



WEST VALLEY CITY

City Council Study Meeting
September 22, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, SEPTEMBER 22, 2026 AT 4:30 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
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
Kent Stokes, Acting Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director (*electronically*)
Roxanne Vainuku, Communications (*electronically*)
Tumi Young, Chief Code Enforcement Officer
Paula Melgar (*electronically*)
Harold Moleni, Administrative Analyst
Niclas Hales, Finance
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 8, 2026

The Council considered the Minutes of the Study Meeting held September 8, 2026. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held September 8, 2026. Councilmember Christensen seconded the motion.

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

INTRODUCTION OF NEW EMPLOYEES

New employees were introduced to the Mayor and City Council.

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF SEPTEMBER 22, 2026

Kent Stokes, Acting Police Chief, stated that a Resolution was added to the Regular Meeting agenda. He indicated that the Utah Department of Public Safety provides opportunities for officers to conduct targeted enforcement related to DUI, seatbelts, speeding, distracted driving, and pedestrian safety. The Department reimburses the City for participating officers' overtime, subject to prior approval of the enforcement operations. Mayor Lang asked if there was a limit. Deputy Chief Stokes replied no, the department would just need approval from the State prior to an operation. Councilmember Huynh verified that this is for this fiscal year. Deputy Chief Stokes replied yes.

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 OCTOBER 13, 2026

A. A PROCLAMATION DECLARING THE MONTH OF OCTOBER 2026 AS NATIONAL DOMESTIC VIOLENCE AWARENESS MONTH

Councilmember Huynh offered to read a Proclamation Declaring the Month of October 2026 as National Domestic Violence Awareness Month at the Regular City Council Meeting scheduled October 13, 2026.

PUBLIC HEARINGS SCHEDULED FOR OCTOBER 13, 2026

A. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2026-2027 BUDGET

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled October 13, 2026 in order for the City Council to hear and consider public comments regarding Re-Opening the FY 2026-2027 Budget.

Proposed Ordinance 26-37 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-37, AMEND THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

Nic Hales, Finance, discussed proposed Ordinance 26-37 that would amend the Budget of West Valley City for the Fiscal Year Beginning July 1, 2026 and Ending June 30, 2027 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds.

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

Approve an ordinance to re-open the fiscal year 2026-2027 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

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

The City Council will consider Ordinance 26-37 at the Regular Council Meeting scheduled October 13, 2026 at 6:30 PM.

B. ACCEPT PUBLIC INPUT REGARDING AUTHORIZATION OF A QUIT CLAIM DEED AND VACATION OF RIGHT-OF-WAY FOR A PORTION OF WINTON STREET (1075 WEST) IN FAVOR OF SALT LAKE COUNTY

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled October 13, 2026 in order for the City Council to hear and consider public comments regarding Authorization of a Quit Claim Deed and Vacation of Right-of-Way for a Portion of Winton Street (1075 West) in Favor of Salt Lake County.

Proposed Ordinance 26-38 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-38, APPROVE THE VACATION OF A PORTION OF WINTON STREET NEAR THE JORDAN RIVER SURPLUS CANAL

Dan Johnson, Public Works Director, discussed proposed Ordinance 26-38 that would approve the Vacation of a Portion of Winton Street Near the Jordan River Surplus Canal.

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

Salt Lake County is requesting that a portion of Winton Street (1075 West) be vacated in favor of Salt Lake County.

A small portion of the dedicated Winton Street (2,217 square feet) lies to the southeast of the Trax line near the Jordan River Surplus Canal. The property is bounded by Trax to the northwest, and by Salt Lake County on the east and south. Salt Lake County desires to incorporate the vacated portion of road with its property along the Jordan River. This portion of the road has no connection to any other streets.

The City Council will consider Ordinance 26-38 at the Regular Council Meeting scheduled October 13, 2026 at 6:30 PM.

C. **ACCEPT PUBLIC INPUT REGARDING AUTHORIZATION OF A QUIT CLAIM DEED AND VACATION OF RIGHT-OF-WAY FOR A PORTION OF CLIFFORD STREET (5650 WEST) IN FAVOR OF THE REX C. BUTCHER FAMILY REVOCABLE TRUST**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled October 13, 2026 in order for the City Council to hear and consider public comments regarding Authorization of a Quit Claim Deed and Vacation of Right-of-Way for a Portion of Clifford Street (5650 West) in Favor of The Rex C. Butcher Family Revocable Trust.

Proposed Ordinance 26-39 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-39, APPROVE THE VACATION OF A PORTION OF CLIFFORD STREET

Dan Johnson, Public Works Director, discussed proposed Ordinance 26-39 that would approve the Vacation of a Portion of Clifford Street.

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

The Rex C. Butcher Family Revocable Trust is requesting that a remnant portion of Clifford Street (5650 West) be vacated in favor of The Rex C. Butcher Family Revocable Trust, dated February 26, 2026.

A small remaining portion of the dedicated Clifford Street (889 square feet) laying between the vacated Clifford Street at 2300 South is surrounded by vacated right-of-way to the east, west and south. The adjoining property to the east and south is owned by the Rex C. Butcher Family Revocable Trust and was granted by Court Judgement in favor of Charles D. Butcher in 1984.

The City Council will consider Ordinance 26-39 at the Regular Council Meeting scheduled October 13, 2026 at 6:30 PM.

D. **ACCEPT PUBLIC INPUT REGARDING A PROPOSED INCENTIVE AGREEMENT WITH CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC FOR A FACILITY LOCATED IN WEST VALLEY CITY**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled October 13, 2026 in order for the City Council to hear and consider public comments regarding a Proposed Incentive Agreement with Consolidated Electrical Distributors, Inc for a Facility Located in West Valley City.

Proposed Resolution 26-120 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: RESOLUTION 26-120, MAKE CERTAIN FINDINGS AND APPROVE AN INCENTIVE AGREEMENT WITH CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC.

Jonathan Springmeyer, RDA Director, discussed proposed Resolution 26-120 that would make certain findings and approve an Incentive Agreement with Consolidated Electrical Distributors, Inc.

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

Agreement for a sales tax incentive with Consolidated Electrical Distributors (CED) to offset expenses related to the company's relocation from Salt Lake City to West Valley City. Agreement would give CED 25% of the City's Point of Sale portion of the sales tax generated by and paid by CED. The term of this incentive would run for 10 years with a maximum of \$9,000,000 over that period.

CED is a national company specializing in sales and distribution of electrical parts and equipment. Two of their largest clients are Hunt Electric and Skyline Electric, located in West Valley City. They have been located in Salt Lake City for decades but with this incentive, will be relocating their SL Valley operation to West Valley City. Due to the relocation, CED will incur significant costs in new storage equipment, leasing costs, and general relocation expenses. Due to the fact that CED will be leasing an existing building, and that building is not located in one of the RDA Project Areas, our ability to offer a more traditional property tax incentive wasn't possible. However, due to the large volume of taxable sales that will be generated at the new location, we decided a sales tax incentive would be a viable option. Because the City's sales tax is general fund money, our City Attorney's office conducted a 10-8-2 study to determine the public benefit and determined that because the City would refund CED 25% of the Point of Sale sales tax received by the City, the City would retain 75% of the sales tax, and that those monies would be new dollars to the City, that it met the criteria for a public benefit.

CED is a long standing business in the SL Valley, and has locations across the U.S. With the approval of this incentive they will relocate their operation to West Valley City. The incentive is 25% of the Point of Sales sales tax received by the City, for a term of 10 years with a cap of \$9,000,000. If the City pays the maximum of \$9,000,000 to CED it will mean that the City has retained \$27,000,000 over the same ten years, making it a very significant generator of sales tax for West Valley City. In addition to the new sales taxes to the City, CED would be bringing over 100 new jobs to West Valley City.

Councilmember Huynh asked if there is some sort of record that shows the sales tax is worth the percentage the City would be agreeing to. Jon replied yes but noted that those numbers are protected and cannot be disclosed in a public meeting. He noted that the cap and percentage were negotiated based on long-term projections. Jon indicated that the onus would be on CED to perform and the City would only benefit.

Councilmember Whetstone asked how often non-RDA incentives are done. Jon explained that the City has not utilized a sales tax incentive in approximately 10 years, with the last incentive involving the expansion of new car dealerships. He noted that such incentives are uncommon and are generally avoided when they would simply shift existing sales tax revenue among businesses. In this case, however, the proposed incentive would involve new sales tax revenue to the City rather than diverting revenue from existing businesses. Ifo stated that he had not previously entered into a sales tax incentive agreement but reviewed the proposed projections and, through due diligence by Jon, verified the business's actual state sales tax remittance information. He noted that the potential revenue represents new sales tax revenue to the City rather than revenue diverted from existing businesses. The parties negotiated an incentive of 25% of the sales tax generated at the point of sale, payable only based on actual performance. Ifo stated that the agreement presents significant potential upside for the City with limited downside and could result in the business becoming one of the City's top five sales tax generators.

Councilmember Whetstone asked how long they had been in their current location. Jon replied 25 years. Councilmember Whetstone asked if the company could leave after the 10 year incentive agreement is up. Jon explained that the business would lease the facility for 10 years, during which the sales tax incentive would apply. He noted that while the business could potentially seek another incentive and relocate after 10 years, it has operated at its current Salt Lake location for more than 20 years and is incurring significant relocation costs. Jon stated that even if the business relocated after the incentive period, the City would retain 75% of the new sales tax revenue generated during the agreement. He also noted that the business's proximity to existing businesses would provide benefits by reducing travel and fuel costs for local customers and contractors.

Councilmember Harmon stated that CED is a huge company. He asked if they are selling their current building. Jon replied that they are leasing their current building. Councilmember Wood asked if they approached the City with this proposal. Jon replied that he has been in conversation with the company for approximately two years.

Councilmember Huynh stated that he is concerned that they will leave the City in 10 years. Councilmember Christensen stated that the City would still benefit for that

time period at zero loss. Councilmember Huynh noted that the City had previously been approached by the mall regarding a proposed financial incentive tied to a six-month lease and potential sales tax generation, but the City did not enter into that arrangement. He stated that this is the first sales tax incentive of this type he has considered and requested to review the financial figures, particularly in comparison with the mall proposal, before proceeding.

Councilmember Harmon expressed support for the proposed incentive, stating that the potential benefits of new jobs and additional tax revenue to residents justified supporting the business's relocation to the City. He noted that if the business later chose to relocate elsewhere, that would be its decision, but he had no objection to the proposed arrangement.

Ifo explained that the proposed incentive was evaluated in part to ensure the business would not compete with or cannibalize existing West Valley City businesses. He noted that the business's relationship with existing companies—particularly Skyline, Codale, and Hildale Electric—as customers rather than competitors supported the proposal. Ifo stated that the project could generate significant new sales tax revenue and approximately 135 jobs, with additional potential growth based on the company's projections for Utah's data center industry. He also explained that negotiations focused on balancing the incentive percentage and revenue cap, with the City ultimately increasing the cap while reducing the percentage.

Councilmember Nordfelt stated that, without the agreement, another municipality could potentially receive the estimated sales tax revenue generated by the project, while West Valley City would receive none. Under the proposed agreement, the City could receive up to approximately \$27 million over 10 years, while providing an estimated \$9 million in incentives.

Councilmember Wood asked if CED was looking at an existing location. Jon replied yes and noted that the space is near Backcountry. Councilmember Wood asked how soon this would take place. Jon replied this could take around 9 months to transition.

The City Council will consider Resolution 26-120 at the Regular Council Meeting scheduled October 13, 2026 at 6:30 PM.

RESOLUTION 26-121: APPROVE A GRANT AGREEMENT WITH THE UTAH DIVISION OF ARTS AND MUSEUMS FOR CULTURAL PROGRAMMING

Susan Klinker, Community and Culture, presented proposed Resolution 26-121 that would approve a Grant Agreement with the Utah Division of Arts and Museums for Cultural Programming.

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

Authorize West Valley City Corporation to accept a grant from the State of Utah, for General Operating Support (GOS) for arts and cultural programming presented by West Valley City's Department of Community Engagement and Culture.

The State of Utah has approved West Valley City's application for a Division of Arts & Museums General Operating Support (GOS) Grant in the amount of \$31,700. Authorization of the agreement will provide funds to support arts & cultural programs and activities at the Utah Cultural Celebration Center and at other program sites throughout the city for the grant period of July 1, 2026, to June 30, 2027.

The State of Utah, Department of Culture & Community Engagement, Division of Arts & Museums, has provided funding for arts & cultural activities with West Valley City consistently over the years through their General Operating Support (GOS) Grant. The amount awarded for this year is \$31,700. which may be used for arts & cultural program expenses including staff salaries, consultant fees, materials & equipment, marketing and more.

The City Council will consider Resolution 26-121 at the Regular Council Meeting scheduled September 22, 2026 at 6:30 P.M.

RESOLUTION 26-122: APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE UTAH ATTORNEY GENERAL'S OFFICE TO PARTICIPATE IN THE CRIMES AGAINST STATE ECONOMY TASK FORCE FOR FISCAL YEAR 2026-27

Kent Stokes, Deputy Police Chief, presented proposed Resolution 26-122 that would approve a Memorandum of Understanding Between the City and the Utah Attorney General's Office to Participate in the Crimes Against State Economy Task Force for Fiscal Year 2026-27.

Written documentation previously provided to the City Council included information as

follows:

The Utah Attorney General's Office desires to partner with The West Valley City Police Department to investigate retail crime, cargo, theft, porch piracy, pawn shops, gambling and catalytic converter/scrap metal thefts. To assist in overtime, training, and outreach programs, The Utah Attorney General's Office will award The Police Department \$12,000 for the time period of July 1, 2026 to June 30, 2027.

The City Council will consider Resolution 26-122 at the Regular Council Meeting scheduled September 22, 2026 at 6:30 P.M.

RESOLUTION 26-123: APPROVE A FRANCHISE AGREEMENT BETWEEN UINTAH BASIN ELECTRONIC COMMUNICATIONS, L.L.C. DBA STRATA NETWORKS AND WEST VALLEY CITY FOR A TELECOMMUNICATIONS NETWORK IN THE CITY

Eric Bunderson, City Attorney, presented proposed Resolution 26-123 that would approve a Franchise Agreement Between Uintah Basin Electronic Communications, L.L.C. DBA Strata Networks and West Valley City for a Telecommunications Network in the City.

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

A Resolution approving a franchise agreement with Strata to construct and maintain a telecommunications network in the City.

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 Strata's duty to secure permits from Public Works for any excavation or construction.

Councilmember Harmon expressed concern about the amount of Franchise Agreements that have been submitted and approved. Eric stated that the equipment had to be placed within the public utility easement, although he was unsure where it would ultimately be located or why there was significant interest in doing so. Councilmember Harmon stated that he doesn't see the need for more networks in the City and asked where the lines would

be installed or if there was a certain location the company was targeting.

The City Council will consider Resolution 26-123 at the Regular Council Meeting scheduled September 22, 2026 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR OCTOBER 13, 2026

A. RESOLUTION 26-124: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE CONTRACT AND ACCEPT TWO TEMPORARY CONSTRUCTION EASEMENTS AND TWO WARRANTY DEEDS FOR PROPERTY LOCATED AT 4098 SOUTH REDWOOD ROAD

Mayor Lang presented proposed Resolution 26-124 that would authorize the City to Enter into a Real Estate Purchase Contract and Accept Two Temporary Construction Easements and Two Warranty Deeds for Property Located at 4098 South Redwood Road.

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

The Decedent's Trust under the RICHARD B. ("GUS") CHRISTENSEN AND JANET H. CHRISTENSEN LIVING TRUST, dated June 10, 1999, and the Survivor's Trust under the RICHARD B. ("GUS") CHRISTENSEN AND JANET H. CHRISTENSEN LIVING TRUST, dated June 10, 1999, have signed a Real Estate Purchase Contract along with two Warranty Deeds and two Temporary Construction Easement in favor of West Valley City for property located at 4098 S. Redwood Road (15-34-377-016).

B. RESOLUTION 26-125: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE CONTRACT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM GOLDEN VALLEY, LLC FOR PROPERTY LOCATED AT 4083 SOUTH REDWOOD ROAD

Mayor Lang presented proposed Resolution 26-125 that would authorize the City to Enter into a Real Estate Purchase Contract and Accept a Temporary Construction Easement with and from Golden Valley, LLC for Property Located at 4083 South Redwood Road.

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

Golden Valley, LLC, a Utah limited liability company has signed a Real Estate

Purchase Contract along with a Temporary Construction Easement in favor of West Valley City for property located at 4083 S. Redwood Road (15-34-452-008).

C. RESOLUTION 26-126: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE CONTRACT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL EASEMENT WITH AND FROM MARCO ANTONIO ROMO FOR PROPERTY LOCATED AT 1465 WEST 4020 SOUTH

Mayor Lang presented proposed Resolution 26-126 that would authorize the City to Enter into a Real Estate Purchase Contract and Accept a Temporary Construction Easement and Perpetual Easement with and from Marco Antonio Romo for Property Located at 1465 West 4020 South.

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

Marco Antonio Romo has signed a Real Estate Purchase Agreement along with a Perpetual Easement and a Temporary Construction Easement in favor of West Valley City for property located at 1465 West 4020 South (15-34-481-004).

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF OCTOBER 13, 2026

The Council chose to add items A and B to the Consent Agenda for the October 13, 2026 Regular City Council Meeting at 6:30 PM.

COMMUNICATIONS

A. COUNCIL CALENDAR

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

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

B. NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Harmon noted that he attended the Bricks Corner ribbon cutting and was impressed with the building and design. He stated he would like to look at commercial design criteria for major streets in the City to ensure newly constructed projects are as equally attractive.

Councilmember Harmon stated that his parents live across the street from homes

that are being removed as part of the Bangerter Highway Project. He stated that he would like to look into the possibility of an art contest of some type where residents can design art on the existing retaining wall before it is torn down.

B. COUNCIL REPORTS

Councilmember Christensen stated that he attended the CRC openings.

Mayor Lang stated that she attended the IHC hospital announcement, toured the U of U hospital construction, and the Bricks Corner ribbon cutting.

Councilmember Wood stated that she attended the open house for the new LivSmart hotel on 5600 West.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY SEPTEMBER 22, 2026 WAS ADJOURNED AT 5:21 P.M. 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, September 22, 2026.

A handwritten signature in blue ink, reading "Nichole Camac", is written over a horizontal line.

Nichole Camac, MMC
City Recorder