



WEST VALLEY CITY

City Council Regular Meeting Minutes September 8, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC REGULAR SESSION ON TUESDAY, AUGUST 25, 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 PRO TEM HARMON.

THE FOLLOWING MEMBERS WERE PRESENT:

Scott Harmon, Mayor Pro Tem/ Councilmember District 2
Karen Lang, Mayor (*electronically*)
Lars Nordfelt, Councilmember At-Large (*electronically*)
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
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, CD Director
Dan Johnson, Public Works Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Paula Melgar, HR Director (*electronically*)
Tumi Young, Chief Code Enforcement Officer
Travis Crosby, IT

OPENING CEREMONY - COUNCILMEMBER CINDY WOOD

Councilmember Cindy Wood made comments regarding Labor Day and asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETINGS HELD AUGUST 25, 2026

The Council considered the Minutes of the Regular Meetings held August 25, 2026. There were no changes, corrections or deletions.

Councilmember Wood moved to approve the Minutes of the Regular Meetings held August 25, 2026. Councilmember Christensen seconded the motion.

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

PUBLIC COMMENT PERIOD

Mike Markham expressed opposition to using a single towing company, stating that he preferred maintaining competition among providers. He also raised concerns regarding tow trucks and other large vehicles being parked on public streets and discussed ongoing property maintenance and code enforcement issues in residential neighborhoods, including excessive trailers, recreational vehicles, unlicensed business activity, and vehicles stored on streets. He encouraged stronger enforcement of City ordinances, particularly for repeat offenders, including increased fines and holding property owners accountable for violations.

Stephen Morris, General Manager of Stauffer's Road Solutions, spoke in support of the company's proposed towing contract with the City. He highlighted the company's more than 70-year history in Utah and its investment in local employees, equipment, facilities, and technology. He acknowledged concerns regarding the City's RFP process and transition to a single towing provider but emphasized that Stauffer's participated in the competitive process established by the City. He stated that the company is prepared to meet the contract's towing and recovery requirements and asked that Stauffer's be evaluated based on its performance, including response times, customer service, equipment, protection of property, and accountability.

Kurtis Stauffer spoke in support of the proposed towing RFP and single-provider model, emphasizing that the decision should be based on public safety, efficiency, consistency, and accountability rather than the benefit to any individual towing company. He stated that having one provider subject to specific performance requirements could result in more consistent response and scene-clearance times, reduced administrative work for police officers, and improved service to the public. He acknowledged the concerns of companies

currently participating in the towing rotation but stated that the City should select the system that provides the safest, most dependable, and efficient service. Kurtis also discussed Stauffer's history as a Utah-based, family-owned company founded in 1954 and its continued local presence.

Joshua Magers expressed support for local towing companies and opposition to the City's proposed single-provider towing model. He then raised concerns regarding the City's prohibition of commercial signage in residential areas as applied to a sign on his property. He questioned whether the prohibition is consistent with First Amendment protections for commercial speech, particularly when other types of residential signage are permitted. He requested clarification regarding the constitutional basis for prohibiting his sign and stated that, absent such clarification, he intends to reinstall the sign and is prepared to pursue the matter through the legal process.

Randy Moore Randy proposed changes to the development agreement item scheduled on this agenda. He noted the new would prohibit ADUs through the HOA, require at least 70% owner occupancy, increase the minimum home size to approximately 2,400 square feet, create individual lots with fenced rear yards, and increase front setbacks. He also proposed a dedicated public road with park strips and sidewalks on both sides, which would reduce HOA costs. Randy acknowledged concerns about amending development agreements but stated that he believed the proposed changes represented improvements over the development approved five years ago and reflected changes in City requirements and infrastructure options since that time.

Jennifer Flack introduced herself as the new Acting Manager of the Hunter Library through the end of the year, noting that a new manager will take over in January. She provided an update on the Library's Summer Reading Program, which is offered free to all ages from June through August, and reported a 10% increase in program completers this year. She also provided information regarding access to other library branches and holds during the transition and announced a popsicle party on September 19.

En, a representative of Wasatch Assembly, expressed support for local towing companies seeking a more equitable contracting process and expressed disappointment regarding a lack of response to previous outreach to Councilmembers. En encouraged greater responsiveness from elected officials regarding their positions on community issues. En also discussed concerns regarding federal immigration enforcement and urged the City to take additional steps to protect immigrant communities. Wasatch Assembly's stated priorities included opposing the construction of ICE facilities, opposing 287(g) agreements or the use of municipal resources for ICE enforcement, and supporting free legal services

related to constitutional rights violations. En encouraged Councilmembers to respond to the organization's policy survey regarding its priorities in housing, environment, and immigration.

Jim highlighted the success of the Utah 8s, a professional indoor football team based in West Valley City, which recently won its international league championship. He discussed the team's growth and improvement throughout the season and expressed enthusiasm about having a championship-winning professional football team in the City.

Jeremy expressed support for the proposed parking restrictions on Erin Hills Lane and thanked the Council for addressing safety concerns in the area. He noted that the street is narrow and experiences traffic cutting between 5600 West and 3500 South, as well as congestion from vehicles queuing for the nearby car wash. He also cited the presence of children in the area and stated that the proposed restriction would improve safety while balancing the needs of nearby businesses and their patrons.

Ryan expressed concerns regarding the proposed single-provider towing contract and encouraged the Council to consider whether there are documented problems with the current rotation system, how many local businesses currently participate, and what would occur if the selected contractor were unable to meet service expectations. He also questioned the advantages of a single-provider model over a competitive rotation and whether the potential economic impacts on local businesses had been evaluated. He cautioned against replacing an existing competitive system with a single-provider arrangement.

Becky Beck, co-owner of Harmon's Towing, spoke in support of maintaining the City's towing rotation. She discussed her company's history with the West Valley City Police towing rotation and noted that eight towing companies currently operating from their yard participate in the rotation, several of which have served the City for many years. Becky acknowledged that the current rotation requires significant administration and supervision but encouraged the City to explore ways to make the system easier to manage rather than transitioning to a single provider. She emphasized the potential impact on local towing companies and the families who depend on those businesses and asked the Council to consider them in its decision.

Tony DeFintago clarified that his concerns were not directed at Stauffer's, which he described as a reputable company, but rather at the City's decision to move away from the current towing rotation. He emphasized that the existing towing companies are also local,

trained, certified, and experienced, and requested an explanation of the reasoning behind the proposed change to a single-provider system.

Lisa Butcher spoke in opposition to the proposed single-provider towing contract. She stated that TowPro would be a good alternative. She indicated that her company has demonstrated strong performance under the current rotation and cited the company's response times and responsiveness to police calls in comparison with Stauffer's. She also questioned Stauffer's characterization as a longstanding local company, referencing its relationship with a larger corporation.

Mariela Montiel raised concerns regarding fees permitted under the proposed towing contract, particularly a charge for an additional tow truck driver. She outlined several towing, administrative, fuel surcharge, storage, and additional-driver fees and expressed concern about the potential financial impact on residents retrieving their vehicles. She contrasted the proposal with the City's previous towing rotation practices, under which additional time and related charges required specific authorization from officers and the towing coordinator. Mariela questioned why the proposed contract would allow charges that she stated were previously subject to greater oversight and approval.

PUBLIC HEARINGS

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION SMI-4-2026, FILED BY GRANGER HUNTER IMPROVEMENT DISTRICT, REQUESTING A VACATION OF A PORTION OF 2320 SOUTH RIGHT-OF-WAY EAST OF 1070 WEST

Mayor Pro Tem Harmon informed a public hearing had been advertised for the Regular Council Meeting scheduled August 25, 2026 in order for the City Council to hear and consider public comments regarding the adoption of the 2026 West Valley City Engineering Standards.

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

Granger Hunter Improvement District submitted a two-lot minor subdivision application for its property at 1002 West 2320 South to construct a new wellhouse. The existing 2320 South right-of-way extends to the Jordan River, although the physical roadway currently ends near the west boundary of the property. To allow development, the District must extend roadway improvements eastward. Public Works requires the roadway to terminate with a cul-de-sac and the remaining right-of-way to be vacated. Salt Lake County, which owns park property south of 2320 South, has agreed to dedicate property for the cul-de-sac in exchange for receiving the vacated

right-of-way. Granger Hunter Improvement District has no interest in the vacated right-of-way and will convey its interest to Salt Lake County.

Mayor Pro Tem Harmon opened the Public Hearing. There being no one to speak on this matter, Mayor Pro Tem Harmon closed the Public Hearing.

ACTION: ORDINANCE 26-36, APPROVE THE VACATION OF A PORTION OF 2320 SOUTH IN CONJUNCTION WITH THE WATTS WELL NO. 18 SUBDIVISION

The City Council previously held a public hearing regarding proposed Ordinance 26-36 that would approve the vacation of a portion of 2320 South in conjunction with the Watts Well No. 18 Subdivision.

Upon inquiry by Mayor Pro Tem Harmon there were no further questions from members of the City Council, and he called for a motion.

Councilmember Whetstone moved to approve Ordinance 26-36.

Councilmember Wood seconded the motion.

A roll call vote was taken:

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

Unanimous.

B. ACCEPT PUBLIC INPUT REGARDING PARKING RESTRICTIONS ON ERIN HILL LANE AND CADDY HILL LANE

Mayor Pro Tem Harmon informed a public hearing had been advertised for the Regular Council Meeting scheduled September 8, 2026 in order for the City Council to hear and consider public comments regarding parking restrictions on Erin Hill Lane and Caddy Hill Lane.

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

Following a resident complaint, staff evaluated on-street parking in the Erin Hills townhome development under the City Council-approved methodology for residential streets. Parking exceeded 60 percent of the available curb distance on two of three observations. If approved, the Public Works Department would prohibit parking on the north side of Erin Hill Lane and the west side of Caddy Hill Lane. The proposed action has no fiscal impact.

Mayor Pro Tem Harmon opened the Public Hearing.

Haley Binggeli, a resident and townhome owner since 2022, spoke in support of the proposed parking restriction on Caddy Hill Lane. She described safety concerns caused by the narrow roadway and parked vehicles, including an accident, near-accidents, blind spots, pedestrian safety concerns, and difficulty for emergency vehicles and buses to pass through the area. Haley suggested additional options for consideration, including restricting parking on the opposite side of the street, exploring use of a nearby underutilized parking lot, and identifying additional safe parking spaces within the townhome development. She emphasized the importance of addressing the issue for the safety and well-being of residents.

Colin Donatu spoke in support of the proposed parking restriction and encouraged the City to consider prohibiting parking throughout the affected area. He cited concerns with congestion, Wendover bus parking, access to mailboxes, emergency vehicle access, children's safety, and increased cut-through traffic during road construction on 5600 West and 3500 South. He stated that residences have garages, driveways, and visitor parking available and emphasized that restricting street parking would improve safety and access within the neighborhood.

Jessenia Pasillas spoke in support of the proposed parking restriction as currently presented. She cited safety concerns including obstructed traffic, accidents and near-accidents, vehicles blocking mailboxes, limited visibility near the Shiny Shell car wash, and concerns for children in the neighborhood. She also noted that patrons of the Wendover bus service park along neighborhood streets for extended periods and suggested exploring possible use of the nearby UTA parking lot. She stated that parking issues are also affected by residents not utilizing available garages and expressed support for the proposed restriction as a way to improve traffic flow and safety.

Neil Ashton spoke in support of the proposed parking restrictions on the north and west sides of the affected streets, citing congestion and pedestrian safety concerns, particularly involving children. He also noted that an office building is

currently being constructed on Aaron Hill Lane and expressed concern that restricting parking could shift vehicles to the south side of the street, potentially affecting access to the development and ingress and egress from 5600 West. He encouraged consideration of these impacts while supporting the proposal as an overall safety improvement.

Mayor Pro Tem Harmon closed the Public Hearing.

ACTION: RESOLUTION 26-102: AUTHORIZE PARKING RESTRICTIONS ON CERTAIN PUBLIC STREETS

The City Council previously held a public hearing regarding proposed Ordinance 26-102 that would authorize parking restrictions on certain public streets.

Councilmember Wood expressed support for the parking restriction, noting that the City has successfully implemented similar restrictions in other areas to improve safety and accessibility. Mayor Pro Tem Harmon agreed.

Councilmember Wood asked for clarification regarding the impact of the proposed parking restrictions on the commercial building discussed during public comment, specifically whether customers would still be permitted to park near the building given that its access is located on the south side of the street.

Steve responded that the commercial development is required to provide a specified amount of on-site parking. He clarified that while the City cannot prohibit customers from parking on the street generally, they would be subject to the same posted parking restrictions as other motorists.

Mayor Pro Tem asked how close people can park to the curb cut. Steve explained the City's clear-view requirements intended to maintain visibility at intersections and driveways. He stated that intersections of two public streets require a 40-foot clear-view area, while a private driveway intersecting with a street requires a 20-foot clear-view area. He noted that obstructions, including parked vehicles, are not permitted within these areas in order to preserve visibility for motorists entering or exiting the roadway.

Upon inquiry by Mayor Pro Tem Harmon there were no further questions from members of the City Council, and he called for a motion.

Councilmember Whetstone moved to approve Resolution 26-102.

Councilmember Huyn seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION 26-96: AWARD A CONTRACT TO STAUFFER’S ROAD SOLUTIONS, LLC TO PROVIDE CERTAIN TOWING AND ADDITIONAL RELATED SERVICES

Mayor Pro Tem Harmon presented proposed Resolution 26-96 that would award a contract to Stauffer’s Road Solutions, LLC to provide certain towing and additional related services.

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

The proposed agreement would provide comprehensive towing services to West Valley City for one year, with one-year renewals. The City has historically used a tow rotation that requires substantial maintenance and supervision. After an RFP issued May 19, 2026 and closed June 9, 2026, nine proposals were received; Stauffer’s Road Solutions, LLC was the highest-ranked proposer.

Councilmember Huynh acknowledged the perspectives presented by both local towing companies and staff and asked for clarification regarding the primary reason for bringing this resolution forward. Eric stated that the Police Department’s primary reason for proposing a single-provider towing contract is to improve efficiency. He explained that administering the current towing rotation requires substantial staff time from an officer who also has other responsibilities, including school safety and traffic duties. He noted that research into other jurisdictions indicated that a single-provider model can reduce administrative demands and improve response times, allowing disabled or damaged vehicles to be removed from roadways more quickly. He stated that quicker removal improves public safety, traffic flow, and overall efficiency.

Councilmember Huynh questioned the decision to replace the longstanding towing rotation with a single-provider contract, noting that many local towing companies have participated in the rotation for years. Eric explained that each company in the existing rotation has a contract with the City and that, during the RFP process, staff did not separately discuss the proposal with individual towing companies because doing so could have provided an unfair advantage. He stated that the RFP was publicly issued through the appropriate procurement systems and that the Police Department pursued the change to improve efficiency and service to residents.

Councilmember Huynh expressed concern that moving to one towing provider would reduce competition and could negatively affect consumers and local towing businesses. He suggested that the City could instead establish clearer performance expectations and consequences for companies participating in the rotation, including standards for response times and penalties or temporary removal from the rotation for failing to meet those standards. He emphasized that the existing companies have operated locally for many years, contribute to the local economy, and support employees and their families.

Eric responded that the proposed contract includes performance monitoring and provisions allowing either party to terminate the agreement before the end of its term if expectations are not met. He stated that the contract is for one year and is renewable, but could be terminated sooner if performance is unsatisfactory. He also emphasized that the selected provider was chosen based on the RFP submissions and that all prospective providers were given an equal opportunity to compete.

Councilmember Huynh reiterated his opposition to concentrating the City's towing work with a single provider, citing his personal concerns regarding monopolies and the potential impact on local businesses. He stated that, although he had no objection to the selected company itself, he did not support the single-provider model and intended to vote against the resolution.

Ifo clarified that the proposal was brought forward to improve efficiency and streamline the City's towing process. He noted that the City commonly awards contracts to a single provider for other services in order to simplify administration and establish clear accountability, and stated that the towing proposal was intended to similarly improve operations and potentially reduce response times. He emphasized that staff continually looks for ways to improve City processes and acknowledged that, if the single-provider model does not produce the anticipated benefits, the City could reevaluate the approach.

Ifo also addressed concerns and accusations regarding the procurement process and City staff, emphasizing that the RFP was conducted through the City's normal competitive

process and that all companies had an equal opportunity to submit proposals. He stated that staff had no preference regarding which company was selected and encouraged anyone alleging improper conduct to provide evidence so the City could investigate. He acknowledged that the potential loss of business for existing local towing companies is a legitimate concern for the Council to weigh against the operational efficiencies anticipated from the proposed contract.

Councilmember Christensen confirmed that, under the previous towing rotation contracts, companies were notified of performance issues and given opportunities to address concerns before action was taken, noting that two companies had ultimately been removed from the rotation after receiving prior warnings. He also discussed the numerous emails, text messages, and phone calls he received regarding the proposed contract and stated that some of the concerns had nearly persuaded him. However, he strongly objected to accusations that City staff had been dishonest and stated that he would not support claims that staff members were liars.

Councilmember Huynh acknowledged the City's goal of improving efficiency but reiterated concerns regarding the impact of a single-provider model on local towing companies and the families who depend on those businesses. He encouraged greater communication between the City and local towing companies, including clearly establishing performance expectations and providing companies an opportunity to meet those standards. He stated that improved communication and collaboration could help the City and local businesses work together to address concerns and improve service.

Councilmember Wood expressed confidence in City staff and stated that she trusts the information and recommendations provided by the City Attorney's Office and Police Department to comply with applicable State requirements. She acknowledged the concerns raised regarding the proposed towing contract and stated that she understood why the proposal was brought forward. Regardless of the outcome of the resolution or her vote, she emphasized her support for City staff and expressed appreciation for their work.

Councilmember Whetstone stated that he had spoken with several towing providers to better understand the industry and their concerns. He acknowledged staff's goal of improving efficiency but expressed the view that having multiple towing providers could provide greater capacity and potentially better service. He suggested that maintaining a broader pool of providers, including giving TowPro an opportunity, could also help address the City's efficiency goals.

Upon inquiry by Mayor Pro Tem Harmon there were no further questions from members of the City Council, and he called for a motion.

Councilmember Christensen moved to approve Resolution 26-96.

The motion failed due to lack of a second.

Councilmember Huynh moved to deny Resolution 26-96.

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

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

Majority. Denied.

RESOLUTION 26-101: AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MOORE HOMES, LC FOR APPROXIMATELY 6.72 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 7147 WEST PARKWAY BOULEVARD

Mayor Pro Tem Harmon discussed proposed Resolution 26-101 that would authorize the City to enter into a Development Agreement with Moore Homes, LC.

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

The City previously entered into a development agreement in 2021 for 43 attached senior condominiums on the property. Moore Homes, LC now proposes to replace that agreement with a development of 40 detached single-family homes. The proposed project would have a density of 6.0 units per acre, compared with 6.4 units per acre under the prior approval; a minimum unit size of 2,400 square feet; public streets rather than private streets; basements where soil conditions permit; and 22 visitor parking spaces rather than 11. The proposed agreement has no fiscal impact.

Councilmember Wood verified that property owners in the surrounding neighborhood did not receive notice because this is not a public hearing. Steve replied yes.

Mayor Lang expressed concern about amending the development agreement, noting the Council's policy of generally not making such adjustments. She explained that the previously approved senior living development justified higher density because it addressed a community need. In contrast, she did not believe the current proposal presented a similar need and noted that, had it been proposed initially, it would not have qualified to come before the Council. Mayor Lang asked Steve for clarification. Steve replied that staff generally discourages amendments to development agreements, but there is not a strict policy prohibiting them, and the Council has approved amendments in some circumstances. Staff generally expects proposed amendments to provide an equivalent or better development and discourages changes intended solely to reduce costs or quality.

Councilmember Wood stated that the property was previously only eligible to be zoned RE and that she had opposed the zone change for the 55-plus development while serving on the Planning Commission, preferring the RE zoning due in part to residents' traffic concerns. She expressed concern that allowing amendments could create broader problems or set an undesirable precedent.

Upon inquiry by Mayor Pro Tem Harmon there were no further questions from members of the City Council, and he called for a motion.

Councilmember Wood moved to deny Resolution 26-101.

Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Majority. Denied.

CONSENT AGENDA

A. RESOLUTION 26-92: APPROVE AN AMENDMENT TO THE SCHOOL RESOURCE OFFICER INTERLOCAL COOPERATION AGREEMENT

Mayor Pro Tem Harmon discussed proposed Resolution 26-92 that would approve an amendment to the School Resource Officer Interlocal Cooperation Agreement.

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

The amendment would continue the City's agreement with Granite School District for two School Resource Officers at Granger High School for an additional five years, followed by a year-to-year recurring agreement. The Police Department reported that assigning two detectives as School Resource Officers has strengthened professional relationships with Granger High School administration and the Granite School District Police Department. The proposed amendment has no fiscal impact.

B. RESOLUTION 26-97: AUTHORIZE THE CITY TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE UTAH ATTORNEY GENERAL

Mayor Pro Tem Harmon discussed proposed Resolution 26-97 that would authorize the City to enter into a Memorandum of Understanding with the Utah Attorney General.

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

The Utah Attorney General's Office oversees the Utah Internet Crimes Against Children Task Force, which coordinates participating law-enforcement agencies in investigations, arrests, and prosecutions involving crimes against children. The proposed agreement would provide the City a \$15,000 state grant for the period July 1, 2026 through June 30, 2027. Grant funds may be used for overtime, training, and equipment associated with child-exploitation investigations and prevention education.

C. RESOLUTION 26-98: AUTHORIZE THE CITY TO ENTER INTO A COOPERATIVE AGREEMENT FOR SUPPLEMENTAL LAW ENFORCEMENT SERVICES

Mayor Pro Tem Harmon discussed proposed Resolution 26-98 that would authorize the City to enter into a Cooperative Agreement for Supplemental Law Enforcement Services.

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

The agreement would authorize West Valley City Police officers to provide supplemental patrol services on state sovereign lands within the City, including the Jordan River Trail. Patrols would focus on public safety, enforcement of applicable laws, protection of sovereign lands from degradation, and homeless-camp enforcement. The proposed agreement would be effective from July 1, 2026 through June 30, 2031, with reimbursement up to \$35,000 per fiscal year and not to exceed \$175,000 during the term.

D. RESOLUTION 26-99: AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR FUNDING FOR A YOUTH ADVOCACY GRANT

Mayor Pro Tem Harmon discussed proposed Resolution 26-99 that would authorize the execution of an Interlocal Cooperation Agreement with Salt Lake County for funding for a Youth Advocacy Grant.

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

The proposed agreement would allow the City to accept a \$10,000 FY2027 Youth Advocacy Grant Initiative award to support the West Valley City Youth Council. Grant-funded activities would include a youth-led Health and Wellness Friendsgiving Festival and prevention outreach addressing alcohol, nicotine/tobacco, and marijuana. A budget opening is required to receive the grant funds.

E. RESOLUTION 26-100: AUTHORIZE THE RENEWAL OF CERTAIN SERVICES PROVIDED BY HYLAND SOFTWARE, INC.

Mayor Pro Tem Harmon discussed proposed Resolution 26-100 that would authorize the renewal of certain services provided by Hyland Software, Inc.

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

OnBase supports City document management, records, workflow, agenda, imaging, forms, integrations, and related business processes. The proposed three-year renewal would provide ongoing maintenance and support from October 1, 2026 through September 30, 2029. Staff reviewed and reduced licensing where appropriate and selected the three-year term to receive more favorable pricing and improve budget predictability. The fiscal impact is \$87,136.14, funded through the existing Information Technology budget.

F. RESO 26-103: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL EASEMENT WITH AND FROM SIAKI AND AMY ATUAIA FOR PROPERTY LOCATED AT 1447 WEST 4020 SOUTH

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

The Siaki Atuaia and Amy Atuaia property located at 1447 West 4020 South is one of several properties affected by the 3900 South; Redwood Road to Jordan River Bridge Project. This project is a joint project with Taylorsville City. This project will construct curb, gutter, sidewalk, textured colored concrete park strip, street lighting, decorative concrete wall and landscaping along both sides of 3900 South.

The project is being funded under the Surface Transportation Program (STP) with federal funds. West Valley City executed the Federal Aid Agreement between UDOT and Federal Highways. An inter-local agreement has been signed between West Valley City and Taylorsville City. The city is responsible for 6.77% of all project costs, including right of way. The total cost for the Perpetual Easement and Temporary Construction Easement is \$8,100.00 plus closing costs. The city portion of the matching funds on the project (\$548.37) will be paid to UDOT. Compensation for the purchase of the Perpetual Easement and Temporary Construction Easement based upon the administrative compensation estimate by the DH Group, LLC.

G. RESO 26-104: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM MIGUEL AND TERESITA PINA CERVANTES FOR PROPERTY LOCATED AT 4028 WEST PASKAY DRIVE

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

The Miguel Cervantes and Teresita Pina Cervantes property located at 4028 West Paskay Drive is one of the properties affected by the 4000 West (4100 S to 4700 S) Improvement Project. As part of this project, curb, gutter, sidewalk, drive approaches, textured colored concrete park strip and asphalt work will be constructed 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 \$1,200.00 was based upon an administrative compensation estimate report prepared by the DH Group, LLC.

H. RESO 26-105: AUTHORIZE THE CITY TO ENTER INTO A RIGHT-OF-WAY PURCHASE AGREEMENT AND ACCEPT A QUITCLAIM DEED WITH AND FROM PLAZA 4700, LLC FOR PROPERTY LOCATED AT 4612 SOUTH 4000 WEST

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

The Plaza 4700, LLC property located at 4612 South 4000 West is one of the properties affected by the 4000 West (4100 S to 4700 S) Improvement Project. As part of this project, curb, gutter, sidewalk, drive approaches, textured colored concrete park strip and asphalt work will be constructed where these improvements do not currently exist.

This portion of 4000 West is intended to be a 40-foot half-width right-of-way; however, it is only dedicated as a 33-foot half-width right-of-way. The Quit Claim Deed will acquire the additional seven feet to clean up the ownership and right-of-way. As six of the seven feet being conveyed is occupied by existing street improvements, compensation is only for the additional one foot of right-of-way width. Compensation for the Quit Claim Deed in the amount of \$1,800.00 was based upon an administrative compensation estimate report prepared by the DH Group, LLC.

I. RESO 26-106: AUTHORIZE THE CITY TO ENTER INTO A RIGHT-OF-WAY PURCHASE AGREEMENT AND ACCEPT A QUITCLAIM DEED WITH AND FROM PLAZA 4700, LLC FOR PROPERTY LOCATED AT 4616 SOUTH 4000 WEST

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

V The Plaza 4700, LLC property located at 4616 South 4000 West is one of the properties affected by the 4000 West (4100 S to 4700 S) Improvement Project. As part of this project, curb, gutter, sidewalk, drive approaches, textured colored concrete park strip and asphalt work will be constructed where these improvements do not currently exist.

This portion of 4000 West is intended to be a 40-foot half-width right-of-way; however, it is only dedicated as a 33-foot half-width right-of-way. The Quit Claim Deed will acquire the additional seven feet to clean up the ownership and right-of-way. As six of the seven feet being conveyed is occupied by existing street improvements, compensation is only for the additional one foot of right-of-way width. Compensation for the Quit Claim Deed in the amount of \$1,900.00 was based upon an administrative compensation estimate report prepared by the DH Group, LLC.

J. RESO 26-107: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL EASEMENT WITH AND FROM HAROLD GUNDERSON, DOROTHY GUNDERSON, AND LAURA AFFLECK FOR PROPERTY LOCATED AT 1433 WEST 4020 SOUTH

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

The Harold C. Gunderson and Dorothy E. Gunderson, and Laura Affleck property located at 1433 West 4020 South is one of several properties affected by the 3900 South; Redwood Road to Jordan River Bridge Project. This project is a joint project with Taylorsville City. This project will construct curb, gutter, sidewalk, textured colored concrete park strip, street lighting, decorative concrete wall and landscaping along 3900 South.

The project is being funded under the Surface Transportation Program (STP) with federal funds. West Valley City executed the Federal Aid Agreement between UDOT and Federal Highways. An inter-local agreement has been signed between West Valley City and Taylorsville City. The city is responsible for 6.77% of all project costs, including right of way. The total cost for the Perpetual Easement and Temporary Construction Easement is \$8,500.00 plus closing costs. The city portion of the matching funds on the project (\$575.45) will be paid to UDOT. Compensation for the purchase of the Perpetual Easement and Temporary Construction Easement based upon the administrative compensation estimate by the DH Group, LLC.

K. RESO 26-108: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL EASEMENT WITH AND FROM DARCISIO PEGORETTI FOR PROPERTY LOCATED AT 1317 WEST PHAROAH ROAD

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

The Darcisio Pegoretti property located at 1317 W. Pharaoh Road is one of several properties affected by the 3900 South; Redwood Road to Jordan River Bridge Project. This project is a joint project with Taylorsville City. This project will construct curb, gutter, sidewalk, textured colored concrete park strip, street lighting, decorative concrete wall and landscaping along 3900 South.

The project is being funded under the Surface Transportation Program (STP) with federal funds. West Valley City executed the Federal Aid Agreement between UDOT and Federal Highways. An inter-local agreement has been signed between West Valley City and Taylorsville City. The city is responsible for 6.77% of all project costs, including right of way. The total cost for the Perpetual Easement and Temporary Construction Easement is \$12,100.00 plus closing costs. The city portion of the matching funds on the project (\$819.17) will be paid to UDOT. Compensation for the purchase of the Perpetual Easement and Temporary Construction Easement based upon the administrative compensation estimate by the DH Group, LLC.

L. RESO 26-109: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM BRANDON AND VALERIE PODGORSKI FOR PROPERTY LOCATED AT 4216 SOUTH 4000 WEST

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

The Brandon Podgorski and Valerie Podgorski property at 4216 S. 4000 W. is one of the properties affected by the 4000 West (4100 S to 4700 S) Improvement Project. As part of this project, curb, gutter, sidewalk, drive approaches, textured colored concrete park strip and asphalt work will be constructed 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 \$4,100.00 was based upon an administrative compensation estimate report prepared by the DH Group, LLC.

M. RESO 26-110: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION

EASEMENT AND PERPETUAL EASEMENT WITH AND FROM ILIA SIDAMONIDZE FOR PROPERTY LOCATED AT 1333 WEST PHAROAH ROAD

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

The Ilia Sidamonidze property located at 1333 W. Pharaoh Road is one of several properties affected by the 3900 South; Redwood Road to Jordan River Bridge Project. This project is a joint project with Taylorsville City. This project will construct curb, gutter, sidewalk, textured colored concrete park strip, street lighting, decorative concrete wall and landscaping along 3900 South.

The project is being funded under the Surface Transportation Program (STP) with federal funds. West Valley City executed the Federal Aid Agreement between UDOT and Federal Highways. An inter-local agreement has been signed between West Valley City and Taylorsville City. The city is responsible for 6.77% of all project costs, including right of way. The total cost for the Perpetual Easement and Temporary Construction Easement is \$5,800.00 plus closing costs. The city portion of the matching funds on the project (\$392.66) will be paid to UDOT. Compensation for the purchase of the Perpetual Easement and Temporary Construction Easement based upon the administrative compensation estimate by the DH Group, LLC.

- N. RESO 26-111: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL EASEMENT WITH AND FROM DANIEL AND CHRISTINE SPENDLOVE FOR PROPERTY LOCATED AT 1459 WEST 4020 SOUTH**
Written documentation previously provided to the City Council included information as follows:

The Daniel W. Spendlove and Christine Spendlove property located at 1459 West 4020 South is one of several properties affected by the 3900 South; Redwood Road to Jordan River Bridge Project. This project is a joint project with Taylorsville City. This project will construct curb, gutter, sidewalk, textured colored concrete park strip, street lighting, decorative concrete wall and landscaping along 3900 South.

The project is being funded under the Surface Transportation Program (STP) with federal funds. West Valley City executed the Federal Aid Agreement between UDOT and Federal Highways. An inter-local agreement has been signed between West Valley City and Taylorsville City. The city is responsible for 6.77% of all project costs,

including right of way. The total cost for the Perpetual Easement and Temporary Construction Easement is \$6,900.00 plus closing costs. The city portion of the matching funds on the project (\$467.13) will be paid to UDOT. Compensation for the purchase of the Perpetual Easement and Temporary Construction Easement based upon the administrative compensation estimate by the DH Group, LLC.

Upon inquiry by Mayor Pro Tem Harmon there were no further questions from members of the City Council, and he called for a motion.

Councilmember Christensen moved to approve items on the consent agenda.

Councilmember Huynh seconded the motion.

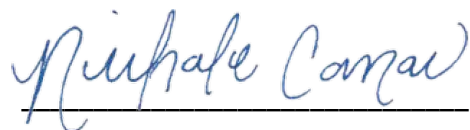
A roll call vote was taken:

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

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE REGULAR MEETING ON TUESDAY, SEPTEMBER 8, 2026 WAS ADJOURNED AT 7:49 P.M. BY MAYOR PRO TEM HARMON.

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, September 8, 2026.



Nichole Connor

Nichole Camac, MMC
City Recorder