

**MINUTES OF COUNCIL STUDY MEETING – MARCH 10, 2015**

**-1-**

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MARCH 10, 2015, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor  
Lars Nordfelt, Councilmember At-Large  
Tom Huynh, Councilmember District 1  
Karen Lang, Councilmember District 3  
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

ABSENT:

Corey Rushton, Councilmember At-Large  
Steve Buhler, Councilmember District 2

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director  
Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
Kevin Astill, Parks and Recreation Director  
Lee Russo, Police Chief  
Layne Morris, Community Preservation Director  
Russell Willardson, Public Works Director  
John Evans, Fire Chief  
Jim Welch, Finance Director  
Sam Johnson, Strategic Communications Director  
Brandon Hill, Law Department  
Steve Lehman, CED Department  
Dan Johnson, Public Works Department  
Russ Bailey, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD FEBRUARY 24, 2015**  
The Council read and considered Minutes of the Study Meeting held February 24, 2015. There were no changes, corrections or deletions.

**MINUTES OF COUNCIL STUDY MEETING – MARCH 10, 2015**

**-2-**

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held February 24, 2015, as written. Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

2. **REVIEW AGENDAS FOR COUNCIL REGULAR AND SPECIAL REDEVELOPMENT AGENCY MEETINGS SCHEDULED MARCH 10, 2015**

Mayor Bigelow stated no new items had been added to the Agenda for the Regular Council Meeting scheduled later this night.

He advised regarding a proposed Resolution relating to a blight hearing scheduled on the Agenda for a Special Regular Meeting of the Redevelopment Agency also to be convened later this night.

Upon inquiry, there were no further questions regarding items scheduled on the subject Agendas.

3. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED MARCH 17, 2015:**

A. **EMPLOYEE OF THE MONTH, MARCH 2015 – DETECTIVE TYLER LONGMAN, POLICE DEPARTMENT**

Upon inquiry by the Mayor, Councilmember Vincent indicated he would read the nomination of Detective Tyler Longman, Police Department, to receive the Employee of the Month award for March 2015, at the Regular Council Meeting scheduled March 17, 2015, at 6:30 P.M.

B. **PROCLAMATION SUPPORTING THE “START BY BELIEVING” PUBLIC AWARENESS CAMPAIGN**

Upon inquiry by the Mayor, Councilmember Nordfelt indicated he would read a Proclamation supporting the “Start by Believing” public awareness campaign, at the Regular Council Meeting scheduled March 17, 2015, at 6:30 P.M.

4. **ORDINANCE NO. 15-11, AMENDING ORDINANCE NO. 15-05 REGARDING THE RE-ZONING OF PROPERTY WITHIN THE CITY**

## MINUTES OF COUNCIL STUDY MEETING – MARCH 10, 2015

-3-

City Manager, Wayne Pyle, discussed proposed Ordinance No. 15-11 that would amend Ordinance No. 15-05 regarding the re-zoning of property within the City.

He stated the proposal would exclude certain property from the restrictions set forth therein. Pursuant to Utah Code Section 10-9a-504, the City Council could enact temporary land use regulations within the City. Accordingly, the City Council adopted Ordinance No. 14-38 on October 7, 2014, that restricted re-zone applications for properties over two acres that proposed to re-zone property to any residential zone. That ordinance would expire in April of 2015.

The proposed amendment would permit consideration of applications governing certain property in the City that were the subject of re-zone applications immediately prior to the moratorium. This amendment would permit the Planning Commission and City Council to consider the applications and continue the re-zone discussions that had been initiated prior to the passage of the moratorium.

The property to be exempted by the proposed ordinance amendment was the subject of an application by Ivory to re-zone property just prior to the enactment of the moratorium.

The City Manager further reviewed and discussed the proposed Ordinance and answered questions from members of the City Council.

The City Council will consider proposed Ordinance No. 15-11 at the Regular Council Meeting scheduled March 17, 2015, at 6:30 P.M.

5. **RESOLUTION NO. 15-46, AUTHORIZE THE CITY TO ENTER INTO A WETLAND CREDIT PURCHASE AGREEMENT WITH WARNER MITIGATION BANK/TRUCKPRO L.C. FOR THE PURCHASE OF WETLAND CREDITS**

Parks and Recreation Director, Kevin Astill, discussed proposed Resolution No. 15-46 that would authorize the City to enter into a Wetland Credit Purchase Agreement with Warner Mitigation Bank/Truckpro L.C., in an amount not to exceed \$184,800.00, for purchase of wetland credits.

He stated the proposal would approve purchase of 2.64 emerging-marsh wetland credits from Warner Mitigation Bank to comply with Corps of Engineers requirements for development of Centennial Park. Purchase of the credits would move wetland off Centennial Park and allow construction of the proposed skatepark to be completed.

A 4.1 acre wetland mitigation site at Centennial Park had failed to meet its requirements as a mitigation site as compensation for impacts to 2.64 acres of jurisdictional waters of the United States. A wetland delineation on the mitigation site had been conducted by Stantec Consulting and submitted to the Corps of Engineers in January of 2009. It was

**MINUTES OF COUNCIL STUDY MEETING – MARCH 10, 2015**

**-4-**

determined the 4.1 acre mitigation site be condemned and an alternate mitigation plan be implemented. The City and the Corp had been working on a viable plan since that time.

An alternate plan had been found and the Corp of Engineers determined the 2.64 acres of fresh wet-meadow credit must be purchased from a Corps-approved mitigation bank. Purchase of the credits would move the wetland off Centennial Park, allow the park to be developed, and construction of the skatepark to be completed.

Mr. Astill further discussed and reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 15-46 at the Regular Council Meeting scheduled March 17, 2015, at 6:30 P.M.

6. **RESOLUTION NO. 15-47, APPROVE A COOPERATIVE AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE PARKWAY BOULEVARD AND 3100 SOUTH I-215 BRIDGE DECK REHAB PROJECT**

Dan Johnson, Public Works Department, discussed proposed Resolution No. 15-47 that would approve a Cooperative Agreement with the Utah Department of Transportation (UDOT) for the Parkway Boulevard and 3100 South I-215 Bridge Deck Rehab Project.

He stated the City was preparing to perform pavement rehabilitation work on the bridge decks over I-215 at 3100 South and Parkway Boulevard. Under UDOT administrative rules, in the event a state route crossed under a local road, the local jurisdiction was responsible for pavement and minor deck maintenance, and the State was responsible for major structure maintenance. The proposed agreement would facilitate UDOT participation in the amount of \$100,000.00 to reconstruct the expansion joints on both structures.

Mr. Johnson further discussed and reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 15-47 at the Regular Council Meeting scheduled March 17, 2015, at 6:30 P.M.

7. **RESOLUTION NO. 15-48, AWARD A CONTRACT TO GRANITE CONSTRUCTION FOR THE PARKWAY BOULEVARD AND 3100 SOUTH I-215 BRIDGE DECK REHAB PROJECT**

Dan Johnson, Public Works Department, discussed proposed Resolution No. 15-48 that would award a contract to Granite Construction, in an amount not to exceed \$373,604.00, with authorization to spend an amount not to exceed \$410,000.00 through change orders, for the Parkway Boulevard and 3100 South I-215 Bridge Deck Rehab Project.

He stated bids had been solicited and two bids received for the project, as follows:

## MINUTES OF COUNCIL STUDY MEETING – MARCH 10, 2015

-5-

Granite Construction:	\$373,604.00
Gerber Construction:	\$389,611.60

Under UDOT administrative rules in the event a State route crossed under a local road, the local jurisdiction was responsible for pavement and minor deck maintenance and the State was responsible for major structure maintenance. The two bridges were in need of pavement replacement and this project would remove existing asphalt and water-proofing membrane down to the concrete bridge deck and repair any defects in the bridge deck surface. As part of the project the expansion joints on both bridges would be reconstructed. The joint replacement would be paid for by UDOT under a cooperative agreement.

Mr. Johnson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 15-48 at the Regular Council Meeting scheduled March 17, 2015, at 6:30 P.M.

### 8. **CONSENT AGENDA:**

#### A. **RESOLUTION NO. 15-49, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM BARNEY INVESTMENT COMPANY FOR PROPERTY LOCATED AT 3329 WEST 2555 SOUTH**

Mayor Bigelow discussed proposed Resolution No. 15-49 that would accept a Grant of Temporary Construction Easement from Barney Investment Company for property located at 3329 West 2555 South.

Barney Investment Company had signed the Grant of Temporary Construction Easement across its property (Parcel 15-20-476-003).

In July of 2014, Barney Investment Company signed a Storm Drain Easement and a Grant of Temporary Construction Easement for the 2600 South Ditch Piping Project. The project had been delayed until the 2015 construction seasons. As the original Easement expired December 31, 2014, a new one had been required. The Barney Investment Company property was one of eight properties affected and benefitted by construction of the project. The project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600-feet to a storm drain clean-out box. The ditch ran along the rear property lines of properties located on either side of the ditch. This ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West and between Parkway Boulevard and the SR-201 South Frontage Road.

**MINUTES OF COUNCIL STUDY MEETING – MARCH 10, 2015**

**-6-**

**B. RESOLUTION NO. 15-50, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM JOHN G. DILLON AND LISA D. DILLON FOR PROPERTY LOCATED AT 2560 SOUTH 3270 WEST**

Mayor Bigelow discussed proposed Resolution No. 15-50 that would accept a Grant of Temporary Construction Easement from John G. Dillon and Lisa D. Dillon for property located at 2560 South 3270 West.

John G. Dillon and Lisa D. Dillon had signed Grant of Temporary Construction Easement across their property (Parcel 15-20-476-001).

In August of 2014, the Dillon's had signed a Storm Drain Easement and a Grant of Temporary Construction Easement for the 2600 South Ditch Piping Project. The project had been delayed until the 2015 construction season. As the original Easement had expired December 31, 2014, a new one required. The Dillon property was one of eight properties affected and benefitted by construction of the project. The project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600-feet to a storm drain clean-out box. The ditch ran along the rear property lines of properties located on either side of the ditch. This ditch east the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West and between Parkway Boulevard and the SR-201 South Frontage Road.

Upon inquiry by Mayor Bigelow, there were no questions regarding items scheduled on the Consent Agenda.

**9. COMMUNICATIONS:**

**A. LEGISLATIVE UPDATE**

Assistant City Manager/CED Director, Nicole Cottle, reviewed bills and issues of interest to the City during the Legislative session, in particular those related to transportation, townships and towing. She also answered questions from members of the Council.

**B. COUNCIL UPDATE**

Mayor Bigelow referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events as follows:

March 12, 2015                      Utah State Legislative Session Ends

March 12 –May 6, 2015            Intermountain Society of Artists presents: *Spring into Fantasy* Exhibit, UCCC (Opening Reception on March 12<sup>th</sup> from 6:00 P.M. – 8:00 P.M.)

## MINUTES OF COUNCIL STUDY MEETING – MARCH 10, 2015

-7-

March 17, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
March 20, 2015	Utah Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M.
March 21, 2015	Utah Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M.
March 23, 2015	Utah Shakespeare Festival, WVC Arts Council & UCCC present <i>Macbeth</i> , UCCC, 7:00 P.M.
March 24, 2015	Utah Shakespeare Festival, WVC Arts Council & UCCC present <i>Macbeth</i> presents <i>Macbeth</i> , UCCC, 10:00 A.M. (Educational program)
March 24, 2015	Council Study Meeting, 4:30 P.M.; and Regular Council Meeting, 6:30 P.M.
March 25, 2015	Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.
March 27, 2015	WVC Employee Appreciation Night at Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.
March 28, 2015	Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.
March 31, 2015	No Council Meetings Scheduled (5 <sup>th</sup> Tuesday)
April 3, 2015	Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.
April 4, 2015	Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.
April 7, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 14, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 20, 2015	Barry Manilow “One Last Time” Concert, Maverik Center, 7:30 P.M.

## MINUTES OF COUNCIL STUDY MEETING – MARCH 10, 2015

-8-

April 21, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 22, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 23, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 24, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 25, 2015	Cirque de Soleil – Varekai, Maverik Center, 4:00 P.M. & 7:30 P.M.
April 26, 2015	Cirque de Soleil – Varekai, Maverik Center, 1:30 P.M. & 5:00 P.M.
April 28, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 30, 2015	UDOT’s Annual Meeting with Salt Lake County & Municipalities, Calvin Rampton Complex, 1 <sup>st</sup> Floor Njord Conference Room 4501 South 2700 West, 9:00 A.M. – 11:00 A.M.
May 5, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
May 12, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
May 19, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
May 20, 2015	Crossing Guard Banquet, The Ridge Golf Course, 5055 Westridge Blvd., 7:00 P.M. – 8:00 P.M.
May 25, 2015	Memorial Day Holiday – City Hall closed
May 26, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 1 – 8, 2015	Filing Period for 2015 Municipal Election (Monday – Thursday 7:00 A.M. to 6:00 P.M. and on Friday 8:00 A.M. to 5:00 P.M.)

## MINUTES OF COUNCIL STUDY MEETING – MARCH 10, 2015

-9-

June 2, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 9, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 10, 2015	Celtic Woman – 10 <sup>th</sup> Anniversary World Tour, Maverik Center, 7:00 P.M.
June 12, 2015	Brit Floyd – The World’s Greatest Pink Floyd Show, Maverik Center, 8:00 P.M.
June 16, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 20, 2015	Temple Dharma Worship Hall Inauguration, 3325 West 3800 South, 11:00 A.M. – 2:00 P.M.
June 23, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 30, 2015	No Council Meetings Scheduled (5 <sup>th</sup> Tuesday)
July 7, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 13, 2015	Rush: R40 Live Tour, Maverik Center, 7:30 P.M.
July 14, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 21, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 28, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
August 3, 2015	Police Honorary Colonels Golf Tournament, Stonebridge Golf Club, 4415 Links Drive, 7:00 A.M. – 3:00 P.M.
August 7, 2015	Hello Kitty’s Supercute Friendship Festival, Maverik Center, 7:00 P.M.
August 8, 2015	Hello Kitty’s Supercute Friendship Festival, Maverik Center, 2:00 P.M. & 7:30 P.M.

**MINUTES OF COUNCIL STUDY MEETING – MARCH 10, 2015**

**-10-**

August 9, 2015	Hello Kitty's Supercute Friendship Festival, Maverik Center, 12:00 P.M.
August 11, 2015	Municipal Primary Election
November 3, 2015	Municipal General Election

**10. COUNCIL REPORTS**

**A. COUNCILMEMBER STEVE VINCENT – ARTS COUNCIL MEETING**

Councilmember Vincent reported regarding a recent meeting of the Arts Council.

**B. COUNCILMEMBER KAREN LANG – MUNICIPAL COUNCILS MEETING**

Councilmember Lang expressed appreciation to Police Chief Lee Russo and City Attorney Eric Bunderson for giving a presentation at a recent Municipal Councils meeting regarding body cams.

**C. MAYOR RON BIGELOW – QUESTAR'S CNG FUELING STATION DEDICATION**

Mayor Bigelow reported regarding Questar's CNG fueling station dedication in West Valley City.

**11. MOTION FOR EXECUTIVE SESSION**

After discussion, Councilmember Vincent moved to adjourn and reconvene in an Executive Session for discussion of disposition of real property. Councilmember Nordfelt seconded the motion.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, MARCH 10, 2015, WAS ADJOURNED AT 4:59 P.M., BY MAYOR BIGELOW.

**MINUTES OF COUNCIL STUDY MEETING – MARCH 10, 2015**

**-11-**

THE WEST VALLEY CITY COUNCIL MET IN AN EXECUTIVE SESSION ON TUESDAY, MARCH 10, 2015, AT 5:02 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 BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor  
Lars Nordfelt, Councilmember At-Large  
Tom Huynh, Councilmember District 1  
Karen Lang, Councilmember District 3  
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

ABSENT:

Corey Rushton, Councilmember At-Large  
Steve Buhler, Councilmember District 2

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director  
Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF MARCH 10, 2015, WAS ADJOURNED AT 5:40 P.M., BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting and Executive Session of the West Valley City Council held Tuesday, March 10, 2015.

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Sheri McKendrick, MMC  
City Recorder

**MINUTES OF COUNCIL STUDY MEETING – MARCH 10, 2015**

**-12-**