WEST VALLEY CITY

City Council Regular Meeting Minutes
October 13, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC REGULAR SESSION ON TUESDAY, OCTOBER 13, 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
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3 *(electronically)*
Cindy Wood, Councilmember District 4

ABSENT:

Tom Huynh, Councilmember District 1

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, CED Director
Dan Johnson, Public Works Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director
Paula Melgar, HR Director *(electronically)*
Tumi Young, Chief Code Enforcement Officer
Travis Crosby, IT

OPENING CEREMONY- COUNCILMEMBER DON CHRISTENSEN
Councilmember Don Christensen asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD SEPTEMBER 22, 2026
The Council considered the Minutes of the Regular Meeting held September 22, 2026. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Regular Meeting held September 22, 2026.

Councilmember Wood seconded the motion.

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

AWARDS, CEREMONIES AND PROCLAMATIONS

A. **A PROCLAMATION RECOGNIZING THE MONTH OF OCTOBER 2026 AS NATIONAL DOMESTIC VIOLENCE AWARENESS MONTH**
Councilmember Wood read a Proclamation Recognizing the Month of October 2026 as National Domestic Violence Awareness Month.

PUBLIC COMMENT PERIOD
Mike Markham expressed concerns regarding the appearance and maintenance of Victor's Tires near 3600 West and 3100 South, citing stored vehicles, used tires, and general property conditions. He encouraged the City to strengthen code enforcement efforts and consider business license compliance as a means of addressing poorly maintained properties. He emphasized the importance of improving the City's image, noting that it had been identified as a priority in recent community surveys. He also questioned whether a Councilmember could be removed from office outside of an election and expressed concerns regarding Councilmember attendance and accountability.

Jim Vesock expressed concerns regarding tow truck operators violating City ordinances by parking large vehicles on residential streets and in driveways where they obstruct the roadway. He suggested including compliance with City ordinances as a requirement in the proposed towing contracts, with violations potentially resulting in removal from the towing rotation. He also commended the West Valley City Fire Department for its response to a recent residential fire, recognizing firefighters for containing the damage and protecting surrounding homes.

Casey Smith, Government Relations Advisor for the Utah Wing of the Civil Air Patrol, provided an overview of the volunteer organization's three primary missions: cadet programs, emergency services, and aerospace education. He highlighted opportunities for youth leadership development, community service, and emergency response support, including search and rescue and disaster assistance. He noted that the organization has 17 squadrons and approximately 1,000 members statewide and expressed interest in establishing a squadron in West Valley City. He encouraged collaboration with City staff, schools, and community organizations to identify potential meeting spaces and expand opportunities for local participation.

Kai Barerra, a lobbying leader for the Wasatch Assembly, expressed concerns regarding housing affordability in West Valley City and suggested that the City's General Plan places too much emphasis on single-family housing. Kai advocated for expanded affordable housing options, including community land trusts and at-cost condominiums, and outlined policy recommendations addressing homelessness, housing development, and property taxes. Kai encouraged the Council to review the Wasatch Assembly's 2026 Policy Agenda and respond to its policy survey.

Gundie Jones expressed concerns regarding racial discrimination, bullying, and student safety in local schools. She emphasized the importance of fostering acceptance, understanding, and respect among students of different cultural backgrounds. Drawing from her personal experiences, she encouraged schools to provide opportunities for students to share their cultures, traditions, and family backgrounds to promote inclusivity and strengthen community relationships.

Shaun Ramos, representing the Wasatch Assembly, advocated for increased affordable housing and expanded services for individuals experiencing homelessness. He outlined several policy priorities, including ending homeless encampment sweeps, expanding housing options, establishing safe parking areas and transitional housing, regulating rental practices and fees, and considering property taxes to fund affordable housing and homelessness services. He encouraged the Council to address housing affordability and respond to the Wasatch Assembly's 2026 policy survey.

Richard Nowak, a candidate for Utah House District 25, encouraged residents to participate in the upcoming election. He discussed concerns regarding housing affordability and suggested state legislation requiring developers to include affordable housing units in new developments. He also identified water conservation and education as priorities, expressing concerns about the impact of artificial intelligence on student learning and emphasizing the importance of reading and handwriting in education.

PUBLIC HEARINGS

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.

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

> 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.

Mayor Lang opened the Public Hearing. There being no one to speak in favor or opposition, Mayor Lang closed the Public Hearing.

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

The City Council previously held a public hearing regarding 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.

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

> Councilmember Harmon moved to approve Ordinance 26-37.
>
> Councilmember Christensen seconded the motion.
>
> A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Absent

Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

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.

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.

Mayor Lang opened the Public Hearing. There being no one to speak in favor or opposition, Mayor Lang closed the Public Hearing.

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

The City Council previously held a public hearing regarding proposed Ordinance 26-38 that would approve the Vacation of a Portion of Winton Street Near the Jordan River Surplus Canal.

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

Councilmember Nordfelt moved to approve Ordinance 26-38.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

Unanimous.

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.

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) lying 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.

Mayor Lang opened the Public Hearing. There being no one to speak in favor or opposition, Mayor Lang closed the Public Hearing.

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

The City Council previously held a public hearing regarding proposed Ordinance 26-

39 that would approve the Vacation of a Portion of Clifford Street.

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

Councilmember Harmon moved to approve Ordinance 26-39.

Councilmember Wood seconded the motion.

A roll call vote was taken:

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

Unanimous.

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.

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

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.

Mayor Lang opened the Public Hearing.

Jim Vesock stated that this is a great incentive that will be a no-lose situation for the City.

Mayor Lang closed the Public Hearing.

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

The City Council previously held a public hearing regarding proposed Resolution 26-120 that would make certain findings and approve an incentive agreement with Consolidated Electrical Distributors, Inc.

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

Councilmember Harmon moved to approve Resolution 26-120.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

Mayor Lang 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:

> 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.

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 26-123.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

CONSENT AGENDA

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

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

> 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.

B. 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

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

> The West Valley City Police Department desires to enter a Memorandum of Understanding (MOU) with the Utah Attorney General's Office. This resolution authorizes the Police Department to work with the Utah Attorney General's Office to

investigate Crimes Against State Economy, C.A.S.E. 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.

C. 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

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 Easements in favor of West Valley City for property located at 4098 S. Redwood Road (15-34-377-016). The total cost for the Warranty Deed and Temporary Construction Easement is $11,700.00 plus closing costs. The recording of documents and distribution of funds will be handled by UDOT.

D. 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

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). The total cost for the Temporary Construction Easement is $4,700.00 plus closing costs. The recording of documents and distribution of funds will be handled by UDOT.

E. 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

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). The total cost for the Perpetual Easement and Temporary Construction Easement is $13,310.00 plus closing costs. The recording of documents and distribution of funds will be handled by UDOT.

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

Councilmember Nordfelt moved to approve the Consent Agenda.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

Unanimous.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE REGULAR MEETING ON TUESDAY OCTOBER 13, 2026 WAS ADJOURNED AT 7:01 P.M. 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, October 13, 2026.

Nichole Camac, MMC
City Recorder