

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2022

-1-

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, MAY 24, 2022 AT 4:30 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG. THE MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1 (*electronically*)
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3 (*electronically*)
Jake Fitisemanu, Councilmember District 4

STAFF PRESENT:

Wayne T Pyle, City Manager
Nichole Camac, City Recorder
Nicole Cottle, Assistant City Manager/General Counsel
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief (*electronically*)
John Evans, Fire Chief
Jim Welch, Finance Director (*electronically*)
Steve Pastorik, CED Director
Layne Morris, CPD Director (*electronically*)
Dan Johnson, Public Works Director
Nancy Day, Parks and Recreation Director
Mark Nord, RDA Director (*electronically*)
John Flores, HR Director (*electronically*)
Sam Johnson, Strategic Communications Director
Ken Cushing, IT (*electronically*)

APPROVAL OF MINUTES OF STUDY MEETING HELD MAY 17, 2022

The Council considered the Minutes of the Study Meeting held May 17, 2022. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Study Meeting held May 17, 2022. Councilmember Harmon seconded the motion.

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2022

-2-

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF MAY 24, 2022

Wayne Pyle, City Manager, stated that the Community Renewable Energy item has been added to the regular meeting agenda as Council requested. He noted that staff has requested that the bike park project at Centennial Park be continued to June 7, 2022 to allow HUD time to complete their review.

Mayor Lang stated that she would suggest denying the Delay Agreement that is scheduled on the consent agenda. She indicated that the Council wanted those sidewalks, curb, and gutters to be installed when the project was recently approved. Wayne stated that staff would have no objection if the Council wants to proceed with denial. He discussed Delay Agreements and their purpose. Mayor Lang stated that she is aware of two other Delay Agreements that were approved by the Council in this area and she'd like to see that those be called so the connections in this area can be made.

Upon inquiry by Mayor Lang, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular City Council meeting scheduled later this night.

PUBLIC HEARINGS SCHEDULED FOR JUNE 7, 2022

A. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2021-2022 BUDGE

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled June 7, 2022, in order for the City Council to hear and consider public comments regarding re-opening the FY 2021-2022 Budget.

Proposed Ordinance 22-23 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 22-23, AMEND THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

Steve Pastorik, CED Director, discussed proposed Ordinance 22-23 that would amend the Budget of West Valley City for the Fiscal Year Beginning July 1, 2021 and Ending June 30, 2022 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds.

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

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2022

-3-

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

A Public Notice was posted May 19, 2022, in public view at City Hall, the Family Fitness Center and UCCC; also, posted on the Public Notice Website and West Valley City's Website. Notice was given that a public hearing is to be held June 7, 2022, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

Mayor Lang requested a breakdown of the specific park projects. Mayor Lang asked what a buffered bike lane is. Dan replied there is a wider shoulder and there are extra lines that designate bike lanes. Councilmember Whetstone asked how the amount of grant money received compares to previous years. Jim replied that the numbers are pretty consistent. He noted that additional grant money was provided during COVID but the City hasn't seen more of these come in recently. He noted that ARPA funds may still be provided moving forward. Councilmember Huynh asked if the City received funding for COVID-19. Jim replied that the City did receive CARES money and not all of that has been spent. He indicated that some of these funds can be rolled over to the next year if they are eligible. Councilmember Huynh asked if this can be included in the statement.

The City Council will consider Ordinance 22-23 at the Regular Council Meeting scheduled June 7, 2022 at 6:30 P.M.

B. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-6-2022, FILED BY WADSWORTH LAKE PARK, LLC, REQUESTING A ZONE CHANGE FROM M (MANUFACTURING) TO B/RP (BUSINESS/RESEARCH PARK) FOR PROPERTY LOCATED AT 4625 WEST LAKE PARK BLVD.

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled June 7, 2022, in order for the City Council to hear and consider public comments regarding application Z-6-2022, Filed by Wadsworth Lake Park, LLC, requesting a Zone Change from M (Manufacturing) to B/RP (Business/Research Park) for Property Located at 4625 West Lake Park Blvd.

Proposed Ordinances 22-24 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 22-24, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4625 WEST LAKE PARK BLVD FROM M (MANUFACTURING) TO B/RP

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2022

-4-

(BUSINESS/RESEARCH PARK)

Steve Pastorik, CED Director, discussed proposed Ordinance 22-24 that would amend the Zoning Map to Show a Change of Zone for Property Located at 4625 West Lake Park Blvd from M (Manufacturing) to B/RP (Business/Research Park).

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

About 30% of the parcel is already zoned B/RP with the balance being M. The subject property is designated as business park in the West Valley City General Plan and is developed as an office building that, according to the Salt Lake County Assessor, is 81,170 square feet in area.

The current M zoning on the property does not allow medical office; however, the B/RP zone does allow medical office. The applicant is requesting this zone change to expand the leasing options on this property to include medical office. For reference, staff has included the commercial and manufacturing zone use table to compare the allowed uses in the M and B/RP zones.

Councilmember Harmon asked if this is across the street from IHC. Steve replied yes. Councilmember Harmon suggested that all parcels in this area be zoned B/RP. He indicated he was surprised that this was zoned M. Steve stated that staff agrees that B/RP is a more fitting use but noted that the M zone has been in place for many years. Mayor Lang asked if the properties could be rezoned. Steve replied that the City could proactively do that. Upon inquiry, Steve pointed out various vacant properties in the area that still have M zoning designations. Wayne stated the he is unsure why some of the property was left with the M designation when the City created the Lake Park Business District. Steve stated that these conversations were had prior to his employment at the City as well so he is unsure. After discussion, the Mayor and Council requested that staff reach out to property owners to see if they would be willing to re-zone their properties B/RP or if there is any opposition for any reason.

The City Council will consider Ordinances 22-24 at the Regular Council Meeting scheduled June 7, 2022 at 6:30 P.M.

RESOLUTION 22-92: AUTHORIZE WEST VALLEY CITY TO ENTER INTO THE COMMUNITY RENEWABLE ENERGY PROGRAM AND APPROVE AN INTERLOCAL COOPERATION AGREEMENT GOVERNING THAT PARTICIPATION

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2022

-5-

Wayne Pyle, City Manager, discussed proposed Resolution 22-92 that would authorize West Valley City to Enter into the Community Renewable Energy Program and Approve an Interlocal Cooperation Agreement Governing That Participation.

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

The Community Renewable Energy Program was created by the Utah State Legislature through the passage of HB411 during the 2019 legislative session. West Valley City was one of 24 communities that passed a resolution by December 31, 2019 which met the statutory requirements for becoming an “eligible community.” The deadline to join the interlocal entity as a “participating community” is May 31, 2022. This resolution would authorize that participation through the adoption of the Interlocal Agreement.

Councilmember Nordfelt stated that he and the Council received an email from Harmon’s and a representative who sponsored the original bill. He encouraged the Council to read the emails prior to their vote during tonight’s regular meeting.

The City Council will consider Resolution 22-92 at the Regular Council Meeting scheduled May 24, 2022 at 6:30 P.M.

RESOLUTION 22-93: AWARD A CONTRACT TO MORGAN PAVEMENT FOR THE 2022 ASPHALT POLYMER TREATMENT PROJECT

Dan Johnson, Public Works Director, discussed proposed Resolution 22-93 that would Award a Contract to Morgan Pavement for the 2022 Asphalt Polymer Treatment Project

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

This project consists of the application of a polymer mastic seal as a high-density roadway surface preservation treatment on several roads within The City as well as the Stonebridge Golf Club parking lot. It is designed to seal the surface on newer pavements to prevent oxidation of the asphalt oil from ultraviolet exposure and water infiltration.

Work will be performed on various streets within The City and the Stonebridge Golf Club parking lot. The parking lot surface treatment includes crack sealing and application of the polymer mastic seal. The portion of the contract for the parking lot is \$25,974.

An overview of the Capital Improvement Plan can be found at the following link.

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2022

-6-

<https://wvc-ut.maps.arcgis.com/apps/MapJournal/index.html?appid=20f9436d61c94007b7076dc387ae6da3>

Councilmember Harmon noted that there was only one bid and asked if the cost includes re-striping. Dan replied yes. Councilmember Nordfelt noted that the cost came in lower than the estimate. He asked if the City has worked with this company before. Dan replied yes and indicated that they do good work. He added that this project will complement additional asphalt projects throughout the City.

The City Council will consider Resolution 22-93 at the Regular Council Meeting scheduled June 7, 2022 at 6:30 P.M.

COMMUNICATIONS

A. RECREATION AND FACILITIES

Nancy Day, Parks and Recreation Director, presented a PowerPoint presentation summarized as follows:

- Positive Impact of Recreation Facilities
 - o The social bonds that are created at community centers help build strong, safe and inclusive communities. Social interaction, volunteerism, civic pride and aesthetics all play a role.
 - o Facilities
 - WVC FFC
 - Golf Course
 - Harman Sr Recreation Ctr
 - UCCC
 - WV Performing Arts Center
 - o Recreation
 - Health & Wellness
 - Educational
 - Competitive
 - Group & Individual
 - o Why?
 - Where Citizens Live & “Do Life”
 - Safe Hubs
 - Active & Healthy Lifestyles
 - Educational Opportunities
 - Inclusive
 - Socially Acceptable Behaviors

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2022

-7-

- Essential Service
- Harman Senior Recreation Center
 - o Numbers
 - Participation Increasing:
 - 99.7% increase
 - Meals Served:
 - 66% increase
 - 98% Very Satisfied
 - o Recreation
 - Camp Wrinkle
 - Bingo
 - Health & Wellness
 - Art Classes
 - Community Services
 - Volunteer Opportunities
 - Field Trips
 - o Needs
 - Facility Updates
 - Ongoing Planning
 - Senior Involvement
- Stonebridge and the Ridge Golf Clubs
 - o Numbers
 - 2021 Season
 - Rounds:
 - o Ridge: 55,845
 - o Stonebridge: 70,203
 - Tournaments: 54
 - Events: 130
 - o Recreation
 - Community Play
 - Corporate Play
 - Leagues
 - Sr, Men's, Ladies, Juniors, Veterans
 - Tournaments
 - Lessons/Clinics
 - Adaptive
 - o Needs
 - Branding
 - Continued Success
 - Facility
 - Customer Service
 - Facility Updates

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2022

-8-

- UCCC and WV Performing Arts Center
 - o Numbers
 - UCCC
 - Participation Increase: 75%
 - Revenue Increase: 63%
 - Performing Arts Center:
 - Participation Increase: 60%
 - o Recreation
 - Performances
 - Education
 - Facility Rentals & Use
 - Exhibits
 - Concerts
 - Events
 - Grants
 - o Needs
 - Branding
 - Increase Community Involvement
 - Re-evaluate Processes & Facility Use
 - Fund Raising
 - Facility Updates
 - Capital Repairs
- WVC Family Fitness Center and Centennial Pool
 - o Numbers
 - July – April Comparison
 - Revenue Increase of \$171K
 - Facility Use Increase of 10%
 - o Needs
 - Branding
 - Facility Updates
 - Capital Improvements
 - Ongoing Planning & Community Involvement
 - Look for Issues & Opportunities
- Recreational Programs
 - o Adult Sports
 - Softball
 - Dodgeball
 - Corn Hole
 - 3vs3 Basketball
 - o Fitness
 - Water Fitness
 - Land Classes

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2022

-9-

- Small Group Training
- Personal Training
- Boot Camp
- Youth Athletic Training
- o Youth Sports
 - Soccer
 - Baseball
 - Basketball
 - Flag Football
 - Tennis
 - Skate Camps
 - Sports Camp
 - Fit Kids
- o Adaptive
 - Hiking
 - Biking
 - Snow Shoeing
 - Land & Water Fitness
 -
- o Misc
 - Indoor Climbing with Transition to Outdoor
 - RC Car Races
 - Farmers Market
 - 3rd Party Leagues & Tournaments
- o Aquatics
 - Swimming Lessons
 - Swim Team
 - Swim Meets
 - Scuba Classes
 - Glide Fit Classes

Mayor Lang asked if there are computers provided to train seniors at the Harman Home. Nancy replied yes and added that there are Ipads as well. Councilmember Fitisemanu asked if there is any involvement in the Arts Council or other committees. Nancy replied that there is a Foundation Board that has some resident involvement but noted that the City would like to form potential Committees down the line to gain more community involvement in various aspects. Councilmember Harmon asked if the City is concerned about competition from the new Midvalley Arts Theatre in Taylorsville. Nancy replied that their mission is different because they will rent the theatre to different groups.

The Mayor and Council had no further questions or concerns.

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2022

-10-

B. NEIGHBORHOOD HEALTH AUDIT UPDATE

Steve Pastorik, CED Director, presented a PowerPoint presentation summarized as follows:

- Neighborhood Health Audit
 - o Conducted annually
 - o Divides the City into 70 neighborhoods
 - o Contains information on:
 - o Housing
 - o Schools
 - o Infrastructure
 - o Demographics
 - o Police calls for service
 - o Code enforcement cases
 - o Building permits
- Neighborhood Health Score
 - o Each neighborhood is scored between 0 to 100 based on a neighborhood's performance in:
 - o Average condition of all single family homes
 - o The percentage of all single family homes that are rented
 - o The average age of all single family homes
 - o The average assessed value of all single family homes
 - o The average value of all single family homes sold within the neighborhood during the reporting year
 - o The number of police calls relative to the population within the neighborhood
 - o The number of code enforcement cases relative to the number of properties within the neighborhood
 - o School test schools
- Maps were displayed that show: 2020 % of Single Family Homes that are rented, 2020 Average assessed value of single family homes, 2020 neighborhood health scores, % increase in average assessed value from 2010-2020, % Change in neighborhood health score from 2010-2020.

Councilmember Harmon asked how difficult it is to obtain this information. He asked if it would be possible to know how much linear feet of sidewalk or number of streetlights are in an area. Steve replied this could be done. Councilmember Fitisemanu stated that this is great information and is a powerful tool for the City to use. He thanked staff for their efforts. Steve noted that these reports were very helpful in establishing the My Hometown areas. Mayor Lang asked when the City

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2022

-11-

will see results in the My Hometown project areas. Steve replied that the data will take a few years to start to show in the reports.

The Mayor and Council had no further questions or concerns.

C. COUNCIL CALENDAR

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

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Huynh asked if the Council would support an action item to adjust the lot size on strip mall shopping centers from 1 acre to .75 acres. The Council agreed.

Councilmember Harmon stated that he has compiled the KPI's submitted by Council and would like to discuss at a future Council Study meeting.

B. COUNCIL REPORTS

COUNCILMEMBER FITISEMANU- DINO DIG

Councilmember Fitisemanu stated that his children enjoyed the new dino dig feature at the Family Fitness Center.

C. REVIEW AGENDAS FOR REGULAR REDEVELOPMENT AGENCY, HOUSING AUTHORITY, AND MUNICIPAL BUILDING AUTHORITY MEETINGS OF JUNE 7, 2022

Wayne Pyle, City Manager, indicated that all meetings of the Regular Redevelopment Agency, Housing Authority, and Municipal Building Authority meetings of June 7, 2022 contained approval of minutes, a budget opening for the 2021-2022 fiscal year, and adoption of the final budget for the 2022-2023 fiscal year.

MOTION TO ADJOURN

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

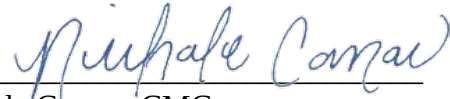
THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY MAY 24, 2022 WAS ADJOURNED AT 5:46 PM

MINUTES OF COUNCIL STUDY MEETING – MAY 24, 2022

-12-

BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, May 24, 2022.

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

Nichole Camac, CMC
City Recorder