for wildlife and community enjoyment, warning that multi-unit developments on small lots would create profit-driven density rather than affordable housing. Ted cited issues seen in other overdeveloped areas, questioned whether alternatives had been considered, and called for transparency and long-term planning that prioritizes residents and green space over short-term financial gain. He urged the city to honor commitments to preserve and expand green spaces and to consider the broader impacts of population growth, traffic, and environmental loss.

Brian Adams, Utah State Director of the Veterans Golf Association (VGA), spoke in support of preserving The Ridge Golf Course, highlighting its significant positive impact on veterans. He noted that the VGA has over 30,000 national members, including 400 in Utah, many of whom regularly use The Ridge. Brian described the Ridge's veterans league, Veterans on the Course program, and annual events, emphasizing how these initiatives help veterans connect, find motivation, and improve mental health. He stressed the critical role of the course in reducing veteran isolation and

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suicide risk, citing that only two of their 30,000 members have died by suicide in the past ten years. Brian concluded by urging support for The Ridge to honor and serve the veteran community.

David Brock, a 41-year resident of West Valley City, spoke in support of preserving The Ridge Golf Course, emphasizing its importance as a public space and community asset. He noted that 35 years ago, city leaders set aside the land to create the golf course, providing a gathering place, recreational opportunities, and a source of pride. David highlighted four key reasons The Ridge matters: it serves as a gathering place promoting values like honesty and respect; it is part of the city's legacy and identity; it is publicly owned and irreplaceable; and it supports the environment by capturing carbon, supporting wildlife, and improving air quality. He warned that selling the property for development would result in more traffic, pollution, and permanent loss of open space. David urged the City Council to act as stewards, protect public land, reject any sale or development plans, and pass a resolution preserving all publicly owned spaces for the long-term benefit of the community.

Steve Beck spoke in opposition to the proposed sale of The Ridge Golf Course for housing or commercial development. He acknowledged the city's interest in increasing housing but emphasized that the sale would be detrimental to the community. Steve noted that The Ridge is one of the few self-sustaining green spaces in West Valley City, generating enough revenue to cover operating costs while providing recreational, environmental, and community benefits that would be difficult to replace. He also raised concerns that additional concentrated housing could strain infrastructure, public safety, and school capacity, impacting taxpayers. Steve encouraged the city to explore alternatives, such as adaptive reuse of underutilized commercial spaces, mixed-income housing, or redevelopment of blighted areas, to meet housing needs without sacrificing the golf course. He concluded by urging consideration of long-term impacts on the city's quality of life, recreational opportunities, and fiscal health.

Wayne Withes spoke in strong opposition to the sale of The Ridge Golf Course to private developers, emphasizing its value as a community asset beyond just golfers. He highlighted that the course supports youth sports, local businesses, and overall quality of life. Wayne noted that The Ridge provides an affordable venue for high school golf teams and hosts annual tournaments that foster community spirit and contribute to the local economy. He stressed that the course is one of the few remaining open spaces in the city and that once developed, the recreational, scenic, and community benefits would be lost forever. He urged the Council to preserve The Ridge for the long-term benefit of residents, students, and businesses.

Paul Pugmire, president of First Tee Utah and host of Utah Golf Radio, spoke in support of keeping The Ridge Golf Course. He emphasized the role of golf courses in youth development, community gathering, and character building, noting the course's statewide reputation and impact on veterans, youth, and the broader community. Drawing on his experience serving on a city council, Paul acknowledged the challenges of managing city budgets but encouraged the Council to preserve

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valuable community assets like The Ridge, highlighting that communities flourish when such facilities are maintained.

John Keane, a local resident who lives less than five minutes from The Ridge and regularly plays there, spoke in support of preserving the golf course. He emphasized that it serves all members of the community, including high school golf teams, and provides important open space and wildlife habitat. John raised concerns about increased traffic and congestion if the course were developed into townhomes or houses, noting existing safety issues near local schools and 5600 West. He urged the Council to honor the city's commitment to protect public assets, highlighting widespread opposition from local residents, and inquired about opportunities for public input on the matter.

Kirk Lowe spoke in support of preserving The Ridge Golf Course, emphasizing its importance to his family and the community. He shared that his children and grandson have used the course for lessons and recreation. Kirk expressed concerns about increased congestion on local roads if the course were developed and highlighted the value of maintaining The Ridge as a premier recreational and tourism asset for the city. He urged the Council to carefully consider the impact of closing the course, noting its significance to many residents.

Alana Faris spoke against closing The Ridge Golf Course, highlighting its significance to local businesses, the community, and the broader Salt Lake Valley. She noted her personal involvement in the women's golf league and emphasized how golf provides an affordable, family-friendly recreational activity. Alana cited the course's use for high school tournaments and corporate events, stressing that its closure would divert economic and social benefits elsewhere. She urged the Council to preserve open space, questioning the motivations behind the potential sale, and concluded by appealing to prioritize community value over development.

David Baker, a long-time West Valley resident, spoke in opposition to selling The Ridge Golf Course. He emphasized the course's historical transformation from a gravel pit into a city asset and its value as a point of pride, green space, and environmental resource. David noted the importance of open space, riparian habitats, and migratory birds, as well as the generational and community investments in the course. He highlighted that golf courses are self-sustaining and questioned why the sale is even under consideration, stressing the need to plan for future recreational spaces as the city's population grows.

Randy Whitehead spoke on behalf of over 600 West Valley City residents who attend weekly classes at the My Hometown Community Resource Centers. He expressed appreciation for the City Council's support and noted that on any given Saturday during spring, summer, and fall, 150–250 residents gather to help beautify the city, contributing to a welcoming environment for families.

Randy Dodson, publisher of *Fairways Magazine* and founding member of the Golf Alliance for Utah, spoke in support of preserving the Ridge Golf Course. He noted that *Fairways* serves the

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47,000-member Utah Golf Association and submitted a position statement to the Council advocating to “keep the Ridge the Ridge.”

Robin Griffiths, a West Valley City resident, spoke against the sale of the Ridge Golf Course. He emphasized the course’s unique role in supporting veterans, noting it hosts one of only two Veterans Leagues in Utah, and highlighted its value as green space that sustains local wildlife. Robin, a Purple Heart recipient, urged the Council to preserve the course for both community and environmental reasons.

Councilmember Wood emphasized the importance of green space in West Valley City and noted that no formal discussion regarding the Ridge Golf Course has been scheduled. She acknowledged residents’ passion and input, affirmed that the City Council is engaged and listening, and expressed her commitment to making decisions in the best interest of the community.

City Manager Ifo Pili explained the context for the Ridge Golf Course discussion, clarifying that he brought the topic to the Council to explore options, not to make a decision to sell. He detailed past offers and appraisals, noting the high land value but emphasizing the city’s financial needs, including infrastructure, public safety, and capital projects. He highlighted that golf courses, while operationally self-sustaining, do not cover capital costs. Ifo stressed that the ALTA survey is still pending, no decisions have been made, and the process is intended to determine the best use of city assets. He reassured residents that this is not about greed or developers, but about transparency and fiscal responsibility, and that further public input will be welcomed once more information is available.

Mayor Lang announced that there would be a break at 7:28 PM.

The Council Meeting resumed at 7:44 PM.

PUBLIC HEARINGS

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.

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.

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

ACTION: RESOLUTION 25-150, AUTHORIZE THE WEST VALLEY CITY POLICE DEPARTMENT TO ACCEPT JUSTICE ASSISTANCE GRANT FUNDING

The City Council previously held a public hearing regarding proposed Resolution 25-150 that would authorize the West Valley City Police Department to Accept Justice Assistance Grant Funding.

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

Councilmember Nordfelt moved to approve Resolution 25-150.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

Unanimous.

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.

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.

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

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

The City Council previously held a public hearing regarding 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.

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

Councilmember Whetstone moved to approve Ordinance 25-30.

Councilmember Wood seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

Mayor Lang 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.

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

Councilmember Nordfelt moved to approve Ordinance 25-31.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes

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

Unanimous.

RESOLUTION 25-151: AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH HOUSEAL LAVIGNE ASSOCIATES, LLC

Mayor Lang 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.

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

Councilmember Wood moved to approve Resolution 25-151.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION 25-152: APPROVE AN EXECUTIVE ORDER TO AMEND THE PERSONNEL AND POLICIES AND PROCEDURES MANUAL

Mayor Lang 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 child. This leave would run concurrently with the Family and Medical Leave Act (FMLA).

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

Councilmember Harmon moved to approve Resolution 25-152.

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

Mayor Lang 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.

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

Councilmember Wood moved to approve Resolution 25-153.

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

Mayor Lang 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.

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

Councilmember Whetstone moved to approve Resolution 25-154.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

Mayor Lang 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

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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.

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

Councilmember Whetstone moved to approve Resolution 25-155.

Councilmember Wood seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

Mayor Lang 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.

FY 25/26: \$66,000

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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 surplus 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.

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

Councilmember Nordfelt moved to approve Resolution 25-156.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

Councilmember Wood	No
Councilmember Whetstone	No
Councilmember Harmon	No
Councilmember Huynh	Absent
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Split.

Mayor Lang called for a second motion.

Councilmember Nordfelt moved to continue Resolution 25-156.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

Unanimous. Continued.

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

Mayor Lang presented proposed resolution 25-157 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.

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.

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

Councilmember Harmon moved to approve Resolution 25-157.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

Mayor Lang presented proposed resolution 25-158 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 Hillside 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

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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.

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

Councilmember Harmon moved to approve Resolution 25-158.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

Mayor Lang 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.

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

Councilmember Whetstone moved to approve Resolution 25-159.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

Unanimous.

CONSENT AGENDA

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.

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.

C. **RESOLUTION 25-161: NOMINATE KAREN LANG AND CINDY WOOD FOR APPOINTMENT TO THE JORDAN VALLEY WATER CONSERVANCY DISTRICT BOARD OF TRUSTEES**

Mayor Lang discussed proposed Resolution 25-162 that would nominate Karen Lang and Cindy Wood for Appointment to the Jordan Valley Water Conservancy District Board of Trustees.

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

Pursuant to Utah Code Ann. §17B-2a-1005, the City Council is required to submit to Governor Spencer J. Cox two nominees for each Trustee position to serve on the Jordan Valley Water Conservancy District. Karen Lang and Cindy Wood are willing to accept the nominations.

Jordan Valley Water Conservancy District is one of the largest water districts in the state. Its board of nine trustees represent eight geographical divisions—some of the fastest-growing areas in the state.

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

Councilmember Harmon moved to approve all items on the consent agenda.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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


Unanimous.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE REGULAR MEETING ON TUESDAY OCTOBER 14, 2025 WAS ADJOURNED AT 7:59 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, October 28, 2025.



Nichole Camac, MMC
City Recorder