

**MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 15, 2015**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, SEPTEMBER 15, 2015, AT 4:30 P.M. IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

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

ABSENT:

Corey Rushton, Councilmember At-Large (Excused)

STAFF PRESENT:

Wayne Pyle, City Manager  
DeAnn Varney, Acting City Recorder  
  
Paul Isaac, Assistant City Manager/HR Director  
Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
John Evans, Fire Chief  
Russell Willardson, Public Works Director  
Sam Johnson, Strategic Communications Director  
Lee Russo, Police Chief  
Chris Curtis, CED Department  
Steve Pastorik, CED Department  
Stan Varney, Fire Department  
John Brubaker, Parks and Recreation Department  
Jake Arslanian, Public Works Department  
Scott Freckleton, Finance Department

**1. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED SEPTEMBER 15, 2015**

Mayor Bigelow informed no new items had been added to the Agenda for the Regular Council Meeting scheduled later this night. Upon inquiry, there were no questions regarding the scheduled items.

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2. **RESOLUTION NO. 15-155, AUTHORIZING THE EXECUTION OF SUBGRANT AGREEMENT BETWEEN WEST VALLEY CITY AND SALT LAKE COUNTY TO CONDUCT THE 2015-2016 HOME INVESTMENT PARTNERSHIP PROGRAM**

Chris Curtis, CED Department, discussed proposed Resolution No. 15-155 that would authorize the execution of a Subgrant Agreement (#BV14114) between West Valley City and Salt Lake County to conduct the 2015-2016 HOME Investment Partnership Program.

He stated as the lead agency in the local HOME consortium, Salt Lake County had notified West Valley City of their annual allocation of HOME funds. West Valley City would administer the Down Payment Assistant Program and two Rehabilitation programs using these funds. The City would receive 10% administrative fees. Budget information was summarized as follows:

I.	Housing Rehabilitation Programs Total Budget	\$166,943.00
a.	Rehabilitations:	\$151,649.00
b.	Project delivery costs:	\$ 15,294.00
II.	Down Payment Assistant Program Total Budget	\$ 46,000.00
a.	Down payments:	\$ 40,000.00
b.	Project delivery costs:	\$ 6,000.00
	Total:	\$212,943.00

Salt Lake County had entered into a grant agreement with the U. S. Department of Housing and Urban Development (HUD) for financial assistance to conduct a HOME Investment Partnership Program (HOME Program) pursuant to the HOME Investment Partnerships Act, Title II of the Cranston-Gonzales National Affordable Housing Act, 42 U.S.C. 12701-12839, as amended, and subject to the Rules and Regulations, promulgated by HUD governing the conduct of HOME Investment Partnership Programs including, but not limited to, Title 24, Part 92 of the Code of Federal Regulations (CFR) (the Rules and Regulations); and the applicable Circulars published by the U. S. Office of Management and Budget (OMB Circulars).

The County had created a consortium involving six Utah cities. West Valley City was a member of the Salt Lake County Consortium, as per the HUD HOME Interlocal Agreement signed in May of 2011. Each year, West Valley City had been allocated HOME funds through this partnership. The funding was restrictive allowing only residential construction, home rehabilitation and down payment assistance. Also, the grants were meant for elderly and low-income individuals.

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Mr. Curtis further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 15-155 at the Regular Council Meeting scheduled September 22, 2015, at 6:30 P.M.

### 3. COMMUNICATIONS

#### A. APPARATUS PROGRAM MOD

John Evans, Fire Chief, used PowerPoint and discussed a program mod regarding a transport engine requested by the Fire Department, summarized as follows:

##### Present status:

- Current engine a 2005 Pierce, with 134,894 mileage
- Current hours: 12,068 (converted to mileage – 362,040)
- Three year repair costs: \$70,346.00
- 487 hours of out-of-service time for repairs; engine starting to cost more to keep on the road (running over 1,200 miles/month)
- Engine would go into reserve status for about 8 more years, Replacing a 1992 unit

##### Advantage of Transport Engine:

- Ability to provide another ambulance in the system without increased staff
- Provide response of back-to-back calls out of one of the busier stations

##### Costs:

- New apparatus cost - \$640,000.00 with a 10-year lease of approximately \$72,000

##### New apparatus:

- Larger patient compartment for medical intervention
- Lift system – easier for patient and firefighters
- Meets current national ambulance specifications

Chief Evans answered questions from members of the City Council during the above presentation of information. Upon inquiry regarding the 1992 engine, the Chief explained an attempt would be made to sell it but sometimes the older models were donated to a small city. He also discussed warranty and maintenance costs.

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City Manager, Wayne Pyle, advised the monies for the apparatus had not been allocated in the current budget and would be from new legislation approving Medicaid fees that would come to the City to cover the lease/purchase payment.

**B. PROPOSED RM ZONE AND INFILL AMENDMENTS**

Steve Pastorik, CED Department, discussed a proposed RM zone and Infill amendments.

The proposed changes were included in item #4 M zoning meeting the 3 conditions. The property would need to have frontage on a wider street or adjacent to existing multi-family on each side.

Upon discussion, Mayor Bigelow expressed concerns regarding traffic becoming unbearable in the City due to these types of developments. Councilmember Lang indicated desire for the road size to be a larger width.

Mr. Pastorik further reviewed and discussed the proposal and answered questions from members of the City Council.

**C. COUNCIL UPDATE**

Mayor Bigelow referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events as follows:

September 9, 2015                      WVC Watch Wednesdays, City Hall – 6-7pm

September 9, 2015                      Community Meeting with Chief Russo  
City Hall – 7-8pm

September 9, 2015                      Lake Park Golf Social, Stonebridge Golf Course,  
4415 Links Drive, 8:00 A.M. – 1:00 P.M.

September 15, 2015                      Council Study Meeting, 4:30 P.M.; Regular Council  
Meeting, 6:30 P.M. – Opening Ceremony: Lars  
Nordfelt

September 16, 2015                      Harman Home Heritage Series – Fiddle N Harp  
Sisters, 4090 South 3600 West, 1:00 P.M. – 3:00  
P.M.

September 16-18, 2015                      ULCT Annual Convention, Salt Lake City Sheraton  
Hotel (Details to follow)

September 20, 2015                      Five Finger Death Punch & Papa Roach, Maverik  
Center, 6:30 P.M.

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September 22, 2015	Glen Weaver Park Ribbon Cutting/Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Ron Bigelow
September 29, 2015	No Council Meetings Scheduled (5 <sup>th</sup> Tuesday)
October 6, 2015	Council Study Meeting, 4:30 P.M.; Regular Council, RDA & Housing Authority Meetings, 6:30 P.M. – Opening Ceremony: Tom Huynh
October 13, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Buhler
October 20, 2015	CEP Field Trip to Granger Elementary/Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Karen L
October 20-30, 2015	Early Voting Period for Municipal General Election (Details to follow)
October 21, 2015	Harman Home Heritage Series – Sam Payne, 4090 South 3600 West, 1:00 P.M. – 3:00 P.M.
October 27, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Vincent
November 3, 2015	Municipal General Election
November 3, 2015	Council Study Meeting, 4:30 P.M.; Regular Council, RDA & Housing Authority Meetings, 6:30 P.M. – Opening Ceremony: Corey Rushton
November 10, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Lars Nordfelt
November 11, 2015	Veterans Day Holiday – City Hall closed
November 17, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Ron Bigelow

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November 18, 2015	Harman Home Heritage Series – Inspirational Art Association, 4090 South 3600 West, 1:00 P.M. – 3:00 P.M.
November 24, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Tom Huynh
November 26, 2015	Thanksgiving Holiday – City Hall closed
December 1, 2015	Council Study Meeting, 4:30 P.M.; Regular Council, RDA & Housing Authority Meetings, 6:30 P.M. – Opening Ceremony: Steve Buhler
December 8, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Karen Lang
December 15, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Vincent
December 16, 2015	Harman Home Heritage Series – Malcolm Judd (Filmmaker), 4090 South 3600 West, 1:00 P.M. – 3:00 P.M.
December 24, 2015	Christmas Holiday – City Hall closed

Councilmember Buhler discussed the ribbon cutting ceremony at Glen Weaver Park scheduled September 22, 2015.

### D. **POTENTIAL FUTURE AGENDA ITEMS**

Regarding potential future agenda items, Councilmember Vincent requested an update be scheduled relating to the Ascent property.

Councilmember Buhler requested an update be scheduled regarding litigation.

Mayor Bigelow stated he would like us to explore ideas on how to improve yards and parks with landscaping that requires less maintenance.

Councilmember Huynh advised regarding a tennis court being used as a soccer field because nets had been removed and requested this matter be looked into and resolved.

Mayor Bigelow discussed Highbury parking issues.

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**4. COUNCIL REPORTS**

**A. COUNCILMEMBER STEVE VINCENT – PICKLE BALL**

Councilmember Vincent advised he received a telephone call regarding some of the City's courts being used for Pickle Ball and inquired if Council members would be interested in attending a game and participating.

**5. 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 OF TUESDAY, SEPTEMBER 15, 2015, WAS ADJOURNED AT 5:46 P.M. BY MAYOR BIGELOW.

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, September 15, 2015.

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DeAnn Varney  
Acting City Recorder