

MINUTES OF COUNCIL REGULAR MEETING – MAY 26, 2020

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, MAY 26, 2020, AT 6:30 P.M. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE MEETING WAS HELD ELECTRONICALLY.

THE FOLLOWING MEMBERS WERE PRESENT ELECTRONICALLY:

Ron Bigelow, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

STAFF PRESENT ELECTRONICALLY:

Paul Isaac, Assistant City Manager/ HR Director
Nichole Camac, City Recorder

Nicole Cottle, Assistant City Manager/General Counsel/ CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Russell Willardson, Public Works Director
Layne Morris, CPD Director
Nancy Day, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Heather Royall, CPD
Steve Lehman, CED
John Rock, Admin

OPENING CEREMONY

Councilmember Tom Huynh conducted the Opening Ceremony. He discussed the impact of the Coronavirus pandemic and noted that the Utah Food Bank is in need of donations.

APPROVAL OF MINUTES OF REGULAR MEETING HELD MAY 19, 2020

The Council considered the Minutes of the Regular Meeting held May 19, 2020. There were no changes, corrections or deletions.

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Councilmember Lang moved to approve the Minutes of the Regular Meeting held May 19, 2020. Councilmember Christensen seconded the motion.

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

COMMENT PERIOD

A. PUBLIC COMMENTS

Jim Vesock stated that the citizens of West Valley need to hear from the City directly. Mr. Vesock stated that while the City is trending a little higher than those neighboring it, it is time for West Valley City to open. He noted that it's important for the economy and citizens. Mr. Vesock stated that the City has wonderful parks and people want to utilize them.

B. CITY MANAGER COMMENTS

Paul Isaac, Assistant City Manager, had no comments.

C. CITY COUNCIL COMMENTS

Upon inquiry, members of the City Council had no comments.

PUBLIC HEARINGS

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION SA-1-2020, FILED BY NORM DAHLE, REQUESTING A PLAT AMENDMENT TO THE GODFREY INDUSTRIAL PARK SUBDIVISION LOCATED AT APPROXIMATELY 6219 WEST 2100 SOUTH

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled May 26, 2020, in order for the City Council to hear and consider public comments regarding application SA-1-2020, filed by Norm Dahle, requesting a plat amendment to the Godfrey Industrial Park Subdivision located at approximately 6219 West 2100 South.

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

Norm Dahle, representing Godfrey Trucking, is requesting a plat amendment to the Godfrey Industrial Park Subdivision. The subject property is located at approximately 6219 West 2100 South and is bordered by a variety of manufacturing uses on the east, south and west.

The Godfrey Industrial Park Subdivision was approved by the Planning Commission in 2019 and recorded with the Salt Lake County Recorder's Office in February 2020. The purpose for the amended plat is to create one additional building lot and to provide the applicant an opportunity to expand the footprint of their corporate offices located at the northeast corner of the

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subdivision, which would add an additional lot within the subdivision.

The original subdivision consisted of 5 parcels that were consolidated into 2 lots. The applicant expressed to staff that on occasion and when the need for financial funding becomes critical to the operation of the business, creating additional lots allows greater flexibility to secure financing if required. In the case of this application, an additional building lot is being proposed and will be known as lot 3 within the subdivision.

The applicant also expressed the possibility that the existing corporate office could expand in the future, so they've added this parcel into the subdivision as well. The existing size of that parcel is approximately 2.3 acres. According to the plat, that parcel becomes lot 4 and will be approximately 3.4 acres in size.

Access to the subdivision will be gained from 2100 South. Presently, there are two access points that will serve this subdivision. It is anticipated that these access points will not change as they provide access on both the east and west portions of the subdivision. Lot 2 does not have direct access to 2100 South. Therefore, internal access and parking easements will need to be recorded if not already in place.

Existing easements and areas denoted as Fema Flood Zone A will be shown on the subdivision plat. Future development on these newly created lots will require additional staff reviews. Depending upon the land use, these reviews could be conditional and/or permitted. In summary, the original subdivision will be amended to create 2 additional lots and will provide information on easements and Fema Flood Zone A areas.

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

ACTION: ORDINANCE NO. 20-22, APPROVE THE AMENDMENT OF THE GODFREY INDUSTRIAL PARK SUBDIVISION

The City Council previously held a public hearing regarding proposed Ordinance 20-22 that would approve the amendment of the Godfrey Industrial Park Subdivision.

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

Councilmember Lang moved to approve Ordinance 20-22.

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Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

RESOLUTION 20-65: APPROVE AN INTERLOCAL AGREEMENT TO PARTICIPATE IN A CONSORTIUM TO RECEIVE HOME INVESTMENT PARTNERSHIP FUNDS

Mayor Bigelow discussed proposed Resolution 20-65 that would approve an Interlocal Agreement to participate in a consortium to receive Home Investment Partnership Funds.

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

West Valley City is part of a county-wide consortium of cities that receive Housing and Urban Development (HUD) HOME Investment Partnerships (HOME) funds through Salt Lake County. To participate in the Salt Lake County HOME Consortium and receive this funding we must have an interlocal agreement in place with Salt Lake County. The agreement is effective from October 1, 2020 until September 30, 2023.

By itself, West Valley City does not qualify for federal HOME program funds through HUD. As part of a larger consortium of cities, however, we have succeeded in qualifying for these funds, with Salt Lake County as the receiving agency. After being notified of our HOME award each year, we will enter into a HOME program agreement with Salt Lake County to expend funding on eligible activities, then invoice Salt Lake County for reimbursement of those eligible expenses. The interlocal agreement details the relationship between West Valley City and Salt Lake County.

This interlocal agreement is renewed every three years.

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

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Councilmember Christensen moved to approve Resolution 20-65.

Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

RESOLUTION 20-66: AUTHORIZE THE CITY TO ENTER INTO PROPERTY SCHEDULE NO. 20 OF THE MASTER TAX-EXEMPT LEASE/PURCHASE AGREEMENT WITH US BANCORP GOVERNMENT LEASING AND FINANCING, INC., WITH RESPECT TO A LEASE FOR THE PURCHASE OF CERTAIN ENERGY EFFICIENCY PROJECTS

Mayor Bigelow discussed proposed Resolution 20-66 that would authorize the City to enter into Property Schedule No. 20 of the Master Tax-Exempt Lease/Purchase Agreement with US Bancorp Government Leasing and Financing, Inc., with respect to a lease for the purchase of certain energy efficiency projects.

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

After extensive studies and coordination between the City, LYRB, and utility providers it has been determined that the Family Fitness Center, Utah Cultural Celebration Center, and City Hall all have equipment that is at its end of useful life and that the City would benefit, and would serve the City's energy savings goals, in acquiring more energy efficient upgrades that would meet city sustainability goals. A list of equipment was compiled that would save energy and reduce maintenance costs at these facilities. If approved, money from this lease agreement will be used to make substantial upgrades in equipment at the Family Fitness Center, Utah Cultural Celebration Center, West Valley City Hall, and finance the previously approved LED Street Lighting Retrofit project. These upgrades are included in Appendix A. In order to make these projects more economically viable, it was determined that the LED Street Lighting Retrofit Project that was previously approved should be included in the payback analysis regarding long term City utility savings. By including the Street Light Retrofit savings, the City can make

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this project close to cost neutral by applying anticipated streetlight utility savings to the debt service of the other facility upgrades. Approval of this funding would complete the recommended improvements at City Facilities as determined by Staff and LYRB's prepared Strategic Energy Management Plan.

After conducting a competitive bidding process, US Bancorp Government Leasing and Finance Inc. provided the most competitive leasing proposal for the purchase of these projects. The lease is for a principal amount of \$4,241,000 with a term of 15 years with average annual payments of \$341,314 with an interest rate of 2.416%. It is anticipated that the combined energy savings of these projects will pay all of the debt service.

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

Councilmember Nordfelt moved to approve Resolution 20-66.

Councilmember Fitisemanu seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

RESOLUTION 20-67: APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH LEWIS YOUNG ROBERTSON AND BURNINGHAM, INC. FOR ENERGY EFFICIENCY UPGRADE MANAGEMENT SERVICES

Mayor Bigelow discussed proposed Resolution 20-67 that would approve a Professional Services Agreement with Lewis Young Robertson and Burningham, Inc. for Energy Efficiency Upgrade Management Services,

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

LYRB has been acting as a contracted Energy Management Consultant in creating a Strategic Energy Management Plan. Council has previously approved the

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procurement of first phase of the SEMP and those improvements will result in substantial savings.

This new contract would allow for LYRB to act as the project manager for the remaining items of the SEMP, which include equipment replacements, retrofits, and upgrades for City Hall, the Family Fitness Center, and the Utah Cultural Celebration Center.

The work performed under this agreement will replace aging systems at or near the end of their useful lives. The full list of replacements and upgrades is included in the agreement as Exhibit A. Utility savings, rebates, and savings from the LED streetlight project will substantially offset project costs.

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

Councilmember Fitisemanu moved to approve Resolution 20-67.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

CONSIDER APPLICATION S-8-2019, FILED BY AARON HAAGA, REQUESTING FINAL PLAT APPROVAL FOR THE WEST VALLEY FLATS SUBDIVISION LOCATED AT 5340 WEST 3500 SOUTH

Mayor Bigelow discussed application S-8-2019, filed by Aaron Haaga, requesting Final Plat Approval for the West Valley Flats Subdivision located at 5340 West 3500 South.

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

Mr. Aaron Haaga, is requesting final plat approval for the West Valley Flats Subdivision. The subject property was recently rezoned to the R-1-7 zone. The

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proposed subdivision is bordered by residential housing to the east north and west and is located immediately north of 3500 South. During the rezoning process, the City Council approved a development agreement that sets forth the development standards to be used in the subdivision.

The subdivision will consist of 4 lots on 1.13 acres. Although zoned R-1-7, the minimum lot size is 8,717 square feet. The average lot size has been calculated at 11,150 square feet. An existing home is located on what will become lot 1 of the subdivision.

Access to the subdivision will be gained from 3500 South. All lots will gain access from the private driveway running down the middle of the subdivision. Cross access and maintenance agreements will be required to address the common drive. The existing home on lot 1 will remain and will be improved with slight modifications addressed as part of the development agreement. More specifically:

- All windows will be replaced with new windows.
- The exterior of the home shall be repainted.
- A new attached or detached 2 car garage shall be constructed.

As part of the development agreement, the developer will also dedicate additional right-of-way on 3500 South according to the master street plan. The anticipated width here will be 115 feet. UDOT will require improvements to match those of the Madisyn Cove Subdivision to the east. At such time 3500 South is widened, UDOT will construct improvements to the right-of-way line.

Councilmember Huynh clarified that the average lot size is over 11,000 square feet. Mayor Bigelow replied that is correct.

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

Councilmember Lang moved to approve application S-1-2019.

Councilmember Buhler seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes

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Mr. Nordfelt	Yes
Mayor Bigelow	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 OF TUESDAY, MAY 26, 2020 WAS ADJOURNED AT 6:50 P.M. BY MAYOR BIGELOW.

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, May 26, 2020.



Nichole Camac, CMC
City Recorder