



WEST VALLEY CITY

City Council Study Meeting
February 10, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, FEBRUARY 10, 2026 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
Steve Pastorik, CED Director
Coby, 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
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Harold Moleni, Administrative Analyst
Lauren McPeak, Administrative Analyst
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD JANUARY 27, 2026

The Council considered the Minutes of the Study Meeting held January 27, 2026. There were no changes, corrections or deletions.

Councilmember Wood moved to approve the Minutes of the Study Meeting held January 27, 2026 subject to updating a typo on page 8. Councilmember Whetstone seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF FEBRUARY 10, 2026

Steve Pastorik, CD Director, reported that the Council had requested revisions to the Development Agreement for Application Z-8-2025 to prohibit outside storage of parts and require all work to be conducted inside the building. He noted that certain larger equipment, such as truck beds used for upfitting, would still need to be stored outside. Mayor Lang expressed a desire to limit the height of any outdoor storage. Steve stated that while the applicant would prefer not to include a height restriction, the Council could require it if deemed necessary.

Jamie Young, Parks and Recreation Director, explained that an ordinance had been added to the Regular Meeting agenda per the Council's request regarding walking rates at the City's golf courses. She stated that no fees have changed; the update separates the walking rate from the cart fee and clearly outlines walking rates for military, senior, junior, and player pass holders. The cart fee for the player pass is \$5 per nine holes. She acknowledged public concern about perceived increases, explaining that while the walking rate increased from the previously bundled \$10 player pass rate to \$15 for nine holes and \$25 for 18 holes (with higher weekend rates of \$20 and \$40), the change reflects a more accurate walking rate rather than a substantial overall increase. In response to Council questions, Jamie clarified that the total cost now reflects a separate green fee and optional cart fee (\$15 walking, plus \$5 cart), rather than a single combined fee. Councilmember Wood asked if this is a fair rate. Councilmember Harmon replied that it is a very good rate. Jamie noted that 1100 player's passes have already been sold.

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

RESOLUTION 26-19: APPROVE AN EXECUTIVE ORDER TO AMEND THE PERSONNEL

POLICIES AND PROCEDURES MANUAL

Paula Melgar, HR Director, presented proposed resolution 26-19 that would approve an Executive Order to Amend the Personnel Policies and Procedures Manual.

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

A PTO Cash-In Schedule was implemented in November 2024 and applies to both the City's PTO Cash-In Program and termination payouts. Under that schedule, accrued PTO is paid out at a percentage based on an employee's years of service.

This update revises the policy so that employees who resign in good standing are eligible to receive payment for all accrued PTO, up to the maximum allowable 320 hours.

Councilmember Wood clarified that this is for someone who leaves the City voluntarily in good standing. Paula replied yes.

The City Council will consider Resolution 26-19 at the Regular Council Meeting scheduled February 24, 2026 at 6:30 P.M

RESOLUTION 26-20: APPROVE THE PURCHASE OF EMAIL SECURITY SOFTWARE AND SERVICES

Ken Cushing, IT Director, presented proposed resolution 26-20 that would approve the Purchase of Email Security Software and Services.

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

DarkTrace provides an email security solution that applies self-learning AI to analyze intent, content, and context across thousands of data points per message, determining whether a communication "belongs" in a given environment. It detects subtle anomalies and novel attack patterns that traditional secure email gateways may miss. In addition, DarkTrace provides detailed, context-rich explanations and investigations through features such as analyst outputs and user-facing analysis tools, enabling security teams and end users to understand why an email was flagged as suspicious and respond appropriately.

The organization currently uses ProofPoint as its primary email security solution to

protect against spam, phishing, malware, and other email-borne threats. While this platform has provided effective filtering and broad threat coverage, administrators and support staff have found that the product often lacks sufficient contextual information explaining why specific messages are blocked or flagged. This limited transparency complicates troubleshooting, increases time spent investigating user-reported issues, and can reduce confidence in automated decisions.

The City Council will consider Resolution 26-20 at the Regular Council Meeting scheduled February 24, 2026 at 6:30 P.M

RESOLUTION 26-21: APPROVE A FRANCHISE AGREEMENT BETWEEN EMERY TELCOM AND WEST VALLEY CITY FOR A TELECOMMUNICATIONS NETWORK IN THE CITY

Eric Bunderson, City Attorney, presented proposed resolution 26-21 that would approve a Franchise Agreement Between Emery Telcom and West Valley City for a Telecommunications Network in the City.

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

Applications for telecommunications networks in West Valley City are governed by Chapter 20-5 of the City Code. The franchise granted by this Agreement is for a 10 year period, with the option to renew for an additional 10 years with the same terms and conditions. Chapter 20-6 of the City Code permits the City to require all telecommunications providers to collect taxes from their customers and deposit them with the Utah State Tax Commission. This agreement memorializes this provision as well as acknowledging Emery's duty to secure permits from Public Works for any excavation or construction.

The City Council will consider Resolution 26-21 at the Regular Council Meeting scheduled February 24, 2026 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF FEBRUARY 24, 2026

The Council agreed to add all items to the Consent Agenda for the February 24, 2026 Regular City Council Meeting at 6:30 PM.

COMMUNICATIONS

A. PSRB UPDATE

Eric Bunderson, City Attorney, provided a PowerPoint presentation summarized as follows:

- PSRB Report for 2025
 - Purpose
 - Provide Council oversight of use-of-force reviews and complaints
 - Identify trends and policy compliance
 - Ensure transparency and accountability
 - Quarter 1: January- March 2025
 - Uses of Force Reviewed
 - Physical Force: 112
 - Show of Force: 82
 - Vehicle Pursuits: 5
 - Tire Spikes: 4
 - K9: 1
 - In Policy: 209
 - Out of Policy: 0
 - Key Point: Use of force activity was dominated by physical control and show-of-force tactics. No incidents were out of policy.
 - Complaints Reviewed (Q1)
 - Allegations: 4
 - Employees Involved: 1
 - Sustained: 2
 - Unfounded: 2
 - Exonerated / Not Sustained: 0
 - Disposition Summary
 - Sustained allegations involved administrative compliance issues
 - Addressed through non-disciplinary instruction
 - Quarter 2- April- June 2025
 - Uses of Force Reviewed
 - Physical Force: 133
 - Show of Force: 79
 - Forced Entry: 6
 - SWAT Warrant Service: 4
 - Tire Spikes: 4

- In Policy: 224
- Out of Policy: 0
- Key Point: Force patterns remained consistent with Q1. All reviewed incidents were within policy.
- Complaints Reviewed (Q2)
 - Allegations: 4
 - Employees Involved: 3
 - Sustained: 2
 - Not Sustained: 2
- Disposition Summary
 - One sustained conduct allegation
 - One sustained failure-to-arrest allegation
 - Both addressed with corrective discipline
- Quarter 3- July- September 2025
 - Uses of Force Reviewed (Q3)
 - Physical Force: 103
 - Show of Force: 52
 - Vehicle Pursuits: 7
 - Taser: 2
 - Forced Entry: 2
 - In Policy: 152
 - Out of Policy: 0
 - Key Point: Overall use of force declined, but administrative review volume increased.
 - Complaints Reviewed (Q3)
 - Allegations: 19
 - Employees Involved: 9
 - Sustained: 11
 - Exonerated: 2
 - Unfounded: 6
- Disposition Summary
 - Sustained findings primarily involved:
 - Attendance
 - Timekeeping
 - Investigation procedures
 - Disciplinary actions included suspension and retraining
- Quarter 4: October- December 2025
 - Uses of Force Reviewed
 - Physical Force: 122

- Show of Force: 83
 - Forced Entry: 6
 - SWAT Warrant Service: 9
 - Tire Spikes: 3
- In Policy: 233
- Out of Policy: 0
- Key Point: Force activity stabilized and remained policy-compliant through year end.
- Complaints Reviewed (Q4)
 - Allegations: 3
 - Employees Involved: 2
 - Sustained: 2
 - Unfounded: 1
- Disposition Summary
 - Sustained allegations related to attendance and timecard procedures
 - Disciplinary order issued by Chief of Police
- 2025 Year End Summary
 - Uses of Force
 - Total reviewed: 818+
 - Out of policy: 0
 - Most common categories:
 - Physical Force
 - Show of Force
 - No firearm use resulted in policy violations
 - Complaints Overview
 - Sustained complaints were primarily administrative
 - No sustained findings of excessive or unlawful force
 - Corrective action consistently applied
 - What Does This Mean?
 - Use-of-force policies are being followed
 - Oversight is active and effective
 - Issues identified are administrative, not systemic
 - Discipline and correction are timely and documented

Councilmember Whetstone stated that he attempted a year-over-year comparison using available data from 2023 and one quarter of 2024. Based on that information and the current report, he observed a significant improvement in policy compliance. He inquired whether the improvement was due to increased training efforts,

changes in emphasis, or adjustments to the evaluation criteria. Chief Jacobs responded that the policy has not changed but stated that training efforts continue to improve. She explained that past policy violations were more often related to pursuits rather than general officer conduct. She noted that the department's policy is among the most restrictive in the state, particularly regarding use of force, which includes any physical effort beyond non-compliance, such as physically guiding someone into handcuffs. She added that policy violations have historically been infrequent and suggested that the requirement for officers to thoroughly articulate their actions encourages careful adherence to policy. Councilmember Nordfelt noted that there were only two taser instances reported and asked if that number is accurate. Chief Jacobs replied that there is a high compliance rate when a taser is displayed.

The Mayor and Council had no further questions or concerns.

B. ETHICS AND OPEN MEETING TRAINING

Eric explained that the City is required to conduct ethics training and has worked to keep it engaging and fresh each year. After using videos and other activities in prior trainings, he incorporated a "Jeopardy"-style game for this session, dividing staff and Council into teams ("Broccoli" and "Lemons").

The game covered topics including ethics, the Utah Open Meetings Act, and harassment. Questions addressed issues such as conflicts of interest, substantial interest disclosures, improper release of private or controlled information for personal benefit, consequences of Open Meetings Act violations (including invalidation of actions), agenda requirements, and the limited circumstances allowing closed meetings. Harassment topics included the definitions of pervasive versus severe conduct, quid pro quo harassment, and the City's responsibility to prevent harassment through policy oversight. Eric emphasized that the City has a structured process for handling complaints, including multiple reporting avenues (such as HR, supervisors, himself, or an anonymous email), prompt investigations, assignment of an attorney and investigator, written reports, and timely action to reduce liability and ensure compliance.

He concluded by reiterating that the purpose of the training was to reinforce legal requirements and the City's systems for ethics compliance, open meetings, and harassment prevention.

The Mayor and Council had no further questions or concerns.

C. ENFORCEMENT IN HOA'S

Eric explained that City ordinances are enforceable throughout the City, including within HOA neighborhoods. Historically, the City has not actively enforced code violations within HOAs based on the assumption that HOAs maintain and enforce standards higher than the City's; however, he noted that this is not always the case in practice. He stated that enforcement can become constitutionally sensitive, particularly regarding Fourth Amendment concerns. If a violation can be observed from a public place or from a location where staff have been invited, it may be cited under the "plain view" doctrine. Issues arise when violations are located along private easements or roads that are not public. In such cases, if staff are not invited and the violation is not visible from a public vantage point, entering the area could raise constitutional concerns. Eric emphasized that these situations must be reviewed on a case-by-case basis. In the specific example discussed, staff determined there was no clear private owner of the road in question, and therefore he believed the City could access the area to observe and cite violations. He noted that this will not apply in all circumstances, as some private roads may lawfully restrict City access absent permission.

Councilmember Nordfelt asked if there needed to be a formal policy change to allow staff to be invited onto private property so they can help residents in HOA areas. Eric replied no and indicated that this isn't a written policy. He noted that it could get complicated in some cases but he and Tumi Young, Chief Code Enforcement Officer, could work together on a case-by-case basis to resolve issues. Upon inquiry, a majority of the Council agreed with this approach. Ifo Pili, City Manager, added that this new practice would be complaint driven and noted that Code Enforcement would still not actively investigate HOA's without invitation.

The Mayor and Council had no further questions or concerns.

D. POP UP VENDOR DISCUSSION

Steve Pastorik, CD Director, provided a PowerPoint presentation summarized as follows:

- Legal Vendors
 - Food vending permit or temporary use permit
 - Business license
 - Property owner approval
 - Food trucks/trailers inspected by Fire Dept.

- For food vendors, vehicle/trailer stored at commissary daily
- Illegal
 - No permit
 - No license
 - May or may not have property owner approval
 - Food trucks/trailers not inspected by Fire Dept.
 - Food not inspected per Health Dept. guidelines
- County Health Department
 - County Health Dept. is trying to educate the public.
 - They have also reached out to cities to coordinate enforcement efforts.
- City Enforcement Efforts
 - 55 enforcement interactions (40 cases) initiated since May
 - Educated vendors, businesses, and property owners on City ordinances
 - If vendors didn't move after being educated, required that they vacate the property
 - Where needed, sent property owners a notice of violation
 - Inspected sites outside of normal business hours
- Enforcement Challenges
 - Redwood Drive-In vendors displaced.
 - The mobile nature of vendors makes enforcement difficult.
 - Operators don't have ID and/or don't speak English.
 - With limited staff, vendors are operating outside of business hours.

Mayor Lang noted that licensed vendors will have a blue sticker. Councilmember Whetstone asked if a private property owner is responsible for verifying that vendors they allow on site are licensed and inspected. Steve replied that the property owner is required to sign the application for any vendor permitted on their property. Councilmember Wood how vendors on public sidewalks are addressed. Steve replied that these are not allowed in any circumstance. Councilmember Harmon asked if there are zoning restrictions. Steve replied that temporary uses are required to be in commercial zones. He noted that mobile vendors who are licensed in another City must also be honored in West Valley per Utah State Code.

Upon inquiry, Jody Knapp, Zoning Administrator, explained that the County defines mobile food vendors as operators who move locations and may remain on a site for up to four hours. In contrast, the City categorizes food vending units as trailers only,

which may be included in the City's limit of 15 licensed stationary vendors and may remain on a site under that license. Food trucks, however, may operate as mobile vendors for up to four hours and are not counted toward the City's 15-unit cap. Pop-up tents are not permitted, as they do not meet health department requirements. She added that approved vendors should display required documentation, including a health department inspection sticker and a fire department inspection sticker (typically yellow and placed inside the trailer door), as well as a business license. Vendors operating under one of the City's 15 stationary licenses must also display a numbered placard resembling a parking sign and a current annual validation sticker. Councilmember Wood asked how the number 15 was determined. Jody replied that this has been in place since 2009 and was based on population. Councilmember Nordfelt asked if all 15 licenses are being used and if there is a waiting list. Jody replied yes and noted that there are about 10 vendors on the waiting list. Mayor Land added that another consideration was not wanting to take away business from brick and mortar locations.

Mayor Lang asked who could be called on weekends if an illegally pop up vendor is seen. Steve replied that a photo can be sent to staff which can be used to enforce. If there is a violation on a public sidewalk or public space, the Police Department can address those issues.

The Mayor and Council had no further questions or concerns.

E. LAND PLANNING DISCUSSION FOR PROPERTY LOCATED AT APPROXIMATELY 1300 WEST 3300 SOUTH

Jon Springmeyer, ED Director, explained that approximately a year and a half ago, the Redevelopment Agency issued an RFP for the subject property and received four proposals, two of which were presented to the Council in closed session. The property is wholly owned by the Redevelopment Agency. After review, it was determined that the proposals did not meet expectations, and staff chose not to move forward. Staff then shifted direction and involved the Council in a collaborative planning process with consultants over several months. That effort resulted in a finalized plan and site layout featuring a mix of multifamily, single-family, townhomes, and commercial uses. Jon asked the Council whether they were comfortable using the jointly developed plan as a guiding framework to re-market the property and suggested that issuing a new RFP would likely be the best next step.

Councilmember Harmon stated that he personally likes the plan, particularly the ownership layout along the west and north sides. He noted that including a multifamily building would support potential future commercial development in the area. While acknowledging that the plan is not perfect, he felt it is likely the best possible approach.

Mayor Lang expressed that she was very underwhelmed by the plan and did not like it. She questioned whether the proposed density was driven primarily by a desire to include commercial development. She stated she would prefer less density without commercial, emphasizing the importance of waiting for a high-quality project rather than moving forward with a suboptimal plan that would remain long-term. Mayor Lang noted the challenges of the property's location and layout, suggesting she would favor single-family starter homes on 7,000–8,000 square foot lots over pursuing higher density to accommodate commercial development. She referenced past experience across the street, where increased density did not successfully support commercial uses.

Councilmember Wood stated that she doesn't believe this is the right place for single family but also isn't sure if the proposed plan is the right fit either. She noted that this is a very difficult piece of property.

Councilmember Huynh stated that he would agree with Mayor Lang in needing single family homes and this being a good location for it.

Councilmember Whetstone stated that he recognizes that there has been a lot of work put into this but noted that he is not in favor of the proposed plan. He indicated that his preference would be to make this a park and incorporate it with the Veteran's Memorial to the north. He stated that this could be a gem at one of the gateways to the City.

Councilmember Nordfelt agreed and stated that he has always wanted this parcel to be open space.

Councilmember Christensen noted that previous efforts to have a developer align with the Council's vision for the property were unsuccessful, as the concepts presented did not match expectations. He explained that this contributed to the lengthy delay in moving the project forward. He referenced past attempts at multifamily and commercial development across the street, noting that even with support from entities like the Chamber of Commerce, commercial uses struggled

to succeed due to factors beyond the development itself. He expressed skepticism that commercial development on the current property would fare any better.

After discussion, the Mayor and Council agreed to ask the consultants working on the General Plan to make this an area of focus as they work on the project over the next year and a half and the Council would revisit options when the General Plan project is complete.

The Mayor and Council had no further questions or concerns.

F. LEGISLATIVE UPDATE

Sam Johnson, Director of Public Relations and Government Affairs, provided an update on the legislative session, noting that there are currently 850 bills, and the number is expected to surpass 1,000—an unprecedented volume at the Capitol. Of those, 45 bills have passed so far, which is typical, but the large number of bills means many may not get addressed in the final weeks.

He highlighted a few key items: several property tax bills are still in flux, and the major homeless legislation is not yet finalized. He expects the scattered shelter model to remain in place rather than the campus model, and the city's role is still being determined.

On charter schools, a bill was proposed giving them first rights to purchase decommissioned public school property. After discussion, a compromise appears to grant a joint first right between the city and charter schools, which still generally preserves the city's priority.

Finally, Sam discussed House Bill 501, which would require cities to tax water infrastructure and deposit fees into a city-managed fund. He explained that nearly all cities oppose it due to its complexity and high cost, as it could result in hundreds of millions in taxes on residents while limiting city control over other taxes. The consensus seems to be that the bill is unlikely to advance without major revisions.

The Mayor and Council had no further questions or concerns.

G. 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

N/A

B. COUNCIL REPORTS

COUNCILMEMBER WOOD

Councilmember Wood stated she attended the ribbon cutting for Krispy Kone, the Neighborhood Leadership Academy, and a Sunset Hills HOA meeting.

COUNCILMEMBER CHRISTENSEN

Councilmember Christensen stated that he attended the ALS ribbon cutting event.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY FEBRUARY 10, 2026 WAS ADJOURNED AT 5:56 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, February 10, 2026.

Nichole Camac, MMC
City Recorder