

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 22, 2015

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, SEPTEMBER 22, 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
Corey Rushton, Councilmember At-Large
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

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder

Paul Isaac, Assistant City Manager/HR Director
Eric Bunderson, City Attorney
Layne Morris, CPD Director
John Evans, Fire Chief
Jim Welch, Finance Department
Russell Willardson, Public Works Director
Sam Johnson, Strategic Communications Director
Mark VanRoosendahl, Police Department
Jake Arslanian, Public Works Department
Mark Nord, Acting CED Director
Andrew Wallentine, Administration

1. APPROVAL OF MINUTES OF STUDY MEETINGS HELD SEPTEMBER 1, 2015, AND SEPTEMBER 8, 2015

The Council read and considered Minutes of the Study Meeting held September 1, 2015, and September 8, 2015. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meetings held September 1, 2015, and September 8, 2015, as written. Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 22, 2015

-2-

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

2. REVIEW AGENDA FOR REGULAR AND SPECIAL REGULAR MEETINGS SCHEDULED SEPTEMBER 22, 2015

City Manager, Wayne Pyle, stated a Special Regular Meeting of the Redevelopment Agency had been scheduled later this night to discuss a bond-refunding proposal from a 2005 Bond Series. He briefly discussed terms of the bond indicating it would create a 9% savings over the remaining life of the bond. The City Manager advised a decision on the matter would not be necessary until the Agency meeting scheduled October 6, 2015, therefore a continuance would be requested to that date.

3. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED OCTOBER 6, 2015

A. EMPLOYEE OF THE MONTH AWARD, OCTOBER 2015 – MIKE HASKELL, PUBLIC WORKS DEPARTMENT

Mayor Bigelow advised the nomination of Mike Haskell, Public Works Department, to receive the Employee of the Month Award, would be read at the Regular Council Meeting scheduled October 6, 2015, at 6:30 P.M. Mr. Haskell had been nominated for his dedication and pride in his work and for his mentoring skills.

B. COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) AWARD

Jim Welch, Finance Director, discussed the Comprehensive Annual Financial Report (CAFR) award. He indicated this award had been received by the City consecutively for almost 20 years but the Finance Department had not submitted the award for Council recognition for several years.

Upon inquiry by Mayor Bigelow, it was explained the award was for the entire Finance Department with a special recognition of Don Groo.

4. ORDINANCE NO. 15-31, AN ORDINANCE AMENDING THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016, TO REFLECT CHANGES IN THE BUDGET

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 22, 2015

-3-

FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

City Manager, Wayne Pyle, discussed proposed Ordinance No. 15-31 that would amend the Budget of West Valley City for the fiscal year beginning July 1, 2015 and ending June 30, 2016, to reflect changes from increased revenues and authorize the disbursement of funds.

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

Public notice had been given that a public hearing would be held, pursuant to legal requirements.

The City Manager advised this was a typical line item adjustment and included rollover projects, grants and new projects.

Upon discussion, some of the financial aspects of the new skate park were discussed.

Mr. Pyle further reviewed and discussed the proposed Ordinance and answered questions from members of the City Council.

The Council will consider proposed Ordinance No. 15-31 at the Regular Council Meeting scheduled October 6, 2015, at 6:30 P.M.

5. RESOLUTION NO. 15-156, APPROVING A REAL ESTATE PURCHASE AGREEMENT WITH QUESTAR SERVICE CORPORATION TO PURCHASE PROPERTY ADJACENT TO GLENN WEAVER MEMORIAL PARK AT 4575 SOUTH 6400 WEST IN WEST VALLEY CITY

City Manager, Wayne Pyle, discussed proposed Resolution No. 15-156 that would approve a Real Estate Purchase Agreement with Questar Service Corporation in the amount of \$40,000.00, to purchase property adjacent to Glenn Weaver Memorial Park at 4575 South 6400 West in West Valley City.

He stated a verbal agreement had been made with Questar with the understanding the subject property would be provided to the City by way of an easement and title. He explained the verbal agreement had been miscommunicated and Questar was now asking the City to purchase the property.

Upon inquiry, the City Manager indicated uncertainty about Questar's reaction if the Council denied the proposal, and advised the City had already installed some turf and sprinklers. He also informed regarding legal remedies and Council members discussed various consequences if the proposal was not approved.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 22, 2015

-4-

The City Manager further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The Council will consider proposed Resolution No. 15-156 at the Regular Council Meeting scheduled October 5, 2015, at 6:30 P.M.

6. RESOLUTION NO. 15-157, A RESOLUTION OF THE CITY COUNCIL OF WEST VALLEY CITY, UTAH, DECLARING ITS INTENTION TO REIMBURSE ITSELF FROM THE PROCEEDS OF ONE OR MORE TAX-EXEMPT FINANCINGS FOR CERTAIN EXPENDITURES MADE AND/OR TO BE MADE IN CONNECTION WITH THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF CERTAIN CAPITAL IMPROVEMENTS

City Manager, Wayne Pyle, discussed proposed Resolution No. 15-157 that would declare the City's intention to reimburse itself from the proceeds of one or more tax-exempt financings for certain expenditures made and/or to be made in connection with the acquisition, construction, and equipping of certain capital improvements.

He stated the proposal would authorize reimbursement for expenditures incurred at the Maverik Center from lease proceeds. There was an immediate need to replace aging XP computer systems for ticketing and facility management with more updated ticketing and security compliant equipment. The equipment would be purchased with a lease purchase agreement at competitive rates from the State purchasing contract. The initial funding would come from the Maverik Center repair and replacement fund. Lease proceeds would replenish this fund when the financing was in place. Staff had determined completion of this transaction would provide substantial benefit to the City and its constituents and allow the Maverik Center to take advantage of efficiency and cost savings. The proposed financing methods would allow flexibility.

Upon inquiry by Councilmember Rushton regarding compatibility with the proposed REAL Soccer Arena, the City Manager indicated uncertainty regarding specifications for that facility.

Mr. Pyle also advised the Maverik Center would be changing ticketing vendors which was a main reason new equipment would be needed.

The City Manager further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The Council will consider proposed Resolution No. 15-157 at the Regular Council Meeting scheduled October 6, 2015, at 6:30 P.M.

7. COMMUNICATIONS

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 22, 2015

-5-

A. COUNCIL UPDATE

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

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.
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 th Tuesday)
October 1, 2015	Clean Energy’s Networking Party – CED C-PACE Award – Zions Bank Founders Room
October 2, 2015	WVC Family Fitness Center Sweet 16 Member Celebration, 6:00-9:00 p.m. – WVFFC
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

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 22, 2015

-6-

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
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

City Manager, Wayne Pyle, advised of a ribbon cutting scheduled at Glenn Weaver Park on October 24th at 10:00 A.M., and indicated that event would be added to the Council Update.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 22, 2015

-7-

B. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Rushton advised regarding an update to the Jordan River agreement to be considered by the City Council upon review of changes by City staff.

8. COUNCIL REPORTS

A. MAYOR RON BIGELOW – EDC EXECUTIVE COMMITTEE

Mayor Bigelow explained he no longer was on the Executive Committee for the EDC, and advised members were rotated every so often.

He also discussed his recent attendance at a Utah League of Cities and Towns conference held in Salt Lake City and suggested Council members view a website called “Strong Towns” that presented interesting and unique theories on the way cities grew.

9. MOTION FOR EXECUTIVE SESSION

After discussion, Councilmember Rushton moved to adjourn and reconvene in five minutes in an Executive Session for discussion of pending litigation and disposition of real property. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY, SEPTEMBER 22, 2015, WAS ADJOURNED AT 5:08 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 22, 2015.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 22, 2015

-8-

Nichole Camac
City Recorder

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 22, 2015

-9-

THE WEST VALLEY CITY COUNCIL RECONVENED IN EXECUTIVE SESSION ON TUESDAY, SEPTEMBER 22, 2015, AT 5:17 P.M. IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Corey Rushton, Councilmember At-Large
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

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder

Paul Isaac, Assistant City Manager/HR Director
Eric Bunderson, City Attorney

The City Council discussed pending litigation and disposition of real property.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF SEPTEMBER 22, 2015, WAS RECESSED AT 5:58 P.M., BY MAYOR BIGELOW.