



The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, November 17, 2020, at 6:30 PM.

Pursuant to Utah Code Ann. § 52-4-207(4), West Valley City has determined that this meeting will be held electronically without an anchor location given the ongoing Novel Coronavirus (COVID-19) pandemic. West Valley City has determined the pandemic presents a substantial risk to the health and safety of those who may be present at an anchor location. This meeting will be held electronically. Members of the press and public are invited to view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>. To participate in the public comment period or scheduled public hearings, please visit www.wvc-ut.gov/PublicComment prior to 2:30 PM on November 17, 2020.

A G E N D A

1. Call to Order
2. Roll Call
3. Inside the City Video Series
4. Special Recognitions
5. Approval of Minutes:

A. November 10, 2020

6. Comment Period:

(The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to five minutes. Any person wishing to comment during the comment period shall request recognition by the Mayor. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate with the

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

Mayor, City Council or City Staff; however, the Mayor, City Council or City Staff may respond within the 30-minute period.)

- A. Public Comments
- B. City Manager Comments
- C. City Council Comments

7. Ordinances:

- A. 20-46: Dissolve the Market Street Neighborhood Development Project Area

8. Resolutions:

- A. 20-173: Approve the Purchase of Six Toyota Camry Passenger Vehicles from Young Toyota
- B. 20-174: Approve the Purchase of a Stormwater Pipe Video Inspection System
- C. 20-175: Approve the Payment of Certain Connection Fees to Granger-Hunter Improvement District
- D. 20-176: Authorize the City to Enter into a Right of Way Purchase Agreement and Accept a Warranty Deed With and From TXCO, LLC for Property Located at 2784 West 3835 South

9. Motion for Closed Session (if necessary)

10. Adjourn

MINUTES OF COUNCIL REGULAR MEETING NOVEMBER 10, 2020

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, NOVEMBER 10, 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
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Jake Fitismanu, Councilmember District 4

ABSENT:

Tom Huynh, Councilmember District 1

STAFF PRESENT ELECTRONICALLY:

Paul Isaac, Acting City Manager
Angel Pezely, Acting 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

INSIDE THE CITY VIDEO SERIES

A video celebrating Veteran's Day was displayed.

APPROVAL OF MINUTES OF REGULAR MEETING HELD OCTOBER 27, 2020

The Council considered the Minutes of the Regular Meeting held October 27, 2020. There were no changes, corrections or deletions.

MINUTES OF COUNCIL REGULAR MEETING NOVEMBER 10, 2020

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Councilmember Jake Fitisemanu moved to approve the Minutes of the Regular Meeting held October 27, 2020. Councilmember Karen Lang seconded the motion.

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

COMMENT PERIOD

A. PUBLIC COMMENTS

Jim Vesock thanked the Mayor for sharing those videos. He thanked the Council for being here.

Dave Joos thanked the Council for allowing him to speak. He is a manager for Megaplex Theaters. He stated that he's been very fortunate to partner with WVC police on our security. The employees at the theaters can perform their jobs better when they don't have to worry about their personal safety. Guests comment that they're thankful for the security. He feels that the new changes to the outside employment will affect business and the employee's safety. He'd like to be grandfathered in with the old policy.

LeAnn Dopple works for Ready Set Tow. Her company has been on the tow rotations for years. Around August she was told WVC police would start allowing only 15 companies on the list for business. She feels that there were companies made aware of the change ahead of the other companies. She feels that there was favoritism given to this certain company. She urges an investigation into these allegations. She wonders why WVC cares about one business making more money than another. The cars they tow are private vehicles and they're paid by those owners.

B. CITY MANAGER COMMENTS

Paul Isaac, Acting City Manager, had no comments.

C. CITY COUNCIL COMMENTS

Mayor Bigelow suggested that the tow rotation should be added as a future agenda item.

RESOLUTION 20-170: APPROVE THE EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN WEST VALLEY CITY AND SALT LAKE COUNTY

Mayor Bigelow discussed proposed Resolution 20-170 that would approve execution of an Interlocal Agreement between West Valley City and Salt Lake County.

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

MINUTES OF COUNCIL REGULAR MEETING NOVEMBER 10, 2020

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The Police Department has been requested by Salt Lake County to allow off duty police officers to work security shifts at the Covi-19 testing site(s). The officers would be present when the site was closed to provide protection for the equipment and testing supplies left on site. The officers may be asked to assist with traffic control when the site is open. The current site is in the parking lot of the Maverik Center.

The Police Department was previously authorized to enter into an agreement with Salt Lake County to allow off duty police officers to work shifts patrolling City and County Parks to educate the community about Covid-19 precautions. The Covid-19 Testing Site was added later. The city is reimbursed monthly for the shifts worked. The shifts are funded through Salt Lake County's Cares Act.

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

Councilmember Steve Buhler moved to approve Resolution 20-170.

Councilmember Jake Fitisemanu seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION 20-171: APPROVE AN INTERLOCAL COOPERATION AGREEMENT BETWEEN WEST VALLEY CITY AND SALT LAKE COUNTY FOR THE TRANSFER OF CONTROL OF REDWOOD TRAILHEAD PARK AND HILLSDALE PARK

Mayor Bigelow discussed proposed Resolution 20-171 that would approve an Interlocal Cooperation Agreement between West Valley City and Salt Lake County for the transfer of control of Redwood Trailhead Park and Hillsdale Park.

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

MINUTES OF COUNCIL REGULAR MEETING NOVEMBER 10, 2020

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West Valley City is in the process of acquiring the Redwood Trailhead Park and Hillsdale Park from Salt Lake County. It is in West Valley City's best interest to obtain immediate transfer of control for these parks. Salt Lake County has written an interlocal agreement to allow this action. Final transfer of these properties will take place in early 2021 pending final contract preparation.

The Salt Lake County Redwood Trailhead and Hillsdale parks have seen an increase in troubling and illicit behaviors. To maintain a safe and desirable park atmosphere, it is necessary that West Valley City acquire control and operations of these parks effective immediately. The interlocal agreement allows this to happen thus providing the City an opportunity to control undesirable activities. Additional maintenance funds and equipment needs will be necessary to ensure success. Salt Lake County is verifying park acreage and boundaries. Upon completion, a contract and deed will be submitted to West Valley City for final approval and the acquisition will be complete.

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

Councilmember Jake Fitisemanu moved to approve Resolution 20-171.

Councilmember Karen Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

CONSIDER APPLICATION SMI-1-2020, FILED BY YONNI HINOJO, REQUESTING FINAL PLAT APPROVAL FOR THE HUNTER CREEK SUBDIVISION LOCATED AT 3658 SOUTH HAWKEYE STREET

Mayor Bigelow discussed application SMI-1-2020, filed by Yonni Hinojo, requesting Final Plat Approval for the Hunter Creek Subdivision located at 3658 South Hawkeye Street.

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

MINUTES OF COUNCIL REGULAR MEETING NOVEMBER 10, 2020

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Mr. Yonni Hinojo, is requesting final subdivision approval for the Hunter Creek Subdivision. The subject property sits between two recorded subdivisions, Western Acres Phase 2 to the north and Bridlevale at Wallace Farms Phase 3 to the South.

The subdivision will consist of 2 lots on .61 acres. Although zoned R-1-8, both lots exceed the minimum square footage requirement. Lot 1 is approximately 12,550 square feet while lot 2 is approximately 9,053 square feet in size.

The proposed subdivision is a key piece in connecting two different subdivisions. The Western Acres Subdivision to the north consists of 2 phases and was platted in 1960 and 1961. The Bridlevale at Wallace Farms Phase 3 Subdivision was recorded in 1996. The property in question was not made part of either subdivision but does have a single-family dwelling on what will become lot 2.

Access to the subdivision will be gained from the extension and connection of Hawkeye Street which exists on both the north and south sides of the subdivision. The connection of these streets will provide a secondary access into the Western Acres Subdivisions to the north. At the present time, the Western Acres Subdivisions consist of 83 lots with a single point of access at 4000 West. The Fire Code allows up to 30 single family homes on a single point of access. While the subdivisions to the north predate the current Fire Code, it will be beneficial to the Western Acres Subdivisions to have a secondary access for emergency services. Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

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

Councilmember Karen Lang moved to approve SMI-1-2020

Councilmember Don Christensen seconded the motion.

A roll call vote was taken:

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

MINUTES OF COUNCIL REGULAR MEETING NOVEMBER 10, 2020

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Unanimous.

CONSENT AGENDA

A. **RESOLUTION 20-172: AUTHORIZE THE ABANDONMENT AND RELEASE OF TWO STORM DRAIN EASEMENTS**

Mayor Bigelow discussed proposed Resolution 20-172 that would authorize the abandonment and release of two Storm Drain Easements.

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

In 2016, two storm drain easements were recorded to allow development of the future Clearstone Estates Phases 1 and 2 Subdivisions. These easements were recorded on property that would eventually become part of the Newton Farm Phase 3 Subdivision and also running through the Spangler property on 6400 West.

During the construction phase of the Clearstone Estates Subdivisions, approvals were being granted to the Newton Farms property to the north. In a cooperative effort, both developers agreed to modify their plans to use the public street system for storm drain purposes and avoid using the storm drain easements that were previously recorded.

As a result of that cooperative effort, the storm drain easements granted to the City are no longer needed. Therefore, staff recommends that these easements be released and abandoned.

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

Councilmember Steve Buhler moved to approve Resolution 20-172.

Councilmember Lars Nordfelt seconded the motion.

A roll call vote was taken:

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

MINUTES OF COUNCIL REGULAR MEETING NOVEMBER 10, 2020

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Unanimous.

MOTION TO ADJOURN

Upon motion by Councilmember Don Christensen, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, NOVEMBER 10, 2020 WAS ADJOURNED AT 7:01 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, November 10, 2020.

Angel Pezely
Deputy City Recorder

Fiscal Impact: _____

Funding Source: _____

Account #: _____

Budget Opening Required: ☐

ISSUE:

An ordinance dissolving the Market Street Neighborhood Development Project Area.

SYNOPSIS:

In accordance with Utah Code Section 17-1-702, the Agency has drafted a resolution dissolving the Market Street Neighborhood Development Project Area. The City is required to confirm that action by ordinance.

BACKGROUND:

The Agency created the Market Street Project Area in 1987 to facilitate redevelopment in the City's downtown area. The project area was highly successful and enabled a great deal of development of a core downtown. As the area's needs and circumstances have evolved, the Agency responded by creating the Fairbourne Community Reinvestment Area, which is now able to receive tax increment for tax year 2020 and beyond. Accordingly, the Market Street Project Area is no longer needed to accomplish the Agency's redevelopment goals.

RECOMMENDATION:

The WVC RDA Administrator recommends the City Council approve the ordinance.

SUBMITTED BY:

Redevelopment Agency

WEST VALLEY CITY, UTAH
ORDINANCE NO. _____

Draft Date: 11/4/2020

Date Adopted: _____

Date Effective: _____

**AN ORDINANCE DISSOLVING THE MARKET STREET
NEIGHBORHOOD DEVELOPMENT PROJECT AREA.**

WHEREAS, the Redevelopment Agency of West Valley City (the “Agency”) is a community reinvestment agency established in accordance with the Limited Purpose Local Government Entities – Community Reinvestment Agency Act (the “Act”); and

WHEREAS, in accordance with the Act, the Agency created the Market Street Neighborhood Development Project Area (the “Market Street Project Area”), which is depicted in the map attached hereto as Exhibit A; and

WHEREAS, the Agency recently created the Fairbourne Community Reinvestment Project Area to replace the Market Street Project Area, which will receive tax increment for tax year 2020 and beyond; and

WHEREAS, the Market Street Project Area is no longer necessary to accomplish the Agency’s redevelopment goals; and

WHEREAS, the Agency has adopted a resolution dissolving the Market Street Project Area, which has been submitted to the City for consideration; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to dissolve the Market Street Project Area;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah that the Market Street Project Area is hereby dissolved in accordance with Utah law.

32 **PASSED and APPROVED** this _____ day of _____, 2020.

33

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35

36

37

38 ATTEST:

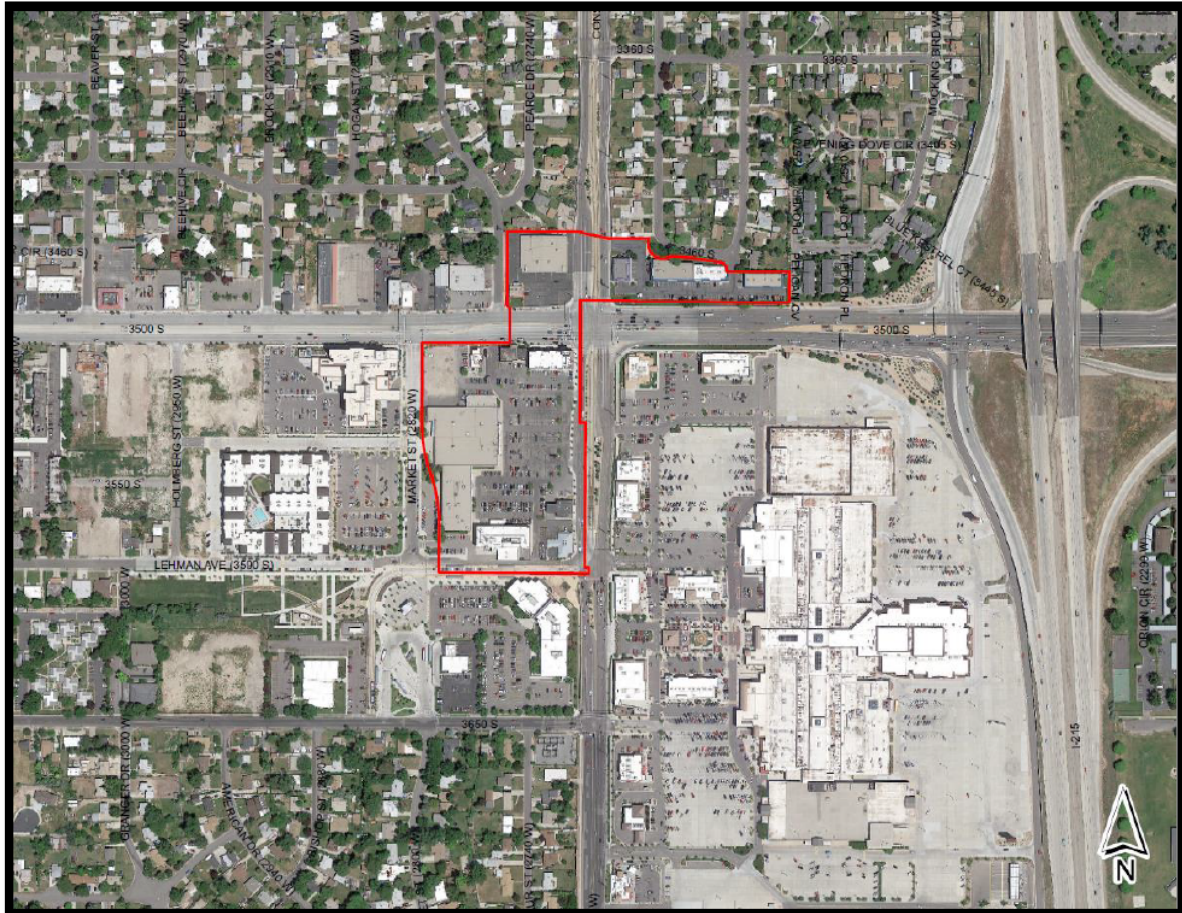
39

40

41 CITY RECORDER

EXHIBIT A

MAP OF MARKET STREET PROJECT AREA



20-173: Approve the Purchase of Six Toyota Camry...

Item #:	
Fiscal Impact:	Not to exceed \$154,000.00
Funding Source:	Light vehicle replacement
Account #:	45-9620-40730-00000-0000
Budget Opening Required:	

ISSUE:

Authorization of replacement vehicle purchases from the Light Vehicle Replacement List.

SYNOPSIS:

This resolution authorizes the purchase of Six (6) vehicles from Young Toyota. The six vehicles will be utilized by the Police Departments (Investigation division).

BACKGROUND:

The City has selected Young Toyota as the supplier of Six (6) vehicles.
Young Toyota has the State contract (AV2531)

Number of Vehicles	Type of Vehicle	Cost Per Vehicle
6	Toyota Camry Hybrid LE	\$25,638.00
	TOTAL	\$153,828.00

Following are the vehicles being replaced:

Replaced Vehicle	Make Model Year	Miles
711358	Toyota Camry 2011	127328
711354	Toyota Camry 2011	123171
711351	Toyota Camry 2011	127222
711356	Toyota Camry 2011	117540
741083	Toyota Camry 2009	125943
711349	Toyota Camry 2011	117841

RECOMMENDATION:

Approve purchase of Six (6) replacement vehicles from the Light Vehicle Replacement List.

SUBMITTED BY:

Eric E Madsen, Fleet Manager.

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PURCHASE OF SIX
TOYOTA CAMRY PASSENGER VEHICLES FROM
YOUNG TOYOTA.**

WHEREAS, West Valley City wishes to purchase six Toyota Camry passenger vehicles for use by the Police Department; and

WHEREAS, Young Toyota has been awarded the State Contract to supply said vehicles; and

WHEREAS, the price awarded to Young Toyota is within price parameters and meets the City's needs; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to purchase said vehicles;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the City is hereby authorized to purchase six Toyota Camrys from Young Toyota for an amount not to exceed \$154,000.00 and that the Mayor and City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchase.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2020.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

Pricing Simulator

Simulation Date: 09/05/2018
 Performed By: JEFF HEILESON : YOUNG TOYOTA/FLEET
 Program Code: H7 - GOVERNMENT PROGRAM
 Model Year: 2019
 Model: 2559 CAMRY HYBRID HYBRID LE SEDAN - ECVT - Continously Variable
 Destination: Utah
 Delivery Window: 10/02/2018 - 08/31/2019

Standard Features

MECHANICAL & PERFORMANCE

- Hybrid Synergy Drive System
- 2.5L Dynamic Force 4-Cyl DOHC 16V D-4S Dual Injection w/Dual VVT-i Engine
- Hybrid System Net Power: 208 hp
- Electronic Continuous Var Tran (ECVT) w/Sequential Shift Mode
- EV, Normal, Sport & Eco Modes
- Battery Type: Lithium Ion

SAFETY & CONVENIENCE

- Toyota Safety Sense P: Pre-Collision Sys w/Pedestrian Detection, Full-Speed Range Dynamic Radar Cruise Control, Lane Departure Alert w/Steering Assist, Automatic High Beams
- Star Safety System: VSC, TRAC, ABS, Elect Brake-Force Distribution, Brake Assist(BA) & Smart Stop Technology (SST)
- LATCH-Lower Anchor & Tether for CHildren
- Whiplash-Injury-Lessening Front Seats
- Ten Airbags

EXTERIOR

- 16" Steel Wheels with P205/65R16 tires
- Bi-LED Combination Headlights w/Auto On/Off Feature
- LED DRLs w/On/Off Feature
- Color-Keyed Power Outside Mirrors

INTERIOR

- Entune 3.0 Audio w/App Suite 7" Touch Screen, 6 Speakers, HandsFree Bluetooth Phone/Music, USB Media Port, Siri Eyes Free, Apple CarPlay Compatible
- Fabric Trimmed Heated Seats w/8-Way Power Driver Seat w/Lumbar Support
- Steering Wheel w/Audio and Bluetooth Hands-Free Phone & Voice Command Cntrl
- Backup Camera w/Projected Path
- 4.2" TFT Multi-Information Display
- Tire Pressure Monitor System
- Smart Key System w/Push Button Start
- Dual-Zone Auto Climate Control
- Electric parking brake

NOTE: Standard features are based on information available when this page was posted and are subject to change without notice.

Factory Accessories

FE 50 State Emissions

NA

Post Production Options

2T All Weather Floor Liners/Cargo Tray

\$ 170

EF Rear Bumper Applique

\$ 39

Est. Dealer Price per Unit*

Base Price: \$ 25,054.00

Accessories: \$ 209.00

Fleet Credit: (\$ 563.00)

H7 Credit: (\$ 1,000.00)

Fuel Charge: \$ 16.00

Sub-total: \$ 23,716.00

DPH: \$ 920.00

FR & HB: \$ 845.00

Price Adjustment: ☐ Plus ☒ Minus \$ 845

Total Est. Price*: \$ 24,636.00

NOTE:

1) If you have selected a Special Color Paint, an additional charge of up to \$500 will be added to your invoice. Please check the Price Guide for current pricing. Special Colors currently include: 0070 - Blizzard Pearl, 03T3 - Ruby Flare Pearl, 0082 - Moonglow, 037J - Whiteout, 0K1X - Halo, 04X3 - Tangerine Splash Pearl, 2NS - Crushed Ice/Black Sand Pearl, 2NU - Barcelona Red Metallic/Black Sand Pearl, 03T7 - Hypersonic Red, 0089 - Wind Chill Pearl, 02PS - Mid Blk Metallic/Wind Chill Pearl and 0792 - Tide Pool Pearl.

2) All information on this website is based on data available at time of posting, is subject to change without notice and pertains specifically to continental U.S.A. vehicles only.

3) Pricing for Post Production Options installed by the manufacturer. Actual prices for dealer installed accessories may vary. Please see your local Toyota dealer for pricing. Prices and product availability are subject to change without notice.

* Dealer Price Excludes taxes, license, title and available or regionally required equipment. Actual dealer price may vary. Pricing, specifications, standard features and available equipment are based on information available when this page was posted and are subject to change without notice. PPO Pricing represents TMS pricing and may vary from SET and GST pricing.

** DPH (Delivery, Processing and Handling Fee) Historically, vehicle manufacturers and distributors have charged a separate fee for processing, handling and delivering vehicles to dealerships. Toyota's charge for these services is called the "Delivery, Processing and Handling Fee" and is based on the value of the processing, handling and delivery services Toyota provides as well as Toyota's overall pricing structure. Toyota may make a profit on the Delivery, Processing and Handling Fee.

State Contract #AV2531

Contract Order Price:

Vehicle Cost \$ 24,636.00

State Admin Fee 61.59

Total Cost \$ 24,697.59

2020 Model Year Price
\$ 25,638

① 2019 Available at the same price you paid before. It is Galactic Aqua with a tan interior

20-174: Approve the Purchase of a Stormwater Pipe...

Item #:	
Fiscal Impact:	\$ 147,575.50
Funding Source:	Storm Water Utility
Account #:	36-7531-40740
Budget Opening Required:	No

ISSUE:

Authorize the purchase of stormwater pipe portable video inspection system.

SYNOPSIS:

This resolution authorizes the purchase of one (1) CUES CCTV Base Station pipe inspection system.

BACKGROUND:

The City has selected H-GAC contract SC01-18 through CUES Inc. to supply the City with one (1) CUES CCTV Base Station for stormwater pipe inspections. The inspection system is used to inspect stormwater pipes for blockages and pipe failures. The included software is integrated with work management (Cityworks) and GIS (ESRI) software already used by the City.

RECOMMENDATION:

Approve the purchase of the pipe inspection system.

SUBMITTED BY:

Erik Brondum, Operations Engineer

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PURCHASE OF A
STORMWATER PIPE VIDEO INSPECTION SYSTEM.**

WHEREAS, West Valley City wishes to purchase a pipe video inspection system and related accessories for use by the Public Works Department; and

WHEREAS, CUES Inc. has been awarded a contract through an interlocal purchasing cooperative to supply said equipment; and

WHEREAS, the price awarded to CUES Inc. is within price parameters and meets the City's needs; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to purchase said equipment;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the City is hereby authorized to purchase a stormwater pipe video inspection system and related accessories from CUES Inc. for an amount not to exceed \$147,575.50 and that the Mayor and City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchases.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day
of _____, 2020.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER



CONTRACT PRICING WORKSHEET
For Standard Equipment Purchases

Contract
No.:

SC01-18

Date
Prepared:

9/24/2020

*This Form must be prepared by Contractor, and provided to End User to attach to Purchase Order, with copy to H-GAC.
The H-GAC administrative fee shall be calculated and shown as a separate line item. Please type or print legibly.*

Buying Agency:	West Valley City, UT	Contractor:	CUES, Inc
Contact Person:	Darin Burke	Prepared By:	Robin Guthrie
Phone:	801-509-2027	Phone:	800-327-7791
Fax:		Fax:	407-425-1569
Email:	darin.burke@wvc-ut.gov	Email:	robing@cuesinc.com

Product Code:	E015	Description:	K-2 System
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A. Product Item Base Unit Price Per Contractor's H-GAC Contract: \$47,550.00

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.
(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
Base100 Base station	\$64,071.00		
WM350 Compact Steerable Pipe Ranger	\$24,075.00		
WM330 Electric lift for Compact Pipe Ranger	\$6,629.00		
GNETBasic GNET Basic computer software program	\$16,107.00		
GN532/GN577 City Works module & implementation	\$9,500.00		
GNER ESRI GNET Esri package	\$14,490.00		
		Subtotal From Additional Sheet(s):	
		Subtotal B:	\$134,872.00

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.
(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
		Subtotal From Additional Sheet(s):	
		Subtotal C:	\$0.00

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).	For this transaction the percentage is:	0%
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D. Other Cost Items Not Itemized Above (e.g. Installation, Freight, Delivery, Etc.)

Description	Cost	Description	Cost
		Subtotal D:	\$0.00

E. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C+D) \$182,422.00

Quantity Ordered:	1	X Subtotal of A + B + C + D:	182422	= Subtotal E:	\$182,422.00
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F. H-GAC Fee Calculation (From Current Fee Tables) **Subtotal F:** \$0.00

G. Trade-Ins / Other Allowances / Special Discounts

Description	Cost	Description	Cost
Less customer base station/GNET discount	-34,846.50		
		Subtotal G:	-34846.5

Delivery Date:	8-12 weeks	H. Total Purchase Price (E+F+G):	\$147,575.50
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CUES CCTV Equipment Specifications For: WEST VALLEY CITY, UTAH

1 BASE STATION .450 CABLE & FORKLIFT PORTABLE VIDEO INSPECTION SYSTEM REEL & ENCLOSURE

- 1 Operates Entire Product Line of Wheeled and Trac Transporters for 6" to 200" Pipe
- 1 Operates Entire product Line of Pan and Tilt Zoom Cameras Made By The Manufacturer
- 1 Pull - Out Tray for Keyboard
- 1 Electronic Components Storage Drawer
- 1 Transporter / Camera Storage Drawer - Mounted Under TV Cable Reel
- 1 Wireless Control of All Camera, Transporter, and Reel Functions
- 1 Rack Mounted Controllers, TV Monitor, and Power Control to Maximize Ergonomic Operation
- 1 Rack "Shock Isolators" to Prevent Equipment Damage from Jarring and Vibrations
- 1 Sealed Front Door Functions as an Awning When In the Open Position
- 1 Easy Access to Service and Maintain the Unit Via Removable Panels
- 1 Constructed of Protective Aluminum Sheets and Industrial Grade Weather Resistant Paint
- 1 Water-Tight Enclosure to protect All Components
- 1 Reel Assembly with Auto Payout and Automatic Levelwind
- 1 Forklift Skids

4 HEAVY DUTY LIFTING EYELETS

1 CUES OZIII PAN & TILT ZOOM III M/C LED CAMERA

- 1 Solid State Color Sewer TV Camera
- 1 Pan & Rotate Camera Head, 40:1 Zoom Ratio, 10x Optical Zoom, 4x Digital Zoom
- 1 NTSC Color Standard with 4x Light Integration
- 1 4 X 5W Cluster LED's for 6" through 72" lines
- 1 Camera Transportation and Storage Case

1 BUILT-IN SONDE FOR MAINLINE CAMERA TO INCLUDE:

- 1 Built In Transmitter, 512 Hz

1 CUES CPR BRASS COMPACT STEERABLE CAMERA TRANSPORTER, WHEELED -60V

- 1 Steerable Unit Designed to Turn 360 Degrees Within Its Own Radius
- 1 Set of Driven Rubber Wheels to Inspect 6" Pipe
- 1 Two (2) Speed Transmission to Maximize Torque in Large Diameter Pipe with:
 - 1 Manual Shifter on Camera Carrier
- 1 Unit Shall Have Forward, Free Wheel, and Power Reverse Capabilities
- 1 All Six (6) Wheel Drive Transporter Assembly to Include:
 - 1 Motor & Enclosed Drive Train
- 1 Tip Up Rear Connector

1 8" RUBBER WHEEL KIT FOR COMPACT TRANSPORTER

1 10-15" RUBBER WHEEL KIT FOR COMPACT TRANSPORTER

1 6"-15"PIPE SPACER KIT

1 12"-15" PNEUMATIC TIRE KIT FOR COMPACT TRANSPORTER

1 ELECTRIC CAMERA LIFT FOR COMPACT TRANSPORTER

- 1 1000' CABLE ASSEMBLY, M/C 12PIN METAL**
 - 1 1000' Gold Multi Conductor Kevlar Fiber Armored Combination TV Transmission / Tow Cable
 - 1 .450 Diameter
 - 1 Metal Splice Chamber with Pigtail
 - 1 Cable Strain Relief

- 1 19" (MINIMUM) FLATSCREEN COLOR INDUSTRIAL TV MONITOR NTSC / PAL COLOR STANDARDS**

- 1 PCU ASSEMBLY [RACK MOUNT]**

- 1 CCU ASSEMBLY [RACK MOUNT]**
 - 1 Alpha Numeric Information Display, with Multi Paging and Defect Coding
 - 1 Remote "QWERTY" Keyboard
 - 1 On Screen Footage Display

- 1 TEST CABLE**

- 1 8.7" MINI KEYBOARD**

- 1 WIRED USB CONTROLLER**
 - 1 Joystick Control for Pan and Tilt Zoom Camera to Include:
 - 1 360 Degree Rotate
 - 1 330 Degree Optical Pan
 - 1 Joystick Control for All Steering Functions & Forward / Reverse Directions for Transporter
 - 1 Camera Lift Control for Optional Electronic Camera Lift
 - 1 All Other Controls for Camera to Include:
 - 1 Camera Iris and Focus Override & Zoom
 - 1 Camera Lights & Shutter Control for Light Enhancement
 - 1 Camera Diagnostics & Auto Home
 - 1 Cruise Control to Set Speed of the Transporter for Hands Off Operation
 - 1 All Reel Controls to Include: Retrieve, Release, and Variable Speed [Excluding Dolly Systems]

- 1 WIRELESS CONTROLLER**
 - 1 Joystick Control for Pan and Tilt Zoom Camera to Include:
 - 1 360 Degree Rotate
 - 1 330 Degree Optical Pan
 - 1 Joystick Control for All Steering Functions & Forward / Reverse Directions for Transporter
 - 1 Camera Lift Control for Optional Electronic Camera Lift
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 - 1 Camera Iris and Focus Override & Zoom
 - 1 Camera Lights & Shutter Control for Light Enhancement
 - 1 Camera Diagnostics & Auto Home
 - 1 Cruise Control to Set Speed of the Transporter for Hands Off Operation
 - 1 All Reel Controls to Include: Retrieve, Release, and Variable Speed [Excluding Dolly Systems]

1 LAPTOP COMPUTER WITH DATA COLLECTION SOFTWARE * **

1	Intel i5 processor
1	Eight (8) GB of SDRAM
1	500GB Hard Drive
1	Onboard graphics accelerator w/shared graphics memory
1	15.6" HD (1366x768) Anti-Glare LED-backlit Display
1	Onboard audio with built-in stereo speakers Sound
1	802.11ac + Bluetooth 4.0
1	Network connector (RJ-45) Port
1	USB 2.0 Ports
1	USB 3.0 Port
1	Windows 10 Professional 64-bit Operating System
1	GraniteNet Basic Software

*Spec for computers can change without notice

**International Configuration may vary to comply with the U.S. Department of Commerce, Bureau of Industry & Security regulations on export of technology

1 GraniteNet BASIC SUPPORT PLAN

1 HP OFFICEJET COLOR PRINTER

1 GraniteNet OFFICE SUPPORT PLAN

1 GraniteNet OFFICE KIT

1 ESRI INTERFACE MODULE GraniteNet SOFTWARE

1 ESRI IMPORT MODULE GraniteNet SOFTWARE

1 DATA GIS SYSTEMS REMOTE ONLINE IMPLEMENTATION ASSISTANCE GraniteNet

1 SOFTWARE,CITYWORKS INTRFACE MODUL GraniteNet SOFTWARE

1 DATA CITYWORKS IMPLEMENTATION GraniteNet

1 TIGER TAIL

1 MANHOLE TOP ROLLER ASSEMBLY, TV ONLY

4 RETRIEVAL/DOWNHOLE POLE ASSEMBLY

1 RETRIEVAL HOOK

1 TRAINING, ON-SITE (TWO DAYS)

1 SHIPPING AND HANDLING

Item: _____
Fiscal Impact: \$60,894
Funding Source: General Fund
Account No: 45-9610-40750-75247-0000
Budget Opening Required: Yes

ISSUE:

Mountain View Corridor Landscape Water Meter Fees

SYNOPSIS:

Authorize the City to pay Granger Hunter Improvement District connection fees for new water meters

BACKGROUND:

UDOT is reconstructing and widening portions of 3500 South and 5600 West as part of the Mountain View Corridor project. The city requested the project betterment from UDOT to install street trees on 3500 South between 5450 West and 6000 West, and on 5600 West between approximately 3600 South and 3400 South, and other landscaping at the Cilma Drive and 3575 South trailhead parking lots.

This resolution authorizes the city to pay Granger Hunter Improvement District connection fees for ten water meters of varying sizes for the new landscaping on roads and parking lots associated with Mountain View Corridor.

RECOMMENDATION:

Authorize the payment of Granger Hunter Improvement District Connection Fees

SUBMITTED BY:

Daniel Johnson, City Engineer

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PAYMENT OF
CERTAIN CONNECTION FEES TO GRANGER-HUNTER
IMPROVEMENT DISTRICT.**

WHEREAS, West Valley City wishes to install certain landscaping improvements in connection with the development of the Mountain View Corridor; and

WHEREAS, installing said improvements requires the installation of several water meters to connect to the Granger-Hunter water system; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to authorize payment of the water meter connection fees;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the City is hereby authorized to pay an amount not to exceed \$60,894.00 to Granger-Hunter Improvement District for water meter connection fees and that the Mayor and City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said transaction.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day
of _____, 2020.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

MVC-WVC Landscape Betterment Irrigation Meter Connection Summary				
Tap Name	Size	Station Location	Sheet No.	GHID Fees
A	1"	3500 South / North Side / Station 3514+00	35-IR-02	\$ 6,118.00
B	1.5"	3500 South / South Side / Station 3514+00	35-IR-02	\$ 14,830.00
C	1"	3500 South / North Side / Station 3525+00	35-IR-04	\$ 6,118.00
D	1"	3500 South / South Side / Station 3524+00	35-IR-04	\$ 6,118.00
E	1"	3500 South / Southeast Corner / Sta. 3531+50 EXISTING METER	35-IR-05	\$ -
F	¾"	3500 South / North Side / Station 3535+00	35-IR-05	\$ 3,238.00
G	1"	5600 West / West Side / Station 5613+75	56-IR-01	\$ 6,118.00
H	1"	5600 West / East Side / Station 5615+00	56-IR-01	\$ 6,118.00
I	1"	Cilma Drive Trailhead	IR-001	\$ 6,118.00
J	1"	3575 South Trailhead	IR-002	\$ 6,118.00
				\$ 60,894.00

20-176: Authorize the City to Enter into a Right of Way...

Item #:	
Fiscal Impact:	\$511,500.00 plus closing costs (total purchase price) (city responsible for 6.77% of actual cost)
Funding Source:	STP Funds
Account #:	
Budget Opening Required:	No

ISSUE:

Authorization and execution of a Real Estate Purchase Agreement.

SYNOPSIS:

TXCO, LLC, a Texas limited liability company has signed a Right-of-way Contract and a Warranty Deed for property located at 4699 South 4800 West (21-06-353-021 and 21-07-101-004).

BACKGROUND:

The TXCO, LLC parcel located at 4699 South 4800 West is a total acquisition of the property and is one of several parcels which will be affected by the 4700 South Reconstruction Project; 4000 West to 5600 West. This project will reconstruct and widen portions of 4700 South and replace curb, gutter and sidewalk on both sides on both sides of 4700 South/4715 South.

This project is a joint effort with Kearns Metro Township and is federally funded through the Surface Transportation Program (STP) therefore is overseen and built through UDOT. Kearns Metro Township (KMT) executed the Federal Aid Agreement between UDOT and the Federal Highway Administration. An inter-local agreement has been signed between West Valley City and Kearns Metro Township to define cost sharing. The city and KMT are responsible for 6.77% of all project costs, including right of way. The parcel purchase will be paid by UDOT and the matching funds will be shared between the City and KMT as defined in the cost sharing agreement.

The total cost for the Warranty Deed is \$511,500.00 plus closing costs. Compensation for the purchase of the property was negotiated based upon the appraisal report prepared by the DH Group, LLC which indicated a value of \$465,000.00.

RECOMMENDATION:

Accept Warranty Deed and authorize Mayor to execute Right-of-way Contract. Recording of Warranty Deed and the distribution of funds will be handled through a title company.

SUBMITTED BY:

Steven J. Dale, P.L.S., Right-of-way and Survey Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A
RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A
WARRANTY DEED WITH AND FROM TXCO, LLC FOR
PROPERTY LOCATED AT 2784 WEST 3835 SOUTH.**

WHEREAS, TXCO, LLC (herein “Owner”) has entered into a Right of Way Purchase Agreement for property located at 4699 South 4800 West that is affected by the 4700 South Reconstruction Project (herein “Project”); and

WHEREAS, Owner has also signed a Warranty Deed as required for the Project; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to enter into the Right of Way Purchase Agreement with Owner, and to accept the Warranty Deed;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, as follows:

1. That the above-referenced document entitled “West Valley City Right of Way Purchase Agreement” is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Agreement, and any other documents necessary to complete the transaction, for and on behalf of West Valley City, subject to final approval of the documents by the City Manager and the City Attorney’s Office.
2. The Mayor is hereby authorized to accept, and the City Recorder is authorized to record, the Warranty Deed for and on behalf of West Valley City.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____
_____, 2020.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

West Valley City

Right of Way Contract

Fee Simple Acquisition

Project No: F-2240(2)0 Parcel No.: 175:TC

Pin No: 11085 Job/Proj No: 53867 Project Location: 4700 South; 4000 West to 5600 West
County of Property: SALT LAKE Tax ID(s) / Sidwell No: 21-04-101-004, 21-06-353-021
Property Address: 4699 S. 4800 W. WEST VALLEY CITY, UT 84120
Owner's Address: 20307 Brightonwood Lane, Spring, TX77379
Primary Phone: Owner's Home Phone: Owner's Work Phone:
Owner / Grantor: TXCO, LLC a Texas limited liability
company Grantee: West Valley City/The City

IN CONSIDERATION of the foregoing and other considerations hereinafter set forth, it is mutually agreed by the parties as follows:

The Grantor hereby agrees to convey and sell by Warranty Deed a parcel of land known as parcel number 175:TC for transportation purposes. This contract is to be returned to: Steven J. Dale, Right of Way Agent c/o West Valley City, 3600 S. Constitution Blvd., West Valley City, UT 84119.

1. Grantor will transfer property free of all liens and encumbrances except recorded easements, and other instruments of record save and except liens.
2. Grantor agrees to transfer property free of all debris and any hazardous materials (including paint or other household products.)
3. Grantor shall leave the property in the same condition, as it was when this contract was signed. No work, improvement, or alteration will be done to the property other than what is provided for in this agreement. Grantor agrees to maintain the property until the City takes possession.
4. ~~Intentionally omitted.~~ Closing on this sale shall be on 2020.
5. The City shall pay the Grantor and or other parties of interest the sales price of \$511,500.00 for the real property in the deed referenced above.
6. "Transportation Purposes" is defined as follows: The public use for which the property or property right is being acquired herein, may include but is not limited to the following possible uses: the construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, project caused statutory relocations, and other related transportation uses.
7. The Grantor is aware that Utah Code Ann. Sect. 78B-6-520.3 provides that in certain circumstances, the seller of property which is being acquired for a particular public use, is entitled to receive an offer to repurchase the property at the same price that the seller received, before the property can be put to a different use. Grantor waives any right grantor may have to repurchase the property being acquired herein, and waives any rights Grantor may have under Utah Code Ann. Sect. 78B-6-520.3.
8. Grantor shall indemnify and hold harmless Grantee from and against any and all claims, demands and actions, including costs, from lien holders or lessees of the property.
9. Upon execution of this contract by the parties, Grantor grants the City, its contractors, permittees, and assigns, including but not limited to, utilities and their contractors, the right to immediately inspect and perform other necessary due diligence ~~occupy and commence construction or other necessary~~ activity on the property acquired for the state transportation project.

Additional Terms:

Grantee shall pay the 2020 property taxes for the property. Grantee shall also pay the cost of title insurance and document recording fees. Other expenses incurred by Grantee and Grantor shall remain the responsibility of the party incurring the costs.

Total Selling Price \$511,500.00

West Valley City Right of Way Contract

Fee Simple Acquisition

Project No: F-2240(2)0 Parcel No.: 175:TC

Pin No: 11085 Job/Proj No: 53867 Project Location: 4700 South; 4000 West to 5600 West
 County of Property: SALT LAKE Tax ID(s) / Sidwell No: 21-04-101-004, 21-06-353-021
 Property Address: 4699 S. 4800 W. WEST VALLEY CITY, UT 84120
 Owner's Address: 20307 Brightonwood Lane, Spring, TX 77379
 Primary Phone: Owner's Home Phone: Owner's Work Phone:
 Owner / Grantor: TXCO, LLC a Texas limited liability
 company Grantee: West Valley City/The City

Grantor's Initials

Grantor understands this agreement is an option until approved by the Mayor.

Grantors acknowledge and accept the percent of ownership listed below and agree that the portion of the total selling price they each receive, will correspond with their respective percent of ownership.

_____ This Contract may be signed in counterparts by use of counterpart signature pages, and each counterpart signature page shall constitute a part of this Contract as if all Grantors signed on the same page.

Percent

Date

100%

_____ TXCO, LLC a Texas limited liability company

Right of Way Agents

_____ Steven J Dale / Acquisition Agent

_____ LG City Engineer / Team Leader

_____ Approved by Mayor

WHEN RECORDED, MAIL TO:
West Valley City Recorder
3600 Constitution Blvd.
West Valley City Utah 84119

COPY TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed
(Limited Liability Company)
Salt Lake County

Tax ID No.	21-07-101-004
	21-06-353-021
PIN No.	11085
Project No.	F-2240(2)0
Parcel No.	2240:175:TC

TXCO, LLC, a Limited Liability Company of the State of Texas, Grantor, hereby CONVEYS AND WARRANTS, only as against all claims by, through or under Grantor to West Valley City, a municipal corporation of the State of Utah, Grantee, at 3600 Constitution Blvd., West Valley City, Utah 84119, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the construction of roadway improvements, side treatments and appurtenant parts thereof of the existing 4700 South Street known as Project No. F-2240(2)0, being an entire tract of land situate in the SW1/4 SW1/4 of Section 6, T.2S. R.1W. S.L.B.&M. and the NW1/4 NW1/4 of Section 7, T.2S., R.1W., S.L.B.&M. The boundaries of said entire tract of land are described as follows:

Beginning at a point on the East line of 4800 West Street, said point being South 89°58'53" East 40.0 feet along the section line from the Southwest corner of Section 6, Township 2 South, Range 1 West, Salt Lake Base and Meridian, running thence North 0°01'45" East 33.00 feet along the East line of 4800 West Street; thence South 89°58'35" East 180.00 feet; thence South 0°01'45" West 108.35 feet to the North line of 4715 South Street; thence North 89°54'45" West 180.0 feet along the North line of said 4715 South Street to the East line of 4800 West Street; thence North 0°01'45" East 75.14 feet along the East line of 400 West Street to the point of beginning, located in the State of Utah, County of Salt Lake.

The above described tract of land contains 19,484 square feet in area or 0.477 acre, more or less.

Continued on Page 2
LIMITED LIABILITY RW-01LL (11-01-03)

PAGE 2

PIN No. 11085
Project No. F-2240(2)0
Parcel No. 2240:175:TC

This conveyance is made subject to all easements and other matters of record except for liens in the Official Records of Salt Lake County, Utah.

IN WITNESS WHEREOF, said TXCO, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this _____ day of _____, A.D. 2020.

TXCO, LLC,
a Texas Limited Liability Company

By: _____
Printed Name: _____
Title: _____

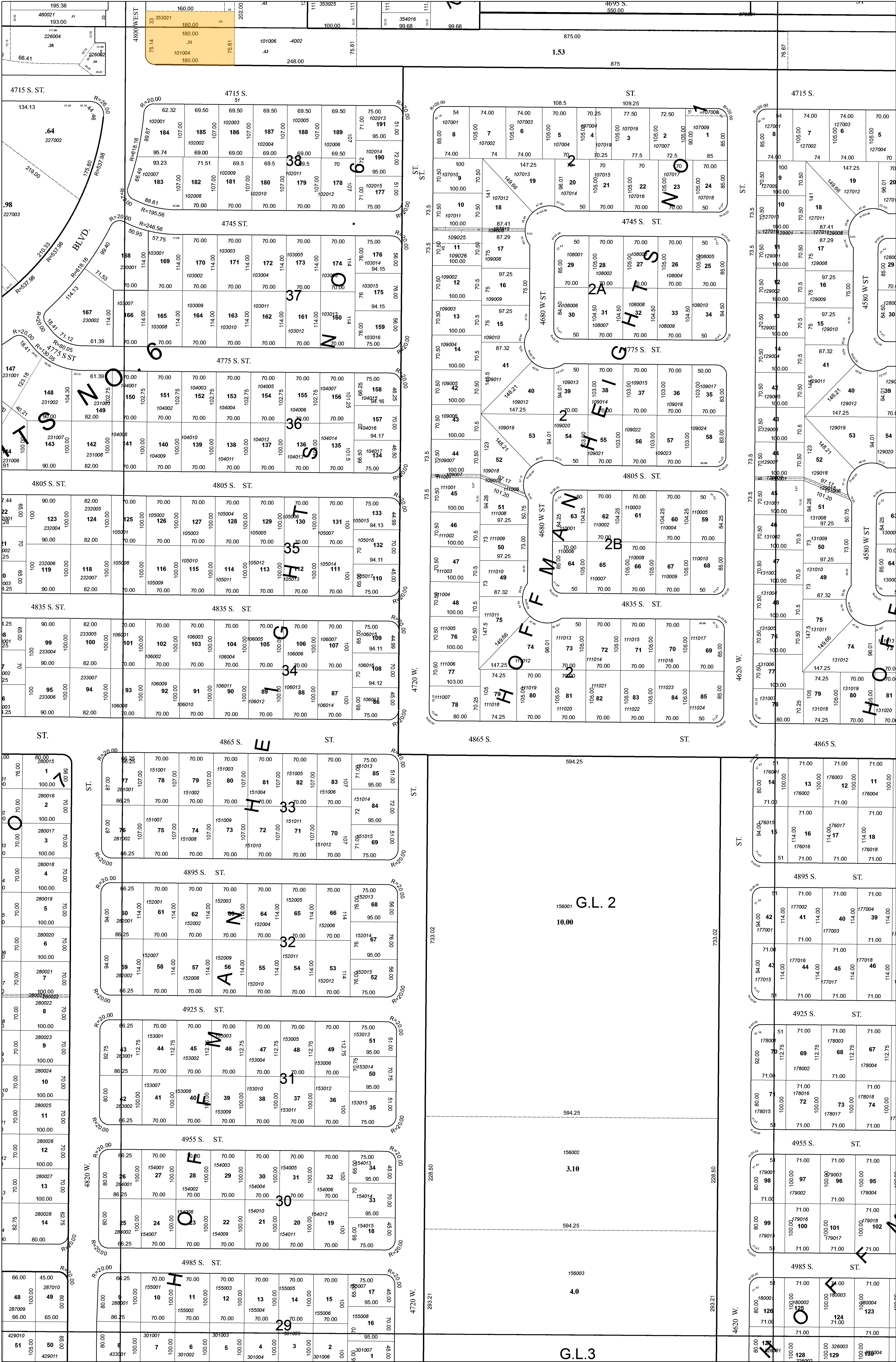
STATE OF _____ §
COUNTY OF _____ §

On the date first above written personally appeared before me, _____, who, being by me duly sworn, says that he is the Manager of TXCO, LLC, a Limited Liability Company of the State of Texas, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said _____ acknowledged to me that said company executed the same.

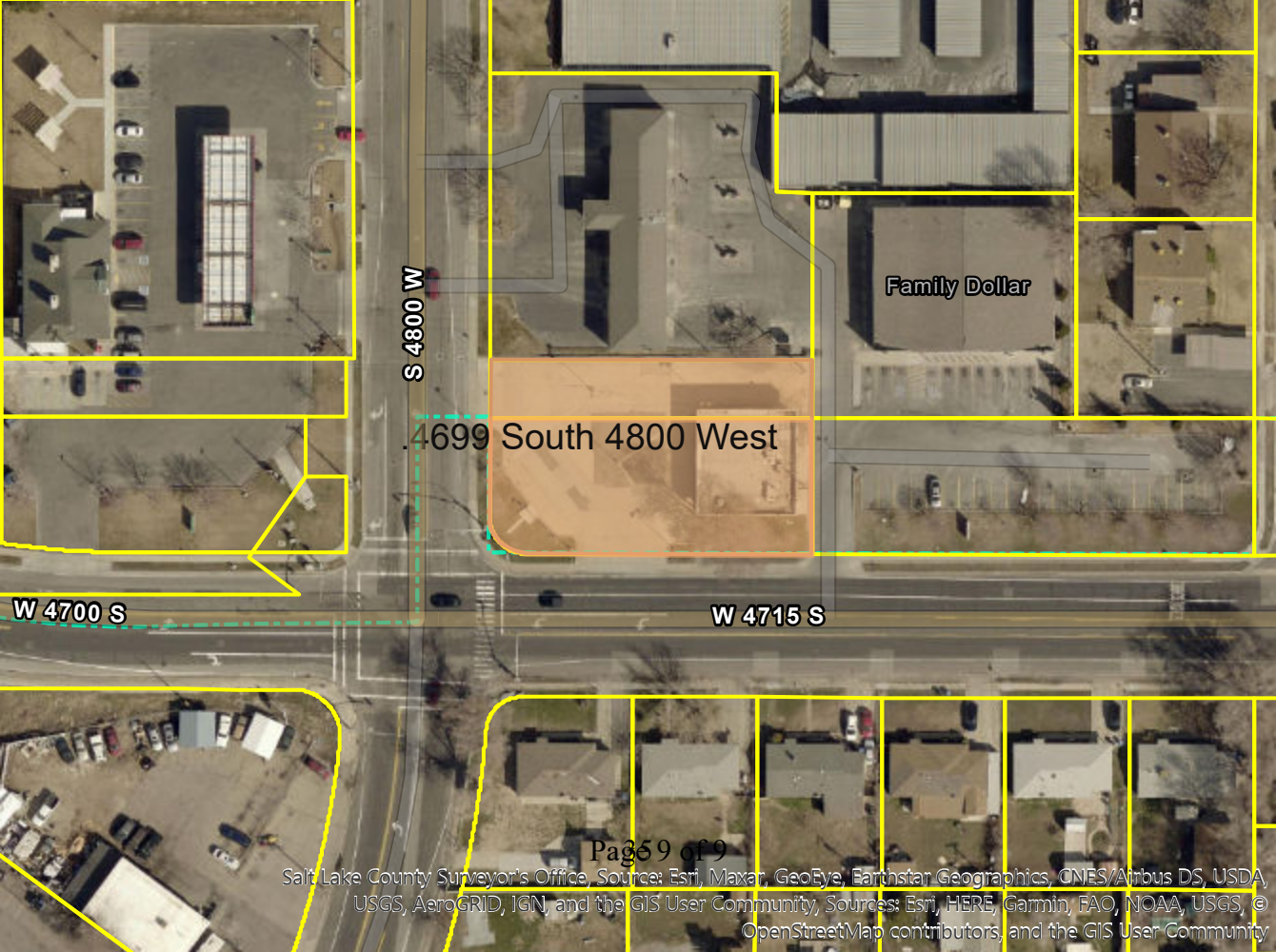
WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

LIMITED LIABILITY RW-01LL (11-01-03)



This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.



S 4800 W

Family Dollar

4699 South 4800 West

W 4700 S

W 4715 S