



WEST VALLEY CITY

City Council Study Meeting
March 24, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, MARCH 24, 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 (*online*)
William Whetstone, Councilmember District 3 (*online*)
Cindy Wood, Councilmember District 4

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Michael Fossmo, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CD Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director (*online*)
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

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APPROVAL OF MINUTES OF STUDY MEETING HELD MARCH 10, 2026

The Council considered the Minutes of the Study Meeting held March 10, 2026. There were no changes, corrections or deletions.

Councilmember Wood moved to approve the Minutes of the Study Meeting held March 10, 2026. Councilmember Huynh seconded the motion.

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

INTRODUCTION OF NEW EMPLOYEES

Paula Melgar introduced Lia Cline from Human Resources.

Dan Johnson introduced Sarah Fillerup from Public Works.

Steve Pastorik introduced Tiffany Kalinowski from Planning and Zoning.

Deputy Chief Fossmo introduced Rahimi Houssein, Jose Nino, Vincent Miller, and Sydney White from the Police Department.

Chief Evans introduced Enrique Garcia, Keanu Serna, Caleb Hodges, and Dean Noble from the Fire Department.

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF MARCH 24, 2026

Mayor Lang indicated that one additional person, Jennifer Olsen, has been added to the PSRB and was placed on the consent agenda.

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

AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR APRIL 14, 2026

A. LEADERSHIP ACADEMY RECOGNITIONS

Craig Thomas, Community and Culture Director, highlighted the leadership academy program and noted that participants will join the Council at the Regular City Council Meeting Scheduled April 14, 2026 for recognition.

PUBLIC HEARINGS SCHEDULED FOR APRIL 24, 2026

A. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2025-2026 BUDGET**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled April 14, 2026 in order for the City Council to hear and consider public comments regarding Re-Opening the FY 2025-2026 Budget

Proposed Ordinance 26-11 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-11, AMEND THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

Jim Welch, Finance Director, discussed proposed Ordinance 26-11 that would amend the Budget of West Valley City for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds.

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

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City holds public hearings on budget amendments on a quarterly basis each fiscal year.

Councilmember Wood asked for clarification for specific numbers on the spreadsheet. Jim noted that these numbers are tied to a key for cross referencing.

The City Council will consider Ordinance 26-11 at the Regular Council Meeting scheduled April 14, 2026 at 6:30 P.M.

ORDINANCE 26-12: AMEND SECTION 17-1-107 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE REQUIREMENTS TO SERVE ON THE LICENSE HEARING BOARD

Eric Bunderson, City Attorney, presented proposed Ordinance 26-12 that would amend Section 17-1-107 of the West Valley City Municipal Code to Update Requirements to Serve on the License Hearing Board.

Written documentation previously provided to the City Council included information as

follows:

Appeals of business license denials or revocations are heard by the License Hearing Board established in Section 17-1-107. The LHB is a three person panel. Of the three, two must be residents, one must be a City employee, and one must own a substantial business interest in the City (an individual may meet multiple criteria).

Recently, the City employee serving on the board retired. While the other two board members remain, the member representing a business interest is now retired as well. Both are City residents. The LHB meets infrequently but serves an important role in offering due process to City business license holders and applicants.

The proposed change would retain the requirement that two of the three members be City residents but remove the employee and business interest requirements. This allows the third member of the board to be a nonresident with a business interest, a resident, or any other individual who the City Manager and City Council deem to be qualified. This also removes the possibility that a City employee may have a conflict due to prior involvement with the application or business in question.

Councilmember Wood asked who would determine who is on this board. Eric replied that it would come to the Council after recommendation from Ifo. Nichole Camac, City Recorder, added that anyone interested can submit a form online.

The City Council will consider Ordinance 26-12 at the Regular Council Meeting scheduled April 14, 2026 at 6:30 PM.

RESOLUTION 26-33: APPROVE A FRANCHISE AGREEMENT BETWEEN VAIX INC. AND WEST VALLEY CITY FOR A TELECOMMUNICATIONS NETWORK IN THE CITY

Eric Bunderson, City Attorney, presented proposed resolution 26-33 that would approve a Franchise Agreement Between Vaix Inc. 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 Senawave's duty to secure permits from Public Works for any excavation or construction.

The City Council will consider Resolution 26-33 at the Regular Council Meeting scheduled April 14, 2026 at 6:30 P.M

RESOLUTION 26-34: AWARD A CONTRACT TO ACE DISPOSAL, INC. FOR RESIDENTIAL SOLID WASTE COLLECTION SERVICES

Dan Johnson, Public Works Director, presented proposed resolution 26-34 that would award a Contract to ACE Disposal, Inc. for Residential Solid Waste Collection Services.

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

The City's current solid waste/recycling collection and disposal service agreement with Ace Recycling and Disposal expires in June 2026. The Public Works Department issued a request for proposals for the next service agreement. Two responsive proposals were received: Ace Recycling and Disposal, and Waste Management of Utah. Ace was selected to provide services for the next contract beginning in July. The new agreement has a term of six years, with two optional two-year extensions.

Ace's proposal included a cost-sharing arrangement on recyclable material processing costs to address market fluctuations. Ace also proposed a price escalation method that adjusts contract unit prices according to the BLS Water, Sewer and Trash Collection Services Consumer Price Index (CPI-U) and a cost escalation for solid waste disposal of \$0.50 per ton per year, (approximately 1.5% per year).

The primary services include weekly garbage collection and disposal, bi-weekly curbside recycle collection, bulky waste pickup, and the neighborhood cleanup program. Supplemental services include glass recycling drop-off locations, community service project dumpsters, Christmas tree disposal and City facility and park garbage collection.

Councilmember Whetstone asked how the recycling cost sharing fee would work. Dan explained that several years ago, changes in the global recycling market—particularly China

no longer accepting large amounts of recyclable materials—created significant instability in pricing. In response, ACE Disposal previously negotiated a cost-sharing agreement with the City, where ACE covers a base cost and the City shares in costs only when market prices rise. Dan noted that this arrangement has generally been favorable to the City, with most months requiring no additional payment for recycling processing. He clarified that this cost-sharing model was not required in the RFP but was instead proposed by ACE Disposal as a way to manage market fluctuations.

The City Council will consider Resolution 26-34 at the Regular Council Meeting scheduled April 14, 2026 at 6:30 P.M

RESOLUTION 26-35: APPROVE A REAL ESTATE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY AND 5700 WEST WVC OWNER, LLC

Dan Johnson, Public Works Director, presented proposed resolution 26-35 that would approve a Real Estate Purchase and Sale Agreement Between the City and 5700 West WVC Owner, LLC.

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

West Valley City owns a parcel of land north of 2300 South west of 5700 West. 5700 West WVC Owner, LLC owns the adjacent parcel north of the West Valley City parcel along with property south of 2300 South. 5700 West WVC Owner, LLC owns a total of approximately 5.0 acres west of 5700 West, north and south of 2300 South. They will also be requesting vacation of 2300 South west of 5700 West.

The sale price of \$101,000.00 for the 7,006 square foot parcel (0.161 acre) was based upon an appraisal prepared by Integra Realty Resources.

The City Council will consider Resolution 26-34 at the Regular Council Meeting scheduled April 14, 2026 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF APRIL 14, 2026

The Council agreed to add Resolution 26-33 to the Consent Agenda for the April 14, 2026 Regular City Council Meeting at 6:30 PM.

REVIEW AGENDAS FOR REGULAR REDEVELOPMENT AGENCY AND MUNICIPAL BUILDING AUTHORITY MEETINGS SCHEDULED APRIL 14, 2026

Jim Welch, Finance Director, noted that both the Redevelopment Agency and Municipal

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Building Authority would have budget openings for the third quarter.

The Redevelopment Agency and Municipal Building Authority meetings will be held April 14, 2026 at 6:30 PM.

COMMUNICATIONS

A. 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 CHRISTENSEN

Councilmember Christensen noted that he attended the Granger High School Women in Public event, the WVC is ME scavenger hunt, and Shakespeare in the schools.

COUNCILMEMBER HARMON

Councilmember Harmon stated that he attended the Association of Municipal Governments Council meeting.

COUNCILMEMBER WOOD

Councilmember Wood stated she attended the Boarding Home Task Force Meeting and a ChamberWest event.

MAYOR LANG

Mayor Lang stated that she attended COM.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY MARCH 24, 2026 WAS ADJOURNED AT 5:13 PM BY MAYOR

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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, March 24, 2026.



Nichole Camac

Nichole Camac, MMC
City Recorder