



WEST VALLEY CITY

City Council Regular Meeting Minutes May 26, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC REGULAR SESSION ON TUESDAY, MAY 26, 2026 AT 6:30 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
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
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 (*electronically*)
Tumi Young, Chief Code Enforcement Officer
Ken Cushing, IT

OPENING CEREMONY- COUNCILMEMBER CINDY WOOD

Councilmember Cindy Wood reflected on the observance of Memorial Day, noting that the holiday is intended to honor and remember military personnel who lost their lives while serving in the armed forces. She shared that her family has traditionally observed Memorial Day by remembering both loved ones and those who served in the military. Councilmember Wood also referenced a quote from President Calvin Coolidge regarding honor and sacrifice, stating that he views members of the military who gave their lives in service as deserving of remembrance and gratitude for their sacrifices in protecting the country. She asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD MAY 12, 2026

The Council considered the Minutes of the Regular Meeting held May 12, 2026. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Regular Meeting held May 12, 2026. Councilmember Wood seconded the motion.

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

PUBLIC COMMENT PERIOD

Rhonda Amacombe, a West Valley City resident of 23 years, expressed concerns regarding activity at a neighboring property on Sugar Maple Circle. She stated that the home, located within a single-family residential neighborhood, has experienced frequent turnover of vehicles and occupants over the past several years, with numerous vehicles regularly parked along the street and driveway. Rhonda raised concerns regarding possible unpermitted structures and modifications to the property, including sheds, additional entrances, garage conversions, and a second driveway. She also expressed concerns regarding drainage impacts, fire safety, overcrowding, and possible illegal activity occurring at the residence. Rhonda requested that the City review the situation and investigate potential code or safety violations.

Bruce Gourley, a neighboring resident, stated that he had observed many of the same concerns raised by the previous speaker regarding activity at the nearby property. He reported frequent vehicle and occupant turnover, concerns about possible illegal activity, and the recent placement of a large shed on the property. Bruce also expressed concerns regarding the appearance of the property and its potential impact on the surrounding neighborhood and nearby property values.

Martha Gourley, a resident of the same neighborhood, expressed concerns regarding frequent turnover of occupants at the neighboring property and the number of individuals reportedly living at the residence. She stated that she had observed numerous people regularly moving in and out of the home, as well as activity she believed to be suspicious or potentially related to illegal drug activity. Martha also raised concerns regarding late-night work occurring at the property, the overall condition and appearance of the residence, and the perceived impact on neighborhood safety and quality of life. She requested assistance from the City in addressing the concerns raised by nearby residents.

Mike Markham stated that the neighborhood concerns discussed by previous speakers were not isolated incidents and noted that similar issues had been discussed by other residents. He also commented on the recent removal of trees around City Hall, expressing concern about the appearance of the area and asking whether replacement landscaping was planned. Mike additionally referenced recent sewer line work near City Hall and questioned whether the installed line was adequately sized for the facility. He concluded by expressing frustration regarding ongoing neighborhood parking and nuisance concerns and uncertainty about what actions could be taken to address them.

Jim Vesock encouraged the Council and staff to coordinate addressing issues related to overcrowded housing and multiple occupants residing in single-family homes. He also informed the Council of community events taking place that evening, including a petting zoo event at Chick-fil-A and a storytelling event at the Cultural Center focused on preserving historical stories and experiences from longtime West Valley City residents. Jim additionally raised concerns regarding deteriorated pavement and large potholes near the driveway area by Wingstop off 3500 South, noting that the condition creates difficulties for drivers and could potentially damage vehicles. He requested that temporary repairs or maintenance be considered until permanent improvements are completed.

Barry Gittleman commented on current economic challenges facing many Americans and stated that local governments are often viewed as being more responsive to residents' concerns than state or federal governments. He acknowledged the City's consideration of a potential tax increase and discussed the relationship between rising costs, housing affordability, and local revenue needs. Barry encouraged the City to consider strategies that would support additional housing development and population growth, including streamlining development processes and reducing costs associated with construction where possible. He stated that increasing housing supply and attracting additional residents could help improve affordability and expand the City's tax base.

Tim Amicone, a resident of Sugar Maple Circle and longtime West Valley City resident, expressed concerns regarding overcrowding, construction activity, and property modifications occurring at a neighboring residence. He stated that numerous individuals regularly reside at the home and described concerns regarding late-night activity, parking, noise, and ongoing construction work occurring outside regular inspection hours. Tim also raised concerns regarding grading and drainage changes near the shared property line, possible impacts to neighboring properties, and the construction of an additional driveway and large shed structure. He expressed concerns regarding neighborhood safety, maintenance of neighborhood character, and the overall appearance of the property, and requested that the City review the situation and applicable regulations.

Ryan Mahoney, a West Valley City resident, addressed the Council regarding the 4100 South wrought iron fence ordinance previously discussed by the Council. He stated that he had observed several properties along the corridor where residents had attempted to comply with the ordinance, though many improvements appeared piecemeal and inconsistent due to the lack of a coordinated City program. Ryan stated that he had provided the Mayor and Council with a proposed voluntary assessment area financing framework intended to help residents finance fence improvements through property tax assessments. He explained that the proposal could potentially reduce costs for residents and support more consistent aesthetic improvements along the corridor.

Lance, a longtime resident of the neighborhood, expressed concerns regarding ongoing activity at a nearby rental property referenced by previous speakers. He stated that loud music and gatherings had occurred late into the night, creating concerns for neighborhood safety and quality of life. Lance also expressed concern about the number of individuals reportedly living at the residence and questioned whether the occupancy aligned with single-family residential zoning requirements. He stated that he and his neighbors were concerned about potential safety issues and disturbances associated with the property.

Taylor Amicone, a resident of the same neighborhood, stated that ongoing late-night noise from the neighboring property, including loud music and gatherings, has disrupted nearby residents. Taylor expressed concern regarding repeated nighttime activity and stated that the noise has negatively impacted the ability of neighbors to sleep.

Councilmember Harmon stated that he was familiar with the neighborhood concerns being discussed, noting that he lives nearby and has observed issues related to parking congestion and access along Sugar Maple Circle. He expressed concern that emergency vehicles could face difficulties accessing the street due to the volume of parked vehicles. Councilmember Harmon stated that staff in Community Development and Code

Enforcement were aware of the situation and would continue reviewing the matter. He also discussed broader concerns regarding boarding house-style occupancy within single-family residential neighborhoods, stating that such situations can create impacts related to parking, traffic, and neighborhood safety. Councilmember Harmon encouraged residents to provide contact information to staff for follow-up communication regarding the issue.

Mayor Lang suggested that residents experiencing late-night noise disturbances contact West Valley Dispatch through the non-emergency line after applicable noise ordinance hours. She noted that similar situations in her neighborhood had generally been resolved after reporting the issue and acknowledged the challenges that ongoing nighttime noise can create for nearby residents and families

Ifo Pili, City Manager, stated that staff would coordinate with the City's Boarding House Task Force regarding the concerns raised about the property and would follow up on the specific residence discussed during public comment. It was also noted that staff would coordinate with the Police Department regarding reported noise ordinance concerns. Ifo stated that the Boarding House Task Force had been actively working on related issues and reviewing individual cases as they arise,

ADOPTION OF THE WEST VALLEY CITY TENTATIVE/INTERIM BUDGET

A. AN EXECUTIVE OFFICER OR BUDGET OFFICER OF THE CITY INTENDS TO STATE IN THIS PUBLIC MEETING THAT THE TENTATIVE BUDGET INCLUDES A PROPOSED TAX RATE INCREASE

Mayor Lang stated that an executive officer or budget officer of the City intends to state in this public meeting that the tentative budget includes a proposed tax rate increase.

B. AN EXECUTIVE OFFICER OR BUDGET OFFICER OF THE CITY STATES THAT THE TENTATIVE BUDGET INCLUDES A PROPOSED TAX RATE INCREASE AND PRESENTS A PROPERTY TAX IMPACT SCHEDULE AS DEFINED IN UTAH CODE SECTION 59-2-924

Jim Welch, Finance Director, stated that the tentative budget includes a proposed tax rate increase and presents a property tax impact schedule as defined in Utah Code Section 59-2-924.

C. THE CITY INTENDS TO STATE THAT THE CITY IS CONSIDERING LEVYING A TAX RATE THAT EXCEEDS THE CITY'S CERTIFIED TAX RATE (THE "PROPOSED TAX RATE INCREASE"). THE CITY WILL ALSO STATE THE APPROXIMATE DOLLAR

AMOUNT AND PURPOSE FOR ADDITIONAL AD VALOREM TAX REVENUE THAT WOULD BE GENERATED BY THE PROPOSED TAX RATE INCREASE. THE CITY WILL ALSO STATE THE APPROXIMATE PERCENTAGE INCREASE IN AD VALOREM TAX REVENUE FOR THE CITY BASED ON THE PROPOSED TAX RATE INCREASE. THE CITY WILL ALSO STATE THAT IF THE CITY PROCEEDS WITH THE PROPOSED TAX RATE INCREASE, THE CITY WILL PROVIDE NOTICE OF AND CONDUCT A PUBLIC HEARING, AS REQUIRED BY UTAH CODE SECTION 59-2-919(4)(C), AT WHICH MEMBERS OF THE PUBLIC WILL HAVE AN OPPORTUNITY TO PROVIDE COMMENTS ON THE PROPOSED TAX RATE INCREASE

Mayor Lang stated that the City intends to state that the City is considering levying a tax rate that exceeds the City's certified tax rate (the "proposed tax rate increase"). She noted that the City will also state the approximate dollar amount and purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase. Mayor Lang indicated that the City will also state the approximate percentage increase in ad valorem tax revenue for the City based on the proposed tax rate increase. She added that the City will also state that if the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code Section 59-2-919(4)(c), at which members of the public will have an opportunity to provide comments on the proposed tax rate increase.

- D. **THE CITY IS CONSIDERING LEVYING A TAX RATE THAT EXCEEDS THE CITY'S CERTIFIED TAX RATE. THE PROPOSED TAX RATE INCREASE WOULD GENERATE APPROXIMATELY \$1,907,662 OF ADDITIONAL AD VALOREM TAX REVENUE TO BE USED TO PAY FOR ADDITIONAL OPERATIONAL AND EMPLOYEE COMPENSATION COSTS. THE PROPOSED TAX RATE INCREASE WOULD INCREASE THE CITY'S AD VALOREM TAX REVENUE BY APPROXIMATELY 5%. IF THE CITY PROCEEDS WITH THE PROPOSED TAX RATE INCREASE, THE CITY WILL PROVIDE NOTICE OF AND CONDUCT A PUBLIC HEARING, AS REQUIRED BY UTAH CODE SECTION 59-2-919(4)(C)**

Jim Welch, Finance Director, stated that the City is considering levying a tax rate that exceeds the City's certified tax rate. The proposed tax rate increase would generate approximately \$1,907,662 of additional ad valorem tax revenue to be used to pay for additional operational and employee compensation costs. He noted that the proposed tax rate increase would increase the City's ad valorem tax revenue by approximately 5%. If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code Section 59-2-919(4)(c).

E. **BUDGET OFFICER PRESENTS THE PROPERTY TAX IMPACT SCHEDULE**

Mayor Lang stated that the City's Budget officer will now present the property tax impact schedule.

Jim Welch, Finance Director, stated that he is presenting the property tax impact schedule to the Council today. He noted that it has been included in the Council's packets as a separate document from all other budget documents. Jim noted that copies are also available attached to the agenda on the Utah public notice website and on the City website. He added that the property tax impact schedule can also be found on the website at wvc-ut.gov and clicking the truth in taxation button on the main page to find it. Jim stated that copies are also available at the back of the room or upon request to himself or the City Recorder, Nichole Camac.

F. **ACCEPT PUBLIC COMMENT REGARDING THE TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled May 26, 2026 in order for the City Council to hear and consider public comments regarding the Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027.

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

This resolution adopts the tentative budget for West Valley City for the 2026-2027 fiscal year and sets a date for public comment at a hearing to be held on August 11, 2026.

West Valley City will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2026-2027.

Jim Welch, Finance Director, provided an overview of the proposed budget process and explained that portions of the budget discussion and disclosures are required by state law. He reviewed the City Council's five established vision priorities for the City, including attractiveness, community, prosperity, diversity, and reputation, and explained that departmental budget requests were evaluated based on alignment with those priorities. Jim stated that departments submitted approximately \$13.9

million in prioritized requests, of which approximately \$1.4 million was recommended for funding following review by a budget committee composed of City management and finance staff. He explained that approved requests were categorized as either required obligations or recommended additions.

Jim also reviewed personnel-related expenditures included in the proposed budget, including funding for additional police officers, firefighters, and other City employees, as well as compensation increases for public safety and general City staff. He stated that projected revenues for the upcoming fiscal year are approximately \$122 million, with expenditures projected at approximately \$124 million, resulting in an estimated deficit of approximately \$1.9 million, which is proposed to be addressed through a property tax increase.

Additional discussion included revenue sources, expenditure allocations, reserve fund balances, and estimated property tax impacts to residential and commercial properties. Jim noted that the proposed tax increase would represent approximately a one percent increase to the General Fund budget and reviewed reserve levels in relation to state requirements and bond rating considerations. He concluded by outlining the anticipated timeline for tentative and final budget adoption, including upcoming public hearings and the scheduled Truth in Taxation hearing.

Mayor Lang opened the Public Hearing.

Jim Vesock commented on the proposed budget and property tax increase, stating that residents should remain mindful of how public funds are spent. He expressed support for the portions of the budget related to public safety staffing, including additional firefighters and police officers, stating that maintaining emergency response services and public safety resources is important for the community. Jim also acknowledged the City's efforts to manage the budget responsibly and stated that other taxing entities may have a larger impact on overall property tax bills than the City's proposed increase. He commended City leadership and finance staff for their work in developing the proposed budget.

Mayor Lang closed the Public Hearing.

ACTION: RESOLUTION 26-54, ADOPT A TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027 AND SET AUGUST 11, 2026 AS THE DATE FOR A PUBLIC BUDGET HEARING

The City Council previously held a public hearing regarding proposed Resolution 26-

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54 that would adopt a Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027 and Set August 11, 2026 as the Date for a Public Budget Hearing.

Councilmember Huynh expressed concerns regarding City involvement in private-sector operations, specifically referencing City-owned golf courses and the Maverik Center. He stated that he believes such facilities should potentially be sold so resources could instead be directed toward beautification and other City improvements. Councilmember Huynh also raised concerns regarding water usage associated with golf course operations, particularly in light of ongoing public discussions encouraging water conservation.

Additional comments included concerns regarding property taxes, housing affordability, and the City's approach to housing development. Councilmember Huynh stated that increasing property values and taxes can create financial burdens for residents, particularly those on fixed incomes or those needing to access home equity. He also discussed concerns regarding benefits related to golf access for current and former councilmembers and emphasized the importance of responsible fiscal management and prioritizing residents' needs. Councilmember Huynh concluded by expressing support for City employees and a desire to continue improving the community and quality of services provided to residents.

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

Councilmember Christensen moved to approve Resolution 26-54

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Majority.

ACTION: RESOLUTION 26-55, CONFIRM THAT CERTAIN STATEMENTS WERE MADE AND DOCUMENTS MADE AVAILABLE AS REQUIRED BY STATE LAW

Mayor Lang discussed proposed Resolution 26-55 that would confirm that Certain Statements were Made and Documents Made Available as Required by State Law.

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 26-55

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

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

Majority.

ACTION: RESOLUTION 26-56, CONFIRM THAT CERTAIN ADDITIONAL STATEMENTS WERE MADE AS REQUIRED BY STATE LAW AND DIRECT THE BUDGET OFFICER TO NOTIFY THE TAX COMMISSION AND THE SALT LAKE COUNTY AUDITOR OF A PROPOSED TAX INCREASE AND THE DATE, TIME, AND PLACE OF A PUBLIC HEARING AS REQUIRED BY STATE LAW

Mayor Lang discussed proposed Resolution 26-56 that would confirm that Certain Additional Statements were Made as Required by State Law and Direct the Budget Officer to Notify the Tax Commission and the Salt Lake County Auditor of a Proposed Tax Increase and the Date, Time, and Place of a Public Hearing as Required by State Law.

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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 26-56

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

Majority.

PUBLIC HEARINGS

A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION SV-3-2026, FILED BY WEST VALLEY LAND HOLDINGS, LLC, REQUESTING APPROVAL OF A FIVE-LOT SUBDIVISION WITH A STREET VACATION**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled May 26, 2026 in order for the City Council to hear and consider public comments regarding Application SV-3-2026, Filed by West Valley Land Holdings, LLC, Requesting Approval of a Five-Lot Subdivision with a Street Vacation.

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

The purpose of this subdivision is to amend two lots from the WVLH Subdivision that was recorded in 2023, as well as take the remaining parcels owned by West Valley Land Holdings, LLC, and create a new subdivision consisting of 5 lots. The subdivision will modify the parcel lines where the current office tower sits and creates 4 additional lots for future commercial land uses. Three parcels recently acquired from the West Valley City RDA will also be incorporated into the new subdivision. Shared access to the

subdivision will be gained from Lehman Avenue, which will be handled through an existing easement from the WVLH Subdivision, and from Constitution Blvd through a proposed access easement that will be maintained in common by the owners of Lots 1, 2, 3, and 4. The subdivision will vacate 314 square feet of right-of-way along Constitution Blvd, in favor of Lot 2. Approximately 1,328 square feet will be dedicated on the same street.

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

ACTION: ORDINANCE 26-17, APPROVE THE VACATION OF A PORTION OF CONSTITUTION BOULEVARD IN CONJUNCTION WITH THE WASATCH WEST VALLEY SUBDIVISION

The City Council previously held a public hearing regarding proposed Ordinance 26-17 that would approve the Vacation of a Portion of Constitution Boulevard in Conjunction with the Wasatch West Valley Subdivision.

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 Ordinance 26-17.

Councilmember Wood seconded the motion.

A roll call vote was taken:

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

Unanimous.

ORDINANCE 26-18: AMEND SECTIONS 1-2-113, 10-1-110, 10-2-502, 10-2-503, 10-2-504, 10-2-506, 10-2-507, 10-2-508, 10-2-510, 10-2-511, 10-2-601, 10-3-204, 10-3-501,

AND 10-3-701 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING ADMINISTRATIVE CODE ENFORCEMENT

Mayor Lang presented proposed Ordinance 26-18 that would amend Sections 1-2-113, 10-1-110, 10-2-502, 10-2-503, 10-2-504, 10-2-506, 10-2-507, 10-2-508, 10-2-510, 10-2-511, 10-2-601, 10-3-204, 10-3-501, and 10-3-701 of the West Valley City Municipal Code to Amend Certain Requirements Concerning Administrative Code Enforcement.

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

The Legal Department and City staff routinely review the City Code to ensure legal compliance and alignment with best practices. The proposed amendments reflect current best practices for efficient governance.

First, the Administrative Appeals Board is no longer necessary. Administration and the City Council are aligned on code enforcement priorities and practices, and the current ALJ serves as an independent third party.

Second, Code Enforcement has requested additional tools to address repeat offenders. Level 2 NOV's have been effective in addressing issues involving rental properties and businesses and would also be useful when applied to individual homeowners.

Third, requiring amendments to the City Code each time departments are reorganized is inefficient. The City Manager already has legal authority to organize departments. Repealing and reenacting Title 3 preserves that authority, along with all other legal requirements, while removing unnecessary codification of specific departmental structures.

Finally, legislation passed during the 2026 legislative session requires that provisions concerning City Council vacancies and disposal of City property be enacted and amended. Vacancies on the City Council are filled in accordance with state law. This ordinance would establish the process of breaking a tie. If a vote results in a tie between two candidates, the winner is determined by a coin toss. If two candidates tie for second place and no candidate has a majority, a coin toss determines who advances. For ties involving three or more candidates, a random card draw is used to eliminate all but the top two candidates. A final vote is then held between the remaining candidates, with any resulting tie decided by a coin

toss. This ordinance also simplifies or repeals portions of the code related to disposal of City property.

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

Councilmember Christensen moved to approve Ordinance 26-18.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

ORDINANCE 26-19: REPEAL AND REENACT TITLE 3 OF THE WEST VALLEY CITY MUNICIPAL CODE

Mayor Lang presented proposed Ordinance 26-19 that would Repeal and Reenact Title 3 of the West Valley City Municipal Code.

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

The Legal Department and City staff routinely review the City Code to ensure legal compliance and alignment with best practices. The proposed amendments reflect current best practices for efficient governance.

First, the Administrative Appeals Board is no longer necessary. Administration and the City Council are aligned on code enforcement priorities and practices, and the current ALJ serves as an independent third party.

Second, Code Enforcement has requested additional tools to address repeat offenders. Level 2 NOV's have been effective in addressing issues involving rental properties and businesses and would also be useful when applied to individual homeowners.

Third, requiring amendments to the City Code each time departments are reorganized is inefficient. The City Manager already has legal authority to organize departments. Repealing and reenacting Title 3 preserves that authority, along with all other legal requirements, while removing unnecessary codification of specific departmental structures.

Finally, legislation passed during the 2026 legislative session requires that provisions concerning City Council vacancies and disposal of City property be enacted and amended. Vacancies on the City Council are filled in accordance with state law. This ordinance would establish the process of breaking a tie. If a vote results in a tie between two candidates, the winner is determined by a coin toss. If two candidates tie for second place and no candidate has a majority, a coin toss determines who advances. For ties involving three or more candidates, a random card draw is used to eliminate all but the top two candidates. A final vote is then held between the remaining candidates, with any resulting tie decided by a coin toss. This ordinance also simplifies or repeals portions of the code related to disposal of City property.

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 Ordinance 26-19.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

ORDINANCE 26-20: AMEND SECTION 4-2-101, AND REPEAL SECTION 4-5-102 OF THE WEST VALLEY CITY MUNICIPAL CODE TO MAKE UPDATES REQUIRED BY STATE LAW

Mayor Lang presented proposed Ordinance 26-20 that would amend Section 4-2-101, and Repeal Section 4-5-102 of the West Valley City Municipal Code to make Updates Required by State Law

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

The Legal Department and City staff routinely review the City Code to ensure legal compliance and alignment with best practices. The proposed amendments reflect current best practices for efficient governance.

First, the Administrative Appeals Board is no longer necessary. Administration and the City Council are aligned on code enforcement priorities and practices, and the current ALJ serves as an independent third party.

Second, Code Enforcement has requested additional tools to address repeat offenders. Level 2 NOVs have been effective in addressing issues involving rental properties and businesses and would also be useful when applied to individual homeowners.

Third, requiring amendments to the City Code each time departments are reorganized is inefficient. The City Manager already has legal authority to organize departments. Repealing and reenacting Title 3 preserves that authority, along with all other legal requirements, while removing unnecessary codification of specific departmental structures.

Finally, legislation passed during the 2026 legislative session requires that provisions concerning City Council vacancies and disposal of City property be enacted and amended. Vacancies on the City Council are filled in accordance with state law. This ordinance would establish the process of breaking a tie. If a vote results in a tie between two candidates, the winner is determined by a coin toss. If two candidates tie for second place and no candidate has a majority, a coin toss determines who advances. For ties involving three or more candidates, a random card draw is used to eliminate all but the top two candidates. A final vote is then

held between the remaining candidates, with any resulting tie decided by a coin toss. This ordinance also simplifies or repeals portions of the code related to disposal of City property.

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 Ordinance 26-20.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION 26-57: APPROVE THE PURCHASE OF SOFTWARE AND RELATED SERVICES FROM CIVICPLUS

Mayor Lang presented proposed resolution 26-57 that would approve the Purchase of Software and Related Services from CivicPlus.

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

The current software vendor, CivicRec, provides online registration and amenities preferred for operations.

Six qualifying vendors responded to the RFP, and CivicRec scored higher than the others in the requested specifications of services , including price, quality, warranty, and work timeline.

Upon inquiry by Mayor Lang there were no further questions from members of the City

Council, and she called for a motion.

Councilmember Huynh moved to approve Resolution 26-57.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION 26-58: AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR FUNDING FOR THE CITY PARK SCOREBOARD TOWER PROJECT

Mayor Lang presented proposed resolution 26-58 that would authorize the Execution of an Interlocal Cooperation Agreement with Salt Lake County for Funding for the City Park Scoreboard Tower Project

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

Parks and Recreation applied for a grant to redesign the aging scoreboard tower building at City Park. The design will use the existing foundation and address the needs of the baseball and football teams who use it.

The scoreboard tower building houses equipment, concessions, and supplies for youth baseball and softball leagues who play at City Park and surrounding areas. The building is very old. It leaks and needs several upgrades to be useful.

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 26-58.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

Unanimous.

ORDINANCE 26-21: ADOPT AN AMENDMENT TO THE CITY CENTER REDEVELOPMENT AREA PROJECT AREA PLAN TO REMOVE A PARCEL

Mayor Lang presented proposed Ordinance 26-21 that would adopt an Amendment to the City Center Redevelopment Area Project Area Plan to Remove a Parcel.

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

There is a sliver of property that is included in both the City Center RDA and the Fairbourne CRA in the County's tax district records. The County has requested the removal of the parcel from the City Center RDA to avoid inconsistent boundary lines. This is consistent with the City's actions in creating the Fairbourne CRA.

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 Ordinance 26-21.

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
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MINUTES OF COUNCIL REGULAR MEETING – MAY 26, 2026

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

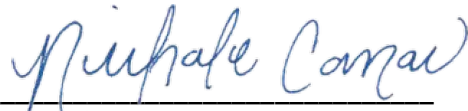
Unanimous.

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 REGULAR MEETING ON TUESDAY MAY 26, 2026 WAS ADJOURNED AT 7:27 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, May 26, 2026.



Nichole Camac, MMC
City Recorder