

MINUTES OF COUNCIL STUDY MEETING – MAY 2, 2023

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, MAY 2, 2023 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 FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
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 (*electronically*)
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director (*electronically*)
Layne Morris, CPD Director
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 (*electronically*)
Ken Cushing, IT
Jonathan Springmeyer, RDA
Coby Wilson, Public Works

APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 25, 2023

The Council considered the Minutes of the Study Meeting held April 25, 2023. There were no changes, corrections or deletions.

Councilmember Huynh moved to approve the Minutes of the Study Meeting held April 25, 2023. Councilmember Harmon seconded the motion.

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

REVIEW AGENDAS FOR REGULAR CITY COUNCIL, REDEVELOPMENT AGENCY, HOUSING AUTHORITY, AND MUNICIPAL BUILDING AUTHORITY MEETINGS OF MAY 2, 2023

Upon inquiry by Mayor Lang, members of the Council had no further questions or concerns regarding items listed on the Agendas for the Regular City Council, Redevelopment Agency, Housing Authority, and Municipal Building Authority meetings scheduled later this night.

COMMUNICATIONS

A. UDOT PRESENTATION

Alex Fisher-Willis, UDOT, presented a PowerPoint presentation summarized as follows:

- Bangerter State Environmental Study (4100 South to California Avenue)
 - Alternative maps
 - Level 1 screening
 - Local trips
 - There is less than a minute difference in travel time between each remaining alternative
 - Level 2 screening
 - Right of Way
 - Cost
 - Alternative comparison
 - Preferred Alternative
 - Alternative B-Interchanges
 - 4100 South to California Avenue with no access at 3100 South and 2400 South
 - Shared Use Path Cross-Section
 - Preferred Alternative (4100 South)
 - 4100 South Vertical Alignment
 - Preferred Alternative (3500 South)
 - Preferred Alternative (3100 South)
 - Preferred Alternative (Parkway Blvd)
 - Preferred Alternative (2400 South)
 - Preferred Alternative (SR-201)
 - Preferred Alternative (1820 South)
 - Preferred Alternative (California Avenue)
 - Next Steps
 - Invitation Only Neighborhood Meetings

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- Public Hearings
 - Neighborhood Meetings (Impacted Property Owners)
- Neighborhood Meeting Breakdown
- Right of Way Acquisition Process
 - 1. Identification — The study team identifies what properties will be needed to construct the selected alternative
 - 2. Contact — Property owners will be contacted directly if their property is identified as a full or partial acquisition.
 - 3. Valuation — Once funding is available, Right-of-way (ROW) professionals will estimate the value of the property.
 - 4. Acquisition — ROW professionals will work closely with the property owner to acquire needed property at fair market value.
- How to Comment

Councilmember Christensen asked if the pedestrian crossings will be grade separated. Ms. Fisher-Willis stated that they all are except for 1820 West. Mayor Lang asked if residents can attend any meeting breakdown regardless of their district. Ms. Fisher- Willis replied yes. She noted that translators will be provided as well. Councilmember Fitisemanu asked if there was a specific radius for the invitation only meetings. Ms. Fisher-Willis replied that the invitation only meetings apply to impacted property owners only.

The Mayor and Council had no further questions or concerns.

B. BUDGET UPDATE

Wayne Pyle, City Manager, stated that the Council requested further information that exceeded an increase 10% change. There were 10 items and can address it however the Council would prefer. Wayne presented and summarized as follows:

- Line 116 Recorder/ \$570,720 to \$970,720 Program modification for Indigent defense contract increase. It's been many years since our last increase and much has changed in the sector. We are in the final steps of negotiation for this contract, and the number will be significantly lower than the \$970k, but this is the current number.
- Line 122 Cap / Fleet \$0 to \$1,900,000 Program modification for facilities capital replacement (\$400k) and fleet budget included in budget this year as part of budget. \$1.5M.
- Line 137 WV Arts Fund/ \$0 to \$40,00 General Fund

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contribution to fund balance

- Line 141 Prof/Tech/ \$0 to \$175,000 Not new expenditure, listed here as budget per audit requirement
- Line 154 UCCC \$0 to \$1,210,506 Debt service payment for UCCC offset by contribution from RDA.
- Line 180 MBA S 2022 \$0 to \$382,500 First debt service payment on Justice Court bldg.
- Line 205 Nbhd Svcs \$127,840 to \$345,878 Program mod increase for Operation My Hometown and Neighborhood Services.
- Line 137 Parks & Rec \$579,916 to \$918,595 Program mod increase for annual capital expenditure repair and replacement.
- Line 174 Public Works \$4.376M to \$5.164M Decrease in sold services and reorganization of budget between divisions.
- Line 279 Animal Cntrl \$1.420M to \$1.612M Program mod to hire new sheltertech.

Councilmember Whetstone asked how the debt services work. Wayne replied that this is listed as new for the Justice Court for the first payment. He noted that the Utah Cultural Celebration Center payment is in line with amortization. Councilmember Harmon asked how much is left on that payment. Jim Welch, Finance Director, replied approximately 44 million. Wayne indicated that this is debt not just directly tied to the Cultural Center but to other projects as well. Councilmember Huynh asked what the maturity date is. Wayne replied that staff would provide the details after looking into the specifics.

Mayor Lang asked if the Fassio Fence project is included in this budget. Wayne replied that the CIP funds are separate and the Council would be reviewing these as a separate resolution in an upcoming agenda.

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.

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NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Wayne Pyle, City Manager, stated that there was a presentation last week for the CTAA. He indicated that staff's only concern would be that a board is typically designated to oversee funding of the money and allocates that funding as they see fit. He stated that staff would rather see money come back to the City directly and to have direct say in what it's spent on. Councilmember Harmon asked if the setup of the board structure can be changed. Councilmember Whetstone replied it is set for 5 years. Councilmember Christensen stated that Kevin Bruder at the Maverik Center is confident in the proposal and the transparency of the organization. Mayor Lang stated that she is concerned that there is no guarantee that the money generated in West Valley City would be spent in West Valley City. She also expressed concern about their plan to program out ball fields when they are already fully booked. Wayne replied that the City would still have ultimate say in the use of the ball fields but this proposal could definitely apply pressure to specific programs. Councilmember Whetstone stated that he would like more information on how the funds would be controlled and allocated. He indicated that his understanding is that the hoteliers seem to have the greatest control. Councilmember Fitisemanu agreed and stated that the program is compelling but he would like a little more information. The Mayor and Council agreed to invite a representative to a Council meeting to discuss the issue further.

B. COUNCIL REPORTS

COUNCILMEMBER WHETSTONE- CITIZENS ACADEMY

Councilmember Whetstone stated that the citizens academy is going great. He indicated that he experienced a tasing.

MAYOR LANG- PURCHASE OF JORDAN VALLEY WEST AND FUNERAL

Mayor Lang stated that the Jordan Valley West hospital has been purchased by Centura which is a Holy Cross Facility. She indicated that their plan is for a long-term commitment to bring positive changes to the facility for the community. Mayor Lang noted that she also attended the funeral of the volunteer who passed away at a My Hometown volunteer event.

COUNCILMEMBER CHRISTENSEN- INTO THE WOODS

Councilmember Christensen stated that he attended the Into the Woods production. He indicated staff was very helpful in getting him to his seat when he arrived late due unforeseen circumstances.

COUNCILMEMBER HARMON- HIRES RE-GRAND OPENING

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Councilmember Harmon stated that he and Councilmember Whetstone attended the re-grand opening of HIRES and Litza Pizza.

C. STRATEGIC DISCUSSION LIST

Mayor Lang stated that items would continue to be discussed on the list.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY MAY 2, 2023 WAS ADJOURNED AT 5:16 PM 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 2, 2023.



Nichole Camac, CMC
City Recorder