



WEST VALLEY CITY

City Council Study Meeting
July 14, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JULY 14, 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 (*electronically*)
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2 (*electronically*)
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
Niclas Hales, Acting 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
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Harold Moleni, Administrative Analyst
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 23, 2026

The Council considered the Minutes of the Study Meeting held June 23, 2026. There were no changes, corrections or deletions.

Councilmember Wood moved to approve the Minutes of the Study Meeting held June 23, 2026. Councilmember Christensen seconded the motion.

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

REVIEW AGENDA FOR REGULAR MEETING OF JULY 14, 2026

Mayor Lang noted that Craig Thomas, Community and Culture Director, will introduce the Council to the WestFest Committee during the Regular Meeting this evening.

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 JULY 28, 2026

A. PROCLAMATION DECLARING AUGUST AS "NEIGHBORHOOD NIGHTS" MONTH AND AUGUST 4, 2026 AS "NATIONAL NIGHT OUT 2026" IN WEST VALLEY CITY

Craig Thomas, Community and Culture Director, stated a proclamation declaring August as "Neighborhood Nights" Month and August 4, 2026 as "National Night Out 2026" in West Valley City is scheduled for the Regular City Council Meeting scheduled July 28, 2026.

Councilmember Christensen requested a simplified block party list. He offered to read the Proclamation at the July 28th City Council Regular meeting.

RESOLUTION 26-84: AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR FUNDING FOR SUBSTANCE ABUSE PREVENTION

Craig Thomas, Community Engagement and Culture Director, presented proposed Resolution 26-84 that would authorize the execution of an Interlocal Cooperation Agreement with Salt Lake County for funding for substance abuse prevention.

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

Interlocal cooperation agreement with Salt Lake County Human Services Division to receive Opioid Settlement Funds to be used by the Healthy West Valley Committee.

Further implementation and training in the “Communities that Care” program for long-term evidence-based community engagement. The funds will allow for additional staffing and outreach initiatives.

West Valley City’s Healthy West Valley Committee provides science-based prevention services to identify and reduce risk factors for adolescent substance abuse and other unhealthy behaviors. These services include building collaborative cross-system coordination to prevent opioid misuse; providing substance use prevention media campaigns; offering drug disposal education and opportunities; supporting evidence-based substance use programming; and implementing other research-based prevention strategies.

Mayor Lang asked how the money will be used. Craig explained that the grant provides flexibility in how most of the funding can be used, with the exception that a portion must be allocated toward an employee position. He said the remaining funds will likely continue the efforts started approximately a year and a half ago, including community education and outreach, as well as providing resources such as naloxone kits and other related materials. Stephany Murguia, Community Engagement and Culture, added that much of the part-time employee's initial work will focus on gathering community feedback, reviewing available data, and incorporating input from Healthy West Valley. She said this process will help ensure that the programs and materials developed last year continue to meet the community's current needs.

The City Council will consider Resolution 26-84 at the Regular Council Meeting scheduled July 28, 2026 at 6:30 P.M.

RESOLUTION 26-85: AUTHORIZE THE ACCEPTANCE OF A PROPOSAL BY KEDDINGTON AND CHRISTENSEN, CERTIFIED PUBLIC ACCOUNTANTS, LLC TO PROVIDE AUDITING SERVICES TO WEST VALLEY CITY FOR THE FISCAL YEAR ENDING JUNE 30, 2026

Niclas Hales, Acting Finance Director, presented proposed Resolution 26-85 that would authorize the acceptance of a proposal by Keddington and Christensen, Certified Public Accountants, LLC to provide auditing services to West Valley City for the fiscal year ending June 30, 2026.

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

West Valley City is required by law to engage an independent audit firm to audit the City’s proficiency in municipal audits and knowledge of City operations. This audit will be conducted in accordance with auditing standards generally accepted in the United States of America: the standards for financial audits contained in the Government Auditing Standards, issued by the Comptroller General of the United States.

K & C, Certified Public Accountants, LLC. has provided audit services for the City in the past and has the technical expertise to evaluate and review all aspects of the City's complex operations.

Councilmember Wood asked what the fee is. Nic replied \$88,500.

The City Council will consider Resolution 26-85 at the Regular Council Meeting scheduled July 28, 2026 at 6:30 P.M.

RESOLUTION 26-86: APPROVE A FRANCHISE AGREEMENT BETWEEN FORGED FIBER 37, LLC AND WEST VALLEY CITY FOR A TELECOMMUNICATIONS NETWORK IN THE CITY

Eric Bunderson, City Attorney, presented proposed Resolution 26-86 that would approve a franchise agreement between Forged Fiber 37, LLC 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 Forged Fiber's duty to secure permits from Public Works for any excavation or construction.

Mayor Lang asked if these companies are filling in areas of the City that don't currently have fiber options. Dan explained that the applicant believes there is a market and is interested in exploring an investment in the City. He noted that a permit would be required for each location, with applicable fees charged for each permit. Mayor Lang asked how the City monitors contractors to ensure they remain within the public right-of-way, expressing concern about situations where work has extended onto private property. Dan responded that City inspectors investigate complaints involving work outside the permitted right-of-way. He explained that contractors receive permits to work within the public right-of-way, and if they exceed those limits without authorization, the City follows up directly with the contractor to address the issue.

The City Council will consider Resolution 26-86 at the Regular Council Meeting scheduled July 28, 2026 at 6:30 P.M.

RESOLUTION 26-87: AUTHORIZE THE PURCHASE OF A STREET SWEEPER FROM INTERMOUNTAIN SWEEPER COMPANY

Dan Johnson, Public Works Director, presented proposed Resolution 26-87 that would authorize the purchase of a street sweeper from Intermountain Sweeper Company.

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

The Public Works Department operates a fleet of four street sweepers, which enables sweeping each street 8 times per year. The Public Works Department plans to replace a sweeper every two years and has determined this replacement schedule is appropriate to maximize the value of the equipment.

The City has used Tymco sweepers for many years and is satisfied with the equipment performance and customer service from Intermountain Sweeper, the local dealer. The Fleet Division has been trained in the maintenance and repair of Tymco sweepers.

The sweeper being replaced is a 2019 Tymco 600. The purchase price of the new sweeper is \$400,750.

This sweeper is being procured on a Utah state purchasing contract (MA9472).

Mayor Lang asked how much the City typically gets on the trade-in. Dan replied this has normally been about half of the full cost. Councilmember Wood asked who purchases the old sweepers. Dan replied that they are typically sold to contractors.

The City Council will consider Resolution 26-87 at the Regular Council Meeting scheduled July 28, 2026 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR JULY 28, 2026

A. RESO 26-88: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM IGNACIO AVILA-RODRIGUEZ AND ANABEL VARGAS FOR PROPERTY LOCATED AT 6891 WEST 3500 SOUTH

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

Ignacio Avila-Rodriguez and Anabel Vargas have signed an Easement Purchase Agreement and a Temporary Construction Easement in favor of West Valley City for property located at 6891 West 3500 South (14-34-127-008).

The Ignacio Avila-Rodriguez and Anabel Vargas property located at 6891 West 3500 South is one of eight properties affected by the construction of curb, gutter, sidewalk and asphalt widening for the 3500 South 7000 West Safe Sidewalk Project. As part of this project, curb, gutter, sidewalk, textured colored concrete park strip and asphalt widening will be constructed from 7015 West to 6885 West where these improvements do not currently exist.

The Temporary Construction Easement will allow for construction adjacent to the property owned by the property owner. Compensation for the Temporary Construction Easement and improvements in the amount of \$2,000.00 was negotiated based upon an appraisal report prepared by the Fortis Group, LLC.

The City Council will consider Resolution 26-88 at the Regular Council Meeting scheduled July 28, 2026 at 6:30 P.M.

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF JULY 28, 2026

The Council agreed to add Resolutions 26-84, 26-85, and 26-86 to the Consent Agenda for the July 28, 2026 Regular City Council Meeting.

REVIEW AGENDA FOR SPECIAL REDEVELOPMENT AGENCY MEETING SCHEDULED JULY 28, 2026

A. RESOLUTION 26-10: APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE UTAH MICROLOAN FUND

Jonathan Springmeyer, ED Director, presented proposed Resolution 26-10 that would approve a Memorandum of Understanding with the Utah Microloan Fund.

Written documentation previously provided to the Redevelopment Agency included information as follows:

Agreement to give a grant to the Utah Microloan Fund (UMLF) for their Small Business Catalyst Grant fund in the amount of \$200,000 for a small business revolving loan fund for West Valley City businesses. The funds would be restricted for use in only West Valley City businesses.

RDA desires to provide a \$200,000 grant to the UMLF for the purpose of issuing and servicing small business loans to West Valley City businesses. The UMLF has secured State funds that will allow a 100% match of our funds, giving them \$400,000 to loan to West Valley City businesses. In addition to the loans the UMLF provides business mentoring,

and training. Most of their clients are start-up/early-stage businesses that don't qualify for financing through traditional sources, whose owners are primarily low-to-moderate income (LMI).

The RDA has long wanted to be able to provide access to small business loans for our West Valley City businesses, but the capital requirements and loan issuance and service expertise has made this untenable. The RDA/Economic Development Department regularly receives requests for small business assistance and funding, but given the restrictions of using RDA funds we are seldom in a position to provide that assistance. The UMLF can provide those opportunities for our businesses and take on the responsibility of issuing and servicing those loans.

Councilmember Whetstone asked if Jim is still on the UMLF Board. Jon replied yes and noted that he would sit out of the board meeting when this is discussed to avoid any potential conflicts. Mayor Lang asked what the interest rate would be for the businesses. Jon replied that it would depend on the business and circumstances. Councilmember Huynh asked what the qualifications are and if there is a cap. Jon replied that the only qualification is it must be a West Valley City business. He indicated that most loads are less than \$50,000.

The Redevelopment Agency will discuss this item at the Special Redevelopment Agency Meeting scheduled July 28, 2026.

COMMUNICATIONS

A. WESTFEST REVIEW

Craig Thomas, Community Engagement and Culture Director, presented a PowerPoint Presentation summarized as follows:

- 9 Resident Volunteer Committee Members
- \$140,000 Projected Budget
- \$140,000 Projected Revenue
- Sponsors
- Vendors
- Carnival
- Parade
- \$10,000 In-kind Donations
- Transition from Parks & Recreation Department to Community Engagement & Culture Department
- 60 Vendor Booths
- 17 Food Booths
- 2 Stages
- Juneteenth

- City Information Tent
- Eating Competitions
- Butterfly Releases
- Police and Fire Demonstrations
- FFC Games, Activities and Tournaments
- Fireworks
- WestFest Parade
 - o 50 entrees
 - 7 floats (including Murray, South Jordan, Sandy, Visit Salt Lake)
 - Bag Pipe Group
 - Princess Group
 - o 4 Announcers
 - KUTV2
 - ABC4
 - FOX13
 - KRCL
 - o Live Stream
- City Participation
 - o Community Engagement & Culture
 - o Parks & Recreation
 - o Public Works
 - o Finance
 - o Community Development
 - o Police
 - o Fire
 - o Legal
 - o Communications
 - o Administration

Jamie Young Parks and Recreation Director, presented a PowerPoint Presentation summarized as follows:

- o Parks Maintenance
 - Includes preparation, recovery, and daily on-site monitoring
 - Fertilizer and water recovery costs occur regardless of festival
 - 17 Staff Members
 - 420 Tracked Hours
 - \$1100 Event Related Spending
- o Tournaments/ Community Events
 - Pickleball Tournament represented by 38 teams and over six cities

- Community Fun Run has become an annual family event before the parade
- Skate Tournament highlights exceptional park and adds diversity to competitions
 - 11 Staff Members
 - 30 Tracked Hours
 - \$500 event related spending
- Key Takeaways
 - WestFest requires focused maintenance before, during and after event.
 - Recreational activities can be staffed within regular work hours.
 - WestFest recreational costs are minimal and can be offset through donations and sponsorships.
 - The annual event is low-cost and high yield as a tool in building a sense of place, pride, and community in our city.

Sam Johnson, Public Relations Director, presented a PowerPoint Presentation summarized as follows:

- WestFest generated **136,733 organic views** with **53,702 unique viewers**, demonstrating strong community reach without any paid advertising. The campaign successfully increased awareness, kept residents informed, and generated meaningful engagement leading up to and throughout the event, ensuring the community knew what was happening, when to attend, and what WestFest had to offer.

Dan Johnson, Public Works Director, presented a PowerPoint Presentation summarized as follows:

- Public Works Support
 - Assisted with parade barricade setup prior to the event.
 - Provided the City float, driver, and spotters for the parade.
 - Supported post-parade cleanup using street sweepers.
 - Represented West Valley City while engaging with residents throughout the event.
- Staff Feedback
 - "I thought the parade went well... it was great, and I appreciated the opportunity to attend."— Nic Crossland, Public Works Parade Spotter
 - Tre Sosi shared that he enjoyed showcasing the street sweepers and giving the community a glimpse of the work Public Works does for the City.

Colleen Jacobs, Police Chief, presented a PowerPoint Presentation summarized as follows:

- Gang Loitering Resolution was a tremendous success.

- 43 Ejection
 - Not one single fight.
 - One use of force.
 - Vehicle & Pedestrian Traffic Management
- Staffing
- 111 security shifts over 4 days
 - 30 traffic control for parade
 - 14 participated in the parade

John Evans, Fire Chief, presented a PowerPoint Presentation summarized as follows:

- Early planning with Police, Fire, Emergency Management, Parks, and Community and Culture.
- This allowed for everyone to be on the same page and plan for the event.
- Provided an Incident Action Plan which everyone worked from for continuity and response.
- On scene unified command post with police and fire staff
- Provide personnel in the real time command center for monitoring of the event.
- This year we staffed extra fire personnel for medical response in the event of an incident.
- Common communications plan for all responders
- Provided a virtual emergency operations center for the duration of the event
- Provided fire response for the fire works displays

Mayor Lang commented that the lawn has recovered well following WestFest and noted that it looks good despite ongoing efforts to conserve water under the City's 10% reduction goal.

Mayor Lang noted that the only other parade she attended was Magna's. She indicated the gentleman from Public Works were spectacular and were waving at people and being interactive with the community.

Councilmember Wood asked if the new light on 5600 West helped with pedestrian traffic. Chief Jacobs replied that most pedestrian traffic was crossing from 3100 South. Councilmember Whetstone asked if the loitering resolution caused a noticeable shift in other parts of the City. Chief Jacobs reported that there were no noteworthy issues during the event. She said the Police Department's goal was to prevent problems from simply relocating elsewhere in the City and noted that while some individuals were resistant to leaving, requiring additional effort from officers, the operation was ultimately successful and worthwhile.

Councilmember Wood stated that she would like to see Miss West Valley and Miss Teen West Valley on the float at the next event.

Members of the City Council had no further questions or concerns.

B. SPORTING FACILITY

Harold Moleni, Administrative Analyst, presented an alternative concept for the RDA-owned property adjacent to the Utah Cultural Celebration Center, proposing the development of an indoor sports facility. He explained that staff has researched the idea in response to the community's limited access to competitive indoor sports facilities. Drawing on his experiences as a lifelong resident, former high school basketball coach, and parent of youth athletes, Harold described the challenges families face in finding affordable practice and competition space within West Valley City, often requiring travel to other communities. He emphasized the role sports play in youth development, community engagement, and providing positive opportunities for local athletes. Harold also shared that feedback from the City's general plan process indicated community interest in an indoor sports facility.

Clay Partain, representing Sports Salt Lake, presented information on the potential economic and community benefits of developing an indoor sports facility in West Valley City. He described the city as a strong sports community with existing assets but noted the absence of a large, dedicated indoor sports venue capable of hosting regional and national tournaments. Clay explained that sports tourism is a significant industry, generating substantial visitor spending that benefits local restaurants, hotels, and entertainment businesses. He said an indoor facility could operate year-round, serve both local recreational programs and tournament play, and accommodate a variety of sports, including basketball, volleyball, wrestling, futsal, gymnastics, cheer, and martial arts.

Clay shared examples of comparable facilities in other communities that have generated significant annual economic impacts and highlighted a growing demand for indoor court space throughout the Salt Lake Valley. He also discussed public-private partnership (P3) models commonly used to develop similar facilities, explaining that these partnerships allow cities to contribute land or infrastructure while private partners provide capital, operations, programming, and ongoing maintenance. He concluded by identifying several national firms with experience developing and managing sports facilities that could serve as potential partners if the City chooses to pursue the concept.

Councilmember Wood asked what size of building would be considered for this parcel. Clay replied likely between 100,000 to 140,000 square feet would be ideal. Harold added that it would be the 12-15 basketball court range.

Councilmember Christensen suggested including hockey as part of the consideration.

Councilmember Whetstone expressed support for the concept of an indoor sports facility but said he would like additional information before moving forward. He suggested that a feasibility study could address questions regarding the project's economic viability, the structure and financial benefits of a potential public-private partnership, revenue sharing, and how City contributions such as land or infrastructure would be offset. He also asked how the facility would balance regional tournament use with access for West Valley City residents and local athletes. Harold responded that regional tournaments would primarily take place on weekends, while the facility could be used for local programming during the week. He added that hosting regional tournaments in West Valley City would provide local athletes with more opportunities to compete close to home rather than traveling to other communities.

Mayor Lang suggested including football and even indoor baseball into the plan. Clay noted that baseball is one of the most underserved sports in the region and said a dedicated tournament facility would likely be successful, although it would require significantly more land than the proposed site could accommodate. He added that an indoor practice facility for baseball and softball could provide year-round training opportunities and help improve athlete development. Clay also highlighted soccer as another strong opportunity, explaining that some indoor facilities are designed with flexible spaces that can be converted from basketball courts to turf fields to support multiple sports.

Councilmember Wood expressed strong support for the proposed indoor sports facility, stating that it could serve as a welcoming gateway and signature project for the City. She noted the significant travel currently required for Utah athletes and said the facility could provide valuable opportunities while benefiting the community economically. Councilmember Wood also voiced support for exploring a public-private partnership, saying it would help reduce the financial burden on the City by sharing investment and operational responsibilities with a private partner. Mayor Lang and Councilmember Huynh agreed.

C. COUNCIL CALENDAR

Mayor Lang referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events.

Members of the City Council had no further questions regarding the Council Update.

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Christensen reported on a recent South Salt Lake Valley Mosquito Abatement District meeting, noting that West Nile virus activity is occurring about a month earlier than usual due to weather conditions. He offered to share an informational presentation with the Council that outlines preventative measures residents can take. Councilmembers expressed interest in making the information available, including on the City's website. Councilmember Christensen also reported that two mosquito pools in the district have tested positive for West Nile virus, with one confirmed human case in Utah so far this year. He noted that if a positive mosquito pool is identified in West Valley City, the City will be notified promptly and can coordinate with the Mosquito Abatement District to ensure public information is accurate and appropriately communicated.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN

Councilmember Christensen stated that he attended the first concert in that park at the UCCC .

COUNCILMEMBER WOOD

Councilmember Wood stated that she attended the American Water Works Conference in Washington DC and the Miss West Valley competition.

MAYOR LANG

Mayor Lang stated that she attended Miss West Valley and a summer program at the Whitehall CRC.

Councilmember Christensen moved to adjourn and reconvene in a Closed Session for discussion of pending litigation. Councilmember Wood seconded the motion.

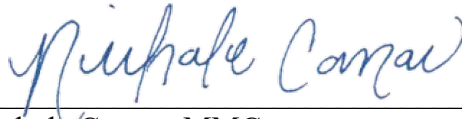
A voice vote was taken and all members voted in favor of the motion.

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

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL THE STUDY MEETING ON TUESDAY JULY 14, 2026 WAS ADJOURNED AT 5:42 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, July 14, 2026.



Nichole Camac, MMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, JULY 14, 2026 AT 5:56 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2 (*electronically*)
Will Whetstone, Councilmember District 3
Cindy Wood, Councilmember District 4

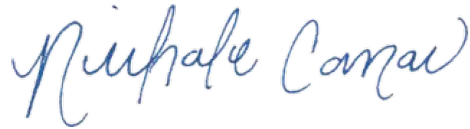
STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Niclas Hales, Acting Finance Director

Colleen Jacobs, Police Chief
Dan Johnson, Public Works Director

The City Council met in Closed Session and discussed pending litigation.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF JULY 14, 2026 WAS ADJOURNED AT 6:14 P.M. BY MAYOR LANG.



Nichole Camac – City Recorder