

MINUTES OF COUNCIL STUDY MEETING – AUGUST 16, 2022

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, AUGUST 16, 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 PRO TEM HUYNH.

THE FOLLOWING MEMBERS WERE PRESENT:

Tom Huynh, Mayor Pro Tem
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Scott Harmon, Councilmember District 2 (*electronically, arrived in person as noted*)
William Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

ABSENT:

Karen Lang, Mayor

STAFF PRESENT:

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

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APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 9, 2022

The Council considered the Minutes of the Study Meeting held August 9, 2022. There were no changes, corrections or deletions.

Councilmember Whetstone moved to approve the Minutes of the Study Meeting held August 9, 2022. Councilmember Nordfelt seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF AUGUST 16, 2022

Upon inquiry by Mayor Pro-Tem Huynh, 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 AUGUST 23, 2022

- A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-1-2022, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO UPDATE THE DEFINITION OF HOSPITAL; PROHIBIT HOSPITALS IN THE BRP, MXD, LI, AND M ZONES; PROHIBIT COMMUNITY USES IN THE DECKER LAKE STATION OVERLAY ZONE; REQUIRE WINDOWS AND DOORS ON HOMES WITHIN THE RS ZONE TO BE ENERGY STAR RATED; AND UPDATE THE LIST OF USES ALLOWED AS HOME OCCUPATIONS**

Mayor Pro-Tem Huynh informed a public hearing had been advertised for the Regular Council Meeting scheduled August 23, 2022, in order for the City Council to hear and consider public comments regarding Application ZT-1-2022, Filed by West Valley City, Requesting a Zone Text Change to Update the Definition of Hospital; Prohibit Hospitals in the BRP, MXD, LI, and M Zones; Prohibit Community Uses in the Decker Lake Station Overlay Zone; Require Windows and Doors on Homes Within the RS Zone to be Energy Star Rated; and Update the List of Uses Allowed as Home Occupations.

Proposed Ordinance 22-32 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 22-32, AMEND SECTIONS 7-1-103, 7-6-210.5, 7-6-301 AND 7-7-115 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING HOSPITALS, THE RESIDENTIAL SUSTAINABILITY ZONE, AND HOME OCCUPATIONS

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Steve Pastorik, CED Director, discussed proposed Ordinance 22-32 that would amend Sections 7-1-103, 7-6-210.5, 7-6-301 and 7-7-115 of the West Valley City Municipal Code to Amend Certain Requirements Concerning Hospitals, the Residential Sustainability Zone, and Home Occupations.

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

City staff is proposing an ordinance amendment to:

1. update the definition of hospital;
2. prohibit hospitals in the BRP, MXD, C-3, LI, and M zones;
3. prohibit community uses in the Decker Lake Station Overlay Zone;
4. require windows and doors on homes within the RS zone to be Energy Star rated; and
5. update the list of uses allowed as home occupations.

Changes 1 and 2 would place hospitals near the residential areas they serve and limit the number of locations for rehabilitation and detoxification services. Change 3 would reduce the potential for conflict between establishments that serve alcohol and community uses. Change 4 was specifically requested by the City Council. Change 5 would reduce confusion on the part of home occupation applicants.

The Planning Commission meeting minutes from June 8, 2022 provide additional detail on the purpose of these changes.

Councilmember Nordfelt stated that the Planning Commission had concerns about hair salons and nail salons not being able to sell product from their home businesses. Steve replied that this is currently not allowed. Councilmember Nordfelt asked if staff sees any issues with allowing this. Steve replied that if the Council wishes to adjust this requirement, he would suggest only allowing a certain quantity and specific type of product related to the business to be sold. Councilmember Nordfelt indicated that he would also want to ensure that it's only for people who are coming to the home for a service and not as an additional side business that would generate more traffic. Mayor Pro Tem Huynh asked how this could be tracked. Councilmember Nordfelt replied it would be part of the application. Mayor Pro Tem Huynh asked why these 5 adjustments are being made to the Code now and why they weren't changed several years ago. Steve replied that the RS Zone adjustments were requested by the Council and the other changes are issues that staff has come across and are adjusting.

The City Council will consider Ordinances 22-32 at the Regular Council Meeting scheduled August 23, 2022 at 6:30 P.M.

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PUBLIC HEARINGS SCHEDULED FOR SEPTEMBER 6, 2022

A. ACCEPT PUBLIC COMMENT REGARDING APPLICATION Z-10-2022, FILED BY JOHN BAIRD, REQUESTING A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) FOR PROPERTY LOCATED AT 3909 SOUTH 2200 WEST

Mayor Pro-Tem Huynh informed a public hearing had been advertised for the Regular Council Meeting scheduled August 23, 2022, in order for the City Council to hear and consider public comments regarding Public Comment Regarding Application Z-10-2022, Filed by John Baird, Requesting a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) for Property Located at 3909 South 2200 West.

Proposed Ordinance 22-33 and Resolution 22-138 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 22-33, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3909 SOUTH 2200 WEST FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) ZONE, AND HOME OCCUPATIONS

Steve Pastorik, CED Director, discussed proposed Ordinance 22-33 that would Amend the Zoning Map to Show a Change of Zone For Property Located at 3909 South 2200 West from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet)

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

The applicant would like to subdivide the property into two lots, keep the existing home on the west lot, and build a new home on the east flag lot. While the existing lot is large enough in area to be subdivided, there is not sufficient lot width to allow for two lots without a development agreement exception. The applicant is requesting that the lot width be 79' for the west lot. For reference, the minimum lot width in the R-1-8 zone is 80'.

After a site visit, staff identified the following items that are addressed in the development agreement:

- Curb, gutter, and sidewalk improvements extend up to the northern boundary of the subject property but not across the frontage of the subject property.

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- The driveway for the existing home is in poor condition and in need of replacement.
- The exterior of the existing home has some peeling paint and needs maintenance.
- The landscaping on the property is in poor condition (large dead tree, weedy/dead lawn) and needs maintenance and/or replacement.

ACTION: RESOLUTION 22-138, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH PSB INVESTMENTS, LLC FOR APPROXIMATELY 0.52 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3909 SOUTH 2200 WEST

Steve Pastorik, CED Director, discussed proposed Resolution 22-138 that would authorize the City to Enter into a Development Agreement with PSB Investments, LLC For Approximately 0.52 Acres of Property Located at Approximately 3909 South 2200 West.

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

John Baird has submitted a zone change application (Z-10-2022) on 0.52 acres to change the zoning from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The Planning Commission recommended approval of the zone change subject to a development agreement.

The City's Zoning Ordinance requires that "All new Subdivisions involving a rezone of property, or a PUD, shall participate in a Development Agreement that addresses housing size, quality, exterior finish materials, Streetscapes, Landscaping, etc." The development agreement grants a lot width exception for the existing home lot, requires some maintenance/repair of the existing home and lot, requires a new, two-car garage for the existing home, and establishes standards for the new home.

Mayor Pro Tem Huynh asked if the rear lot would be sold to a relative of the homeowner. Steve replied that he believes the lot will simply be sold to any buyer. Mayor Pro Tem Huynh noted that there is a high water table in the area. Steve replied that a soils study will be conducted if this application were approved. Councilmember Whetstone asked if the frontage reduction on the existing lot will need to go before the Board of Adjustments. Steve replied that the frontage is one

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foot short and the Development Agreement will allow this if approved. Councilmember Whetstone asked where the sidewalk, curb, and gutter pick up again after this connection. Steve replied further south.

The City Council will consider Ordinance 22-33 and Resolution 22-138 at the Regular Council Meeting scheduled September 6, 2022 at 6:30 P.M.

RESOLUTION 22-127: AUTHORIZE THE EXECUTION OF A VENUE USE AGREEMENT WITH THE SALT LAKE CITY-UTAH COMMITTEE FOR THE GAMES TO PERMIT THE USE OF THE MAVERIK CENTER AS AN OLYMPIC VENUE

Wayne Pyle, City Manager, presented proposed Resolution 22-127 that would authorize the Execution of a Venue Use Agreement with the Salt Lake City-Utah Committee for the Games to Permit the Use of the Maverik Center as an Olympic Venue.

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

The Committee is the organization working jointly with the United State Olympic and Paralympic Committee (USOPC) to bring the Olympic Winter Games to Utah in 2030 or 2034. The final bid and subsequent decision from the International Olympic Committee (IOC) are set for 2023 or later.

The Venue Use Agreement between the City and the Committee provides the following:

- The Committee's exclusive use of the Maverik Center to host Olympic Men's and Women's Hockey during the Olympic and Paralympic Winter Games of 2030 or the Olympic and Paralympic Winter Games of 2034 (late January through late March of 2030 or 2034).
- The Committee will seek a Games period schedule that has the Arena hosting a minimum of two quarterfinals, both semifinals and the finals for Men's & Women's Olympic and Paralympic ice hockey.
- The Committee will pay a Use Fee of \$4,000,000.00 to the City for the exclusive use of the venue during the 2030 Games. SLC-UCFTG will increase the fee to the City for 2034 Games using the actual inflationary increment of the US CPI index change from January 1, 2030 through December 31, 2033.
- The Committee will provide access to a Maverik Center luxury suite for the City's exclusive use throughout the Games at a price TBD.
- Upon the Olympic Winter Games of 2030 or 2034 being awarded to the Committee, the State has committed \$10 million dollars in funds for improvements and renovations to Maverik Center.

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Councilmember Nordfelt indicated that the State will be providing 10 million dollars for improvements and renovations. Wayne agreed and noted that other dollars may be acquired through different methods as well. Mayor Pro Tem Huynh asked who else is seeking to host the Olympics in 2030 and 2034. Wayne replied Canada and Japan. Councilmember Whetstone asked what the timing was for the bid process. Andy Carroll, Economic Optimization, replied that the bid will be submitted in October with an executive review in December. He indicated that the decision will likely occur in February 2023. Mayor Pro Tem Huynh asked if the chances of a successful bid are likely. Andy replied that he feels good about 2034 but Los Angeles has secured the Olympics for 2028 and it may be difficult for the United States to get back-to-back Olympics.

The City Council will consider Resolution 22-127 at the Regular Council Meeting scheduled August 23, 2022 at 6:30 P.M.

RESOLUTION 22-128: ACCEPT A LOAN FROM THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, APPROVE INTERAREA LOANS, AND AUTHORIZE THE EXECUTION OF A PROMISSORY NOTE

Mark Nord, Economic Development, presented proposed Resolution 22-127 that would accept a Loan from the Redevelopment Agency of West Valley City, Approve Interarea Loans, and Authorize the Execution of a Promissory Note.

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

Programming at the Maverik Center is a critical component to driving increased economic growth at the venue. In order for the city to optimize revenue and sustainable revenue growth, it needs the increased ability to procure programming and promote or co-promote shows independently.

Standard industry practice is for promoters to pay the performer a deposit (generally 50% of projected ticket sales, but it varies) upon execution of the agreement to secure the date. Upon the performance occurring, the event gross revenue is reconciled, and the funds replenished. This line of credit will solely be used to secure the artist's deposits. These standard deposits are low risk, as it is rare that a performer will sell less than 50% of projected ticket sales - when the aggregate of deposits is pooled together amongst numerous shows, the risk is further mitigated.

Presently, the City (through Centennial Management) participates in promotion or co-promotion on a limited basis using the annual operating budget. This \$1,000,000.00 loan from the WVC RDA will provide the City the opportunity to significantly increase revenue, economic impact, and programming by immediately increasing the ability to procure shows and events at the venue more competitively and with more frequency.

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Mayor Pro Tem Huynh asked how long the loan will take to repay. Mark replied that it is more of a line of credit than a loan and the funds would be paid back within the year. He indicated that the money would allow the City the ability to book the acts and obtain corporate partners for further backing and exposure. Councilmember Fitisemanu asked if there is a goal for increased revenue. Mark replied that this is difficult to place a number on since revenue is based on different things such as ticket sales, concessions, parking, merchandise, etc. Councilmember Whetstone asked how long this line of credit would be in effect. Mark replied it would only apply for a year of performances and then the City could evaluate the success of it to determine whether to go forward. Councilmember Whetstone stated that he is hesitant to use the funds for something that doesn't directly correlate with community and development. He indicated that he feels there may be other pure economic development that can be considered. Wayne replied that this is a valid point and concern. He noted that that staff's thinking is that RDA dollars have a restricted use and using it for this purpose is less risky and less controversial than taking dollars from the General Fund. Mayor Pro Tem Huynh asked that staff draft an email that details the plan and projection prior to next week's meeting. Councilmember Nordfelt asked if there is a relation with these funds and Economic Development. Mark replied yes and indicated that the primary goal is to increase exposure. He indicated that bigger performances will bring more people to the area which encourages people to use restaurants, hotel facilities, etc. He noted that it also gives staff the ability to work with different corporate partners which could lead to bringing big businesses into the City.

The City Council will consider Resolution 22-128 at the Regular Council Meeting scheduled August 23, 2022 at 6:30 P.M.

RESOLUTION 22-129: AWARD A CONTRACT TO AMERICAN CHILLER MECHANICAL SERVICE TO REPLACE HVAC EQUIPMENT AT THE UTAH CULTURAL CELEBRATION CENTER

Jake Arslanian, Facilities Director, presented proposed Resolution 22-129 that would award a Contract to American Chiller Mechanical Service to Replace HVAC Equipment at the Utah Cultural Celebration Center.

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

From four pre-qualified bidders, the lowest bid for the Project was received from American Chiller Mechanical Service. Bids were opened on July 18, 2022. A total of four (4) bids were received:

- American Chiller Mechanical Service \$652,007.00
- American Mechanical Systems Service, LLC \$813,000.00
- West-Tech Building Systems \$816,120.00

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- Harris \$984,200.00

The original HVAC system at the West Valley City Utah Cultural Celebration Center has been struggling to continue operation for several years. The system that provides the heating and cooling of the crossroads and the great hall has outlived its life efficiency and is no longer able to perform properly and efficiently. The Facilities HVAC Division has been maintaining the system to the best of their ability but the system has become worn out, the parts are outdated, and the ability to keep it running is no longer possible. For this reason, we recommend replacing this system with an upgraded, modern, and more efficient unit to allow the UCCC the ability to maintain proper cooling and heating. This new system will also provide service to the portion of the basement that was previously occupied by the Police Department and is now being reincorporated as space for additional basement operation for the UCCC.

Councilmember Fitisemanu asked what the lifespan for this unit is. Jake replied it has a 15-year life expectancy but the unit should last 20 years with the in house maintenance knowledge that staff has. He noted that the existing unit has performed great for 20 years but the equipment is now obsolete and parts are no longer manufactured. Councilmember Whetstone asked how large expenditures like this are reflected in the budget. Wayne replied that these items have an additional level of review for the Council. He indicated that the Council will see the request here in the form of a resolution and will see it again as a budget opening on the quarterly budget consideration that comes to Council as well. Councilmember Whetstone asked if these items could be put upfront in the budget. Wayne replied yes and indicated that items like this would have been included in a normal year but staff felt it was a better process to do it this way this time around. He noted that the City has a healthy fund balance as well as a healthy capital improvement balance. Wayne stated that staff is always looking at ways of modifying and improving the budget process. Mayor Pro Tem Huynh asked if American Chiller is a reputable business. Jake replied yes and indicated that they are recommended and utilized by the State of Utah. Mayor Pro Tem Huynh asked for an update on how the UCCC is performing.

The City Council will consider Resolution 22-129 at the Regular Council Meeting scheduled August 23, 2022 at 6:30 P.M.

RESOLUTION 22-130: AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR THE INSTALLATION OF PEDESTRIAN HYBRID BEACON TRAFFIC SIGNALS

Erik Brondum, Public Works, presented proposed Resolution 22-130 that would authorize the Execution of an Interlocal Cooperation Agreement With Salt Lake County for the Installation of Pedestrian Hybrid Beacon Traffic Signals.

Written documentation previously provided to the City Council included information as

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follows:

The City has observed low driver compliance with the requirement to yield to pedestrians waiting to cross 4100 South at existing school crosswalks outside of school crossing hours. There are existing reduced speed school zones with crossing guards at Acord Way and Montaia Dr., serving Farnsworth Elementary and Rolling Meadows Elementary. Acord Way currently is equipped with an “Overhead School Pedestrian Assembly” which provides added visibility to pedestrians when activated, but even with this system in place a low vehicle to pedestrian yield rate has been observed. The Public Works Department has determined the best solution for these two pedestrian crossings would be the installation of a Pedestrian Hybrid Beacon (PHB).

A PHB (previously referred to as a HAWK signal) operates like a traffic signal. When a pedestrian pushes the button to cross, the PHB lights up flashing yellow lights then shortly thereafter goes to a red light. All traffic is required to stop for the red light. The pedestrian sees a white pedestrian walk signal just like any other traffic signal and can more safely cross the street. This signal requires vehicles to stop and allow pedestrians to safely cross the road. PHBs are common around the valley and drivers have become very familiar with their operation. Several years ago, the City installed a PHB 3600 West at Granger High School.

Installing a PHB at these locations will enhance safety for school children and crossing guards as well as provide a safer crossing situation outside of school zone hours for all pedestrians. Crossing guards will remain at those locations, but the reduced speed school zone will be removed, and the crossing guards will operate the new traffic signal to help children cross the road.

Costs are as follows for the new signal:

Acord Way (Retrofit existing equipment):	\$40,000
Montaia Drive (All new equipment):	\$132,350
Total:	<u>\$172,350.00</u>

Councilmember Whetstone asked if the school zone would be removed. Erik replied that the reduced speed zone would be removed because it is unnecessary since the crosswalk controls the traffic signal. He noted that there will still be crossing guards. Mayor Pro Tem asked about traffic in the Decker Lake area from 4 separate schools. Erik detailed staff's efforts for improvement.

The City Council will consider Resolution 22-130 at the Regular Council Meeting scheduled August 23, 2022 at 6:30 P.M.

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RESOLUTION 22-131: AUTHORIZE THE PURCHASE OF A STREET SWEEPER FROM INTERMOUNTAIN SWEEPER COMPANY

Eric Madsen, Public Works, presented proposed Resolution 22-131 that would authorize the Purchase of a Street Sweeper from Intermountain Sweeper Company.

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

The Public Works Department operates a fleet of four street sweepers, which enables sweeping each street 8-times per year. Previous Department policy replaced one sweeper each year. Policy was recently changed to replace a sweeper every two years, giving a life of up to 8 years for each sweeper before replacement. The Public Works Department feels like the City will get more value out of the machines on this replacement schedule.

The Public Works Department has used Tymco sweepers for many years, and is satisfied with the equipment performance and customer service from Intermountain Sweeper, the local dealer.

The sweeper being replaced is a 2017 Tymco 600. The purchase price of the new sweeper is \$344,385. The replaced sweeper will be traded to Intermountain Sweeper for a value of \$106,000, making the net purchase price for the new sweeper \$238,385.

There is not a state purchasing contract for this sweeper. The quote obtained from Intermountain Sweeper qualifies under the provisions of the West Valley City Procurement Code 5-3-110, Procurement to 'Meet Existing Needs'. The code allows the procurement of matching equipment when it is beneficial to operations and maintenance. The Public Works Department has negotiated the best price available.

Councilmember Whetstone noted that the lifeline of the sweepers are 8 years. Eric agreed but noted that trading them in a little early allows the City to recoup costs of the trade in. He added that the sweepers encounter a great deal of rough materials like rocks, gravel, etc. which can impact their ability to perform well. Mayor Pro Tem Huynh stated that he sees the sweepers in Chesterfield often and appreciates that they keep the streets clean.

The City Council will consider Resolution 22-131 at the Regular Council Meeting scheduled August 23, 2022 at 6:30 P.M.

RESOLUTION 22-132: APPROVE THE PURCHASE OF FIVE LIGHT VEHICLES FROM TONY DIVINO TOYOTA

Eric Madsen, Public Works, presented proposed Resolution 22-132 that would approve the

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Purchase of Five Light Vehicles from Tony Divino Toyota.

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

To maintain City's fleet in good condition, the Fleet Division recommends the replacement of five vehicles from the 2022 light vehicle replacement list as described in the table below.

In addition to the purchase of vehicles, this resolution authorizes the Fleet Division to purchase miscellaneous components (lights, sirens, etc....) from various vendors. Using City personnel for installation, upfitting components are estimated to cost approximately \$3,500 per vehicle.

The five Toyota Camry Hybrid LE's will be used by the Police Department's Investigation Division. Tony Divino Toyota has a State purchasing contract (MA3796) to sell Toyota vehicles. The purchase price is a competitive price, and the vehicles meets the City's needs.

		Vehicle Purchase		Upfitting Costs		
Vehicle Description	Qty	Vehicle Unit Cost	Total Vehicle Cost	Upfitting Unit Cost	Total Upfitting Cost	Total
Toyota Camry Hybrid LE	5	\$26,222	\$131,110	\$3,500	\$17,500	\$148,610
Total:						\$148,610.00

These new vehicles replace five vehicles in the City's fleet, see attachment for details.

Mayor Pro Tem Huynh stated that hybrids save on the cost of fuel significantly.

The City Council will consider Resolution 22-132 at the Regular Council Meeting scheduled August 23, 2022 at 6:30 P.M.

RESOLUTION 22-133: APPROVE PURCHASE OF 19 LIGHT VEHICLES FROM KEN GARFF FORD

Eric Madsen, Public Works, presented proposed Resolution 22-133 that would approve Purchase of 19 Light Vehicles from Ken Garff Ford.

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

To maintain City's fleet in good condition, the Fleet Division recommends the

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replacement of 19 vehicles from the 2022 light vehicle replacement list with the vehicles described in the table below.

In addition to the purchase of vehicles, this resolution authorizes the Fleet Division to purchase miscellaneous components (lights, sirens, etc....) from various vendors. Using City personnel for installation, upfitting components are estimated to cost approximately \$14,000 per vehicle.

The 13 Ford Interceptor SUVs will be used by the Police Department's Patrol Division. The Ford Lightning F-150 all-electric pickup truck will be used by various departments as the city continues to evaluate the addition of electric vehicles to the fleet. Three of the F-150s will be used by the Police Department and one by the Fire Department. The Ford Transit Van will be used by the Family Fitness Center for various programs. Ken Garff Ford has a State purchasing contract (AV2528) to sell Ford vehicles. The purchase price is a competitive price, and the vehicles meets the City's needs.

Vehicle Description	Qty	Vehicle Purchase		Upfitting Costs		Total
		Vehicle Purchase Cost	Total Vehicle Cost	Vehicle Upfitting Cost	Total Upfitting Cost	
Ford Interceptor SUV	13	\$43,517.92	\$565,732.96	\$14,000.00	\$182,000.00	\$747,732.96
Ford Lightning F150 EV	1	\$52,898.00	\$52,898.00	\$0.00	\$0.00	\$52,898.00
Ford F150	4	\$47,861.26	\$191,445.04	\$14,000.00	\$56,000.00	\$247,445.04
Ford Transit Van	1	\$55,631.00	\$55,631.00	\$1,000.00	\$1,000.00	\$56,631.00
Total:						\$1,104,707.00

Councilmember Whetstone asked if all of these vehicles are replacements. Eric replied that the Ford Lightning is a new purchase. He indicated that staff is looking to test various electric vehicles for the fleet. Councilmember Whetstone asked if the existing vehicles are auctioned. Eric replied that they are either auctioned or go to a surplus that the City keeps for various departments and uses. Mayor Pro Tem Huynh asked why hybrids are not being purchased for the Police Department. Eric replied that there are none being produced that would meet needs for patrol. Wayne indicated that hybrids are not built for high speed chases, running over medians, structural support for cages, etc. Mayor Pro Tem Huynh suggested purchasing hybrids for Parking Enforcement officers.

The City Council will consider Resolution 22-133 at the Regular Council Meeting scheduled August 23, 2022 at 6:30 P.M.

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RESOLUTION 22-134: APPROVE THE PURCHASE OF A FORD F-550 TRUCK FROM KEN GARFF FORD

Eric Madsen, Public Works, presented proposed Resolution 22-134 that would approve the Purchase of a Ford F-550 Truck from Ken Garff Ford.

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

The Fleet Division recommends the replacement of a Fire Department grass truck. In addition to the purchase of the vehicle, this resolution authorizes the Fleet Division to purchase miscellaneous upfitting components (tanks, pump, bed, offroad tires, winch, lights, sirens, etc....) from various vendors, estimated to cost approximately \$65,000. City personnel will install and upfit the vehicle with all components.

		Vehicle Purchase	Upfitting Costs	
Vehicle Description	Qty	Vehicle Purchase Cost	Vehicle Upfitting Cost	Total
Ford F-550	1	\$70,880.00	\$65,000.00	\$135,880.00
Total:				\$135,880.00

This new truck will replace a 2003 Ford F-550 (730904), which will be transferred for use by the Parks Department.

The City Council will consider Resolution 22-134 at the Regular Council Meeting scheduled August 23, 2022 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR AUGUST 23, 2022

A. RESOLUTION 22-135: AUTHORIZE THE CITY TO ENTER INTO A RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED WITH AND FROM LUIS E. PEREZ ESTRADA AND ANGELICA MARIE WESELOH FOR PROPERTY LOCATED AT 4891 WEST 3100 SOUTH

Wayne Pyle, City Manager, discussed proposed Resolution 22-135 that would authorize the City to Enter Into a Right of Way Purchase Agreement and Accept a Warranty Deed With and From Luis E. Perez Estrada and Angelica Marie Weseloh for Property Located at 4891 West 3100 South.

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

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The Luis E. Perez Estrada and Angelica Marie Weseloh property is one of nine properties affected by the 3100 South ATP Overlay Project. The project will include roto-milling and overlaying the asphalt on 3100 South from 4000 West to 5600 West. This project will also require the removal and replacement of pedestrian ramps to meet current ADA standards.

The Warranty Deed will facilitate construction of the pedestrian ramp. Compensation in the amount of \$900.00 was negotiated based upon land values for properties in the area.

B. RESOLUTION 22-136: AUTHORIZE THE CITY TO ENTER INTO A RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED WITH AND FROM KELE GRIFFONE FOR PROPERTY LOCATED AT 2816 WEST 4100 SOUTH

Wayne Pyle, City Manager, discussed proposed Resolution 22-136 that would authorize the City to enter into a Right of Way Purchase Agreement and Accept a Warranty Deed With and From Kele Griffone for Property Located at 2816 West 4100 South

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

The Kele Griffone property is one of three properties affected by the construction of a Pedestrian Activated Traffic Signal to be constructed as part of the 4100 South Hawk Signal Project (Montaia and Acord). As part of this project pedestrian activated signals will be installed at the intersections of Montaia Drive (2805 West) 4100 South and at Acord Way (4225 West) 4100 South. The signals will be used by school children and others crossing these busy intersections. These two intersections are the 4100 South crossing points for children who live south of 4100 South and who attend Rolling Meadows Elementary and Farnsworth Elementary respectfully.

The Warranty Deed will allow for construction of the signal pole and related equipment associated with the proposed project. Compensation in the amount of \$1,150.00 was based upon land values for properties in the area.

C. RESOLUTION 22-137: AUTHORIZE THE CITY TO ENTER INTO A RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM 2803 WEST 4100 SOUTH, LLC FOR PROPERTY LOCATED AT 2803 WEST 4100 SOUTH

Wayne Pyle, City Manager, discussed proposed Resolution 22-137 that would

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authorize the City to Enter Into a Right of Way Purchase Agreement and Accept a Warranty Deed and a Temporary Construction Easement With and From 2803 West 4100 South, LLC for Property Located at 2803 West 4100 South

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

The 2803 West 4100 South, LLC is one of three properties affected by the construction of a Pedestrian Activated Traffic Signals to be constructed as part of the 4100 South Hawk Signal Project (Montaia and Acord). As part of this project pedestrian activated signals will be installed at the intersections of Montaia Drive (2805 West) 4100 South and at Acord Way (4225 West) 4100 South. The signals will be used by school children and others crossing these busy intersections. These two intersections are the 4100 South crossing points for children who live south of 4100 South and who attend Rolling Meadows Elementary and Farnsworth Elementary respectfully.

The Warranty Deed and Temporary Construction Easement will allow for construction of the signal pole and related equipment associated with the proposed project. Compensation in the amount of \$5,900.00 was based upon an appraisal report prepared by the Fortis Group LLC.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will consider Resolutions 22-135 through 22-137 at the Regular Council Meeting scheduled August 23, 2022 at 6:30 P.M.

COMMUNICATIONS

A. MENTAL HEALTH COURT AND SOCIAL WORKER CONTRACT UPDATE

Scott Arnold, Police Department, presented a PowerPoint presentation summarized as follows:

- Mental Health Court Update
 - o The WVC Mental Health Court is a collaborative effort between law enforcement, criminal justice, and mental health organizations to provide additional avenues for treatment and mental health assistance to violators with qualifying offenses and a qualifying mental health diagnosis.
 - o The ability of the Court to connect mental health clients into community resources has seen great success for mental health

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clients in West Valley City. Many of these clients have had numerous contacts with police prior to being in MHC. Since being in MHC, their contacts with police outside of the MHC program have significantly dropped, in some cases to no police involvements. They are also able to utilize Cornerstone Counseling, other resources after completion of the program.

- o Qualifying Offenses: Class B Misdemeanors and below. Some Class A Misdemeanors with City Attorney approval.
- o Qualifying Diagnoses: Psychosis, Schizophrenia, Schizoaffective Disorder, Major Depression, Bi-Polar.
 - Medium to High-Risk Offenders
 - 100% Voluntary program
 - 4 phase probation: mandatory court appearances, counseling, UA's, etc.
 - Currently being done virtually due to COVID restrictions.
 - Partnerships with WVC Justice Court, PD, Cornerstone Counseling, SL County Probation, other community resources.
- Mental Health Court Statistics
 - o 16 Probationers in MHC during 2022. 11 current, 3 graduated, 2 non-compliant/jail.
 - o 7 current referrals, pending LSCMI evaluation, plea-in
 - o 4 referrals that did not qualify (low risk, didn't meet initial requirements, no longer live in SL County)
 - o 4 offered MHC, declined. Cases sent to WVC Justice Court
 - o 5 currently out to warrant, never plead into MHC
 - o Detectives/LCSW average 10-12 compliance checks per month. Currently at 80 compliance checks for 2022.

Councilmember Fitisemanu left the meeting at 5:57 PM.

- LCSW Program Update
 - o Our LCSW: Tori Yeates
 - o Over 20 years experience working with mental health and substance abuse issues.
 - o Employee of Huntsman Mental Health Institute
 - o WVC Contracted employee as of 11/15/2018
 - o Worked with MCOT, Suicide Hotline, SafeUT
 - o Mental Health Coordinator for CIT Metro
 - o President and acting chair of Utah Chapter of the American Foundation for Suicide Prevention
 - o Recently appointed to the State FOP Board for Officer Wellness

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- o Survivor Council for Medical Examiners Office
- o Teaches courses on “Cop Culture” and how to work with law enforcement to other LCSW’s
- o Mental Health Court
 - Responds with MHC Detective on follow-ups and compliance visits to MHC probationers to assess homelife, provide resources, intervene if probationer is experiencing mental health crisis.
 - Works with local treatment providers and case managers to assist with probation compliance and treatment services.
 - Coordinate with outpatient treatment or medical providers to provide clinical feedback.
 - Attends court “staffing” and “docket” each week to provide clinical insight into probationers.
- o Homeless Outreach: Conducts in person contact with transient individuals to provide resources. Works with Homeless Outreach detectives in COP. Part of WVC Homeless Task Force.
- o Assists in developing and providing training for police officers: CIT Academies, In-House Training, POST, etc.
- o Reviews CIT/Mental Health reports from CIT Tier 2 Officers
- o Reviews ALL involuntary commitments completed by WVC PD Officers (“Pink Sheets”)
- o Responds with CIT Detectives on follow-ups with MH consumers to provide resources to consumers and caregivers.
- o Assists in conducting Threat Assessments
- LCSW Stats
 - o Assigned Cases: 129. These are reviews of all involuntary commitment “pink sheet” cases to ensure officers have followed policy and state law to assist in limiting the department liability.
 - o Homeless Outreach Contacts: 9. Attends Homeless Task Force Meetings. Works with COP to address complicated cases with mental health component. Working on taking a more active role in homeless outreach.
 - o Threat Assessments: 10. These vary from threats to businesses, city entities, individuals, law enforcement, etc. Provides a Clinical Threat Assessment to go along with LE Threat Assessment.

Councilmember Harmon arrived in person at 6:04 PM.

- o MHC Probation Compliance Checks: 80. Responds with MHC Detectives on each compliance check. Provides resources.

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- o CIT Consumer Follow-up's: 26. Responds with CIT detectives on follow-ups with various mental health consumers.
- o Officer Training: Taught 2-3 classes at 5 CIT Academies. Instructed at POST 2 times, 3 In-House trainings for new-hires. Taught 1 Tier 2 CIT and 1 CIT Instructor courses. Provided on-line training for officers on legislative updates to the Involuntary Commitment (pink sheet)law.
- o Additional: Working with legislators (Sen. Thatcher/Rep. Eliason) on CIT related projects, including establishing a statewide Mental Health Database. Assisting in developing new CIT Programs/Trainings at WVC PD-Project Safeguard, Kulture City Sensory Inclusion Training, etc.

Councilmember Whetstone stated that he attended a ChamberWest meeting where tactical retreat was discussed. Sgt Arnold replied that this applies to the restriction of the use of deadly force on an individual who is only a threat to themselves. He indicated that it's training that would teach officers to try to help suicidal persons but not engage them in a manner that would possibly lead to a deadly force situation. Mayor Pro Tem Huynh asked if the amount of encounters is up or down compared to previous years. Sgt Arnold replied the numbers are up which is likely to do with the pandemic and an increase of mental health crisis nationwide. Upon inquiry by Councilmember Nordfelt, Tori Yeates, LCSW, described specific cases of success and methods of achieving this success. Sgt Arnold noted that the City's Mental Health Court has a less recidivation rate than what the State sees at the prison level.

The Mayor Pro-Tem and Council had no further questions or concerns.

B. COUNCIL CALENDAR

Mayor Pro-Tem Huynh 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 Whetstone asked if the City has applied for funds from the Investment Infrastructure and Jobs Act. Wayne replied that he believes so but would look into it and get back to the Council.

B. COUNCIL REPORTS

COUNCILMEMBER NORDFELT- NORTHRUP GRUMMAN

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Councilmember Nordfelt stated that he attended the groundbreaking event at Northrup Grumman with Councilmember Christensen and he is happy to see them grow. He noted that while at the event he spoke with Eric Hutchings who noted that West Valley City has seen a decrease in youth living in West Valley City who participate in crime or gang activity.

COUNCILMEMBER HARMON- UTILITY BILL

Councilmember Harmon stated that he received his utility bill and was appreciative to see more events listed for upcoming City activities.

C. REVIEW AGENDA FOR SPECIAL REDEVELOPMENT AGENCY MEETING SCHEDULED AUGUST 23, 2022

RESOLUTION 22-05: EXTEND A LOAN TO WEST VALLEY CITY, APPROVE INTERAREA LOANS, AND AUTHORIZE THE EXECUTION OF A PROMISSORY NOTE

Wayne Pyle, City Manager, presented proposed Resolution 22-05 that would extend a Loan to West Valley City, Approve Interarea Loans, and Authorize the Execution of a Promissory Note

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

Programming at the Maverik Center is a critical component to driving increased economic growth at the venue. In order for the city to optimize revenue and sustainable revenue growth, it needs the increased ability to procure programming and promote or co-promote shows independently.

Standard industry practice is for promoters to pay the performer a deposit (generally 50% of projected ticket sales, but it varies) upon execution of the agreement to secure the date. Upon the performance occurring, the event gross revenue is reconciled, and the funds replenished. This line of credit will solely be used to secure the artist's deposits. These standard deposits are low risk, as it is rare that a performer will sell less than 50% of projected ticket sales - when the aggregate of deposits is pooled together amongst numerous shows, the risk is further mitigated.

Presently, the City (through Centennial Management) participates in promotion or co-promotion on a limited basis using the annual operating budget. This \$1,000,000.00 loan from the WVC RDA will provide the City the opportunity to significantly increase revenue, economic impact, and

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programming by immediately increasing the ability to procure shows and events at the venue more competitively and with more frequency.

The Redevelopment Agency will consider Resolution 22-05 at the Regular Council Meeting scheduled August 23, 2022 at 6:30 P.M.

RESOLUTION 22-06: AUTHORIZE THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY TO RENEW THE HOMETOWN SCHOLARS CONTRIBUTION AGREEMENT WITH THE UNIVERSITY OF UTAH

Nicole Cottle, Assistant City Manager, presented proposed Resolution 22-06 that would authorize the Redevelopment Agency of West Valley City to Renew the Hometown Scholars Contribution Agreement with the University of Utah.

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

As part of the City Council's goal of creating and maintaining a sustainable city, the RDA has been tasked with improving opportunities for secondary education for West Valley City students. The City Council and the Board recognized that having an educated workforce present in the city provides for many economic development opportunities not otherwise available. As the City moves to the future it is important to maintain the workforce already in place and to increase the educational attainment levels of our residents. This is the sixth year of the Opportunity Scholars-RDA partnership.

This year the My Hometown Scholarship program assisted 55 West Valley City University Students. There have been 10 students graduate from the program with an additional 24 scheduled to graduate this year. This scholarship program is widely advertised and promoted at all of the City's High Schools as well as to WVC seniors that live in the City but may attend schools out of our boundary. If these students take the My Hometown scholarship monies they agree to represent West Valley City and will either remain living in the City or come back to the city and seek employment long term in the City as well. To this end, since its inception, 25 students have been involved in internships with various businesses in the City as well.

The RDA will use its state law mandated housing set aside money to provide affordable housing and other tools to at least 16 students from West Valley City that will attend the University of Utah in the Fall of 2022. These students will be in the program, will live at Fairbourne Station, will attend

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classes via the Trax line, and will be provided other mentor and scholarship opportunities through the university to ensure their success. Opportunity scholars has a 93% graduation rate for those in its program. Opportunity scholars serves first generation college students. The Opportunity Scholars program provides retention resources such as tutors, mentors, internships, advising, career-services, service-learning projects, community outreach, networking opportunities, counseling, financial assistance, and access to the program director.

The Redevelopment Agency will consider Resolution 22-06 at the Regular Council Meeting scheduled August 23, 2022 at 6:30 P.M..

RESOLUTION 22-07: AUTHORIZE THE AGENCY TO EXECUTE A REAL ESTATE PURCHASE AND SALE AGREEMENT WITH THOMAS AND NANCY BRUZENAK FOR PROPERTIES LOCATED AT 3043 WEST LEHMAN AVENUE AND 3064-3066 WEST LEHMAN AVENUE

Jeff Jackson, Economic Development, presented proposed Resolution 22-07 that would authorize the Agency to Execute a Real Estate Purchase and Sale Agreement with Thomas and Nancy Bruzenak for Properties Located at 3043 West Lehman Avenue and 3064-3066 West Lehman Avenue.

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

West Valley City Redevelopment Agency (RDA) desires to acquire the following residential properties: 3043 W. Lehman Avenue and 3064-3066 W. Lehman Avenue.

The Fairbourne Station master plan includes acquiring the properties on Lehman Avenue for the ongoing redevelopment of Fairbourne Station.

Over the last 15 years, The RDA has acquired properties in the Fairbourne Station area for future redevelopment. The acquisition of these properties has led to the redevelopment and rising of Fairbourne Station as we know it today. Fairbourne Station includes Granger Medical, Embassy Suites, West Valley City Public Safety Building, a 7-level parking garage, 9-story office tower, and luxury residential apartments with an appealing promenade.

Councilmember Harmon asked what the market value for these properties are. Jeff replied that they are priced right at market value. Councilmember Nordfelt stated that given the area and the future value of the property, he feels this valuation is

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accurate. Councilmember Harmon stated that he doesn't feel this is an accurate assessment of the actual current value. Jeff indicated that comparisons were taken on properties in the surrounding area. He noted that this would include a 5 year take down opportunity. Mayor Pro Tem Huynh asked how the payment amounts would work over the 5 year period. Jeff replied that they are pretty consistent and noted that the City can close at any time. He indicated it saves interest along the way.

The Redevelopment Agency will consider Resolution 22-07 at the Regular Council Meeting scheduled August 23, 2022 at 6:30 P.M.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY AUGUST 16, 2022 WAS ADJOURNED AT 6:29 PM BY MAYOR PRO TEM HUYNH.

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, August 16, 2022.



Nichole Camac, CMC
City Recorder