WEST VALLEY CITY

City Council Regular Meeting Minutes
September 22, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC REGULAR SESSION ON TUESDAY, SEPTEMBER 22, 2026 AT 6:30 P.M. AT WEST VALLEY CITY HALL, COUNCIL CHAMBERS, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH.

THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Kent Stokes, Acting Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director *(electronically)*
Tumi Young, Chief Code Enforcement Officer
Harold Moleni, Management Analyst *(electronically)*
Travis Crosby, IT
Karin Toone, Community Culture and Engagement

OPENING CEREMONY- MAYOR KAREN LANG
Mayor Karen Lang discussed being a member of the Clean and Beautiful Committee. She asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD SEPTEMBER 8, 2026
The Council considered the Minutes of the Regular Meeting held September 8, 2026. There were no changes, corrections or deletions.

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

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

CLEAN AND BEAUTIFUL RECOGNITIONS
Karin Toone, Community Engagement and Culture, introduced Clean and Beautiful Yard Award recipients.

PUBLIC COMMENT PERIOD
Julia Glade, representing the Salt Lake County Health Department and West Valley Coalition, invited the Council and other community leaders to a Key Leader Orientation on October 1 from 3:00 to 6:00 p.m. She explained that the Coalition received funding to implement an evidence-based framework focused on supporting youth in West Valley City. She encouraged Councilmembers and other identified community leaders to participate and provide input regarding community needs and resources.

Mike Markham thanked Code Enforcement for addressing several issues in his neighborhood. He expressed concern about properties that have repeatedly failed to comply with City requirements and suggested that stronger financial penalties may be needed to encourage compliance. He cited ongoing concerns involving unapproved gravel landscaping and parking, improper access over curbs and gutters, artificial turf used in place of required landscaping, and unauthorized occupancy of recreational vehicles and trailers. Mike requested that the City consider adding greater financial consequences for repeated or prolonged code violations.

Joey McNamee, Director of the County Library, announced plans for a new West Valley City library branch in partnership with Ballet West. The new facility will be more than twice the size of the existing branch and will include a Ballet West Academy space and black box theater. She stated that the current branch, which opened in 1965, will close on December

19 to allow for demolition and construction, with the new branch anticipated to open in early 2029. Patrons will be encouraged to use other nearby library branches during the closure. A farewell celebration for the current branch is scheduled for December 12 from 3:00 to 5:00 p.m.

Ryan Mahoney spoke in support of Resolution 26-120 and described it as an opportunity to bring an established company and additional jobs to West Valley City. He recommended that, given the rarity of incentive agreements, the City consider reducing the incentive percentage from 15% to 20% over the 10-year term or using a sliding-scale structure. He suggested that the incentive structure could also be used to encourage the company to remain in the City for longer than 10 years.

Jim Vesock commented on the City's recent decision regarding the tow truck rotation contract. He raised concerns about tow trucks being parked illegally on residential streets and suggested that stronger enforcement and consequences are needed for towing companies that violate parking ordinances. He proposed measures such as temporary removal from the tow rotation for repeated violations, along with potential financial penalties, to discourage tow trucks from being stored on City streets.

CONSENT AGENDA

A. RESOLUTION 26-112: AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH RRJ CONSULTING, LLC

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

> This proposal is to hire RRJ Consulting to be the new lobbyist for West Valley City. This firm would represent West Valley City's interests up at the Capitol during the session but also work with legislators and others on WVC's goals and vision to bring awareness to this city.
>
> This new contract is for $72,000 annually, which is savings off the previous contract. This contract can be canceled at any time with 30 days notice. This contract is currently already funding. WVC has had a Utah lobbying contract for the past 20+ years. The previous lobbyist's contract was not renewed.

B. RESOLUTION 26-113: AUTHORIZE THE CITY TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE DEPARTMENT OF JUSTICE

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

This resolution authorizes one member of the Police Department to work as a Task Force Officer (TFO) with the DEA to investigate federal level drug cases through September 30, 2031.

West Valley City has a long standing partnership with the DEA and would like to continue having a full time task force officer assigned to the local task force.

C. RESOLUTION 26-114: 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:

Further implementation of a Community Readiness Assessment (CRA) for long-term evidence-based community engagement. The funds will allow for additional staffing, a community-specific action plan, and overdose prevention initiatives.

West Valley City's Healthy West Valley Committee supports community-driven strategies to improve health and well-being through collaborative planning, implementation, and evaluation. A Community Readiness Assessment was conducted in 2025 to identify community strengths, needs, and opportunities; this funding will support a reassessment to measure progress, identify emerging needs, and inform future prevention efforts. Funding will also support opioid misuse prevention strategies, including substance use prevention campaigns, community outreach and education, Naloxone distribution sites, and drug disposal education and opportunities.

D. RESOLUTION 26-115: AWARD A CONTRACT TO MORGAN PAVEMENT MAINTENANCE FOR THE 2026 FRICTIONAL MASTIC SURFACE TREATMENT PROJECT

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

The Public Works Department requested bids for application of Frictional Mastic Surface Treatment (ONYX) on neighborhood streets. The product is a sprayed asphalt emulsion, with fine aggregate, polymer and other additives intended to extend pavement life, and prevent oxidative damage from moisture and UV rays. ONYX, is the City's standard product.

Two bids were submitted and reviewed; Morgan Pavement Maintenance was the low bid.

This project will treat approximately 5.5 miles of roadways. An overview of the streets to be treated can be found on the included PDF, 2026 FMPT Project Overview.

E. RESOLUTION 26-116: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM BRIMLEY AND ASSOCIATES LTD. FOR PROPERTY LOCATED AT 4095 SOUTH REDWOOD ROAD

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

The Brimley and Associates LTD., a Utah limited partnership property located at 4095 S. Redwood 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 Warranty Deed and Temporary Construction Easement is $44,800.00 plus closing costs. The city portion of the matching funds on the project ($3,032.96) will be paid to UDOT. Compensation for the purchase of the Warranty Deed and Temporary Construction Easement based upon the appraisal report prepared by Integra Realty Resources.

F. RESOLUTION 26-117: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL EASEMENT WITH AND FROM LYNN AND STEVEN NEBEKER FOR PROPERTY LOCATED AT 1445 WEST 4020 SOUTH

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

The Lynn L. Nebeker and Steven A. Nebeker property located at 1445 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 $4,800.00 plus closing costs. The city portion of the matching funds on the project ($324.96) 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. RESOLUTION 26-118: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED, A TEMPORARY CONSTRUCTION EASEMENT, AND A PERPETUAL EASEMENT WITH AND FROM MELISSA L. POWERS FOR PROPERTY LOCATED AT 4041 SOUTH 1500 WEST

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

The Melissa L. Powers property located at 4041 South 1500 West 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 Warranty Deed, Perpetual Easement and Temporary Construction Easement is $23,400.00 plus closing costs. The city portion of the matching funds on the project ($1,584.18) will be paid to UDOT. Compensation for the purchase of the Perpetual Easement and Temporary

Construction Easement based upon the appraisal report by the Integra Realty Resources.

H. RESOLUTION 26-119: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL EASEMENT WITH AND FROM LANCE THOMPSON FOR PROPERTY LOCATED AT 3976 SOUTH PHAROAH ROAD

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

The Lance Thompson property located at 3976 S. 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 $15,200.00 plus closing costs. The city portion of the matching funds on the project ($1,029.04) 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.

Councilmember Huynh moved to approve the Consent Agenda. Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION 26-127: APPROVE A HIGH VISIBILITY ENFORCEMENT OVERTIME AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF PUBLIC SAFETY

Mayor Lang discussed proposed Resolution 26-127 that would approve a High Visibility Enforcement Overtime Agreement Between the City and the Utah Department of Public Safety.

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

> The HSO manages federal National Highway Traffic Safety Administration (NHTSA) and state funds used to reimburse law enforcement agencies for HVE overtime. HVE is a proven, data-driven strategy combining focused enforcement, visibility, and public messaging to change driver behavior and reduce injury and fatal crashes, including DUI, seat belt, speed, distracted driving, and pedestrian enforcement. Pre-approved shifts are reimbursed at the officer's time-and-a-half rate plus standard benefits. FLSA-exempt personnel, reserve officers, on-duty hours, and comp time are not eligible. The Department must follow its overtime policy, submit supervisor-approved reports within 21 days, and retain records for three years.
>
> The West Valley City Police Department supports continued participation in the HVE program as part of our commitment to reducing serious injury and fatal crashes on city roadways. The program allows the Department to add traffic enforcement when and where crashes most often occur, with those overtime costs reimbursed rather than absorbed by the General Fund. The HSO may reduce or terminate funding upon written notice.

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

Councilmember Christensen moved to approve Resolution 26-127.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes

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

Unanimous.

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE REGULAR MEETING ON TUESDAY SEPTEMBER 22, 2026 WAS ADJOURNED AT 6:54 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, September 22, 2026.

Nichole Camac

Nichole Camac, MMC
City Recorder