

MINUTES OF WVC COUNCIL STUDY MEETING – APRIL 26, 2011

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, APRIL 26, 2011, 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 WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Steve Buhler
Carolynn Burt
Don Christensen
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Russ Brooks

STAFF PRESENT:

John Evans, Fire Chief
Buzz Nielsen, Police Chief
Nicole Cottle, CED Director
Russell Willardson, Public Works Director
Layne Morris, Community Preservation Director
Kevin Astill, Parks and Recreation Director
Jim Welch, Finance Director
Eric Bunderson, Acting City Attorney
Steve Lehman, CED Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department
Eric Madsen, Public Works Department

1. CITY CENTER REDEVELOPMENT PROJECT SITE VISIT

After convening of the Study Meeting, the City Council and City staff left City Hall and walked to the corner of Market Street and Lehman Avenue for a site visit and dedication ceremony regarding the City Center Redevelopment Project.

City Manager, Wayne Pyle, spoke to those in attendance at the dedication ceremony and praised efforts of the City Council and City staff, present and past, in assisting the City Center project to move forward. He noted that many times West Valley City could have

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accepted the possibility of defeat of the project and abandoned that effort, but it had been preserved thanks to the diligence of all those involved. Commemorative photographs were taken after which members of the City Council and City staff returned to City Hall at 4:57 P.M. and continued with the business of the Study Meeting

2. APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 12, 2011

The Council read and considered Minutes of the Study Meeting held April 12, 2011. There were no changes, corrections or deletions.

After discussion, Councilmember Christensen moved to approve the Minutes of the Study Meeting held April 12, 2011, as written. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

3. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED APRIL 26, 2011

City Manager, Wayne Pyle, stated two new items had been added to the Agenda for the Regular Council Meeting scheduled April 26, 2011, at 6:30 P.M. He discussed the new items and other items as follows:

Item No. 12.A. – RESOLUTION NO. 11-55, ACCEPT SPECIAL WARRANTY DEED FROM THE MUNICIPAL BUILDING AUTHORITY FOR PROPERTY LOCATED AT APPROXIMATELY 5190 SOUTH 5700 WEST

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-55 which would accept a Special Warranty Deed from the Municipal Building Authority of West Valley City for property located at approximately 5190 South 5700 West.

Mr. Pyle stated the Warranty Deed covered .15 acres of land owned by the Municipal Building Authority. He also stated the property had been placed in the name of the Building Authority because it was used as collateral for Building Authority lease revenue bonds. He advised the bonds had been repaid and the property could now be conveyed to the City.

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

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The City Council will consider proposed Resolution No. 11-55 at the Regular Council Meeting scheduled April 26, 2011, at 6:30 P.M.

Item No. 12.B. – RESOLUTION NO. 11-56, APPROVE AMENDMENT NO. 5 TO AN AGREEMENT BETWEEN WEST VALLEY CITY AND IVORY LAND CORPORATION FOR PURCHASE AND DEVELOPMENT OF LAND AT APPROXIMATELY 5200 SOUTH 5600 WEST

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-56 which would approve an Amendment No. 5 to an Agreement between West Valley City and Ivory Land Corporation for purchase and development of land at approximately 5200 South 5600 West.

Mr. Pyle requested this item be stricken from the Agenda to allow additional time for further negotiations.

The City Council will consider proposed Resolution No. 11-56 at the Regular Council Meeting scheduled April 26, 2011, at 6:30 P.M.

Item No. 6. A. – INTRODUCTION OF NEW EMPLOYEES

City Manager, Wayne Pyle, informed the City Council that none of the new employees scheduled to be introduced at the Regular Meeting later this night would be able to attend the meeting. He stated this item would be rescheduled.

Upon inquiry by the City Manager, there were no further questions regarding items scheduled on the subject Agenda.

3. PUBLIC HEARINGS SCHEDULED MAY 3, 2011:

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-4-2011, FILED BY IVORY HOMES, REQUESTING FINAL PLAT APPROVAL FOR PHASE 5 OF WESTRIDGE ESTATES SUBDIVISION AND AMENDMENT OF LOTS 3, 6 AND PORTIONS OF LOTS 2 AND 5 OF THE RIDGE ESTATES SUBDIVISION

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled May 3, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. S-4-2011, filed by Ivory Homes. He indicated Ivory Homes was requesting final plat approval for Phase 5 of Westridge Estates Subdivision and Amendment of Lots 3, 6 and portions of Lots 2 and 5 of the Ridge Estates Subdivision. He discussed proposed Ordinance No. 11-12 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

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ORDINANCE NO. 11-12, APPROVING AMENDMENT OF LOTS 3, 6 AND PORTIONS OF LOTS 2 AND 5 IN THE RIDGE ESTATES SUBDIVISION; AND GIVING FINAL PLAT APPROVAL FOR WESTRIDGE ESTATES PHASE 5 SUBDIVISION LOCATED AT 5755 WEST WESTRIDGE BOULEVARD

City Manager, Wayne Pyle, discussed proposed Ordinance No. 11-12 which would approve an amendment of Lots 3, 6 and portions of Lots 2 and 5 in the Ridge Estates Subdivision; and give final plat approval for Westridge Estates Phase 5 Subdivision located at 5755 West Westridge Boulevard.

Mr. Pyle stated the subject property had been re-zoned from the Manufacturing zone to the 'R-1-7' zone and received preliminary plat approval in April 2005.

The City Manager reported this phase of the Westridge Estates Subdivision consisted of 38 lots on approximately 11.5 acres. He indicated lots ranged in size from 7,500 square feet to 21,300 square feet. He stated the average lot size in the phase had been calculated at 9,980 square feet. As part of the purchase agreement between the City and Ivory Homes, a development agreement had been recorded. He indicated the development agreement ensured the community would have a combination of varying lot sizes, streetscape improvements, and upscale housing options.

Mr. Pyle further explained access to this phase of the development would be gained from phases 1, 3A, 4A and Westridge Boulevard. Internal streets would be designed with a 54 foot right-of-way. He indicated this would allow for a five-foot sidewalk and five foot park strip. He explained a masonry wall and stamped concrete park strip would be installed along all lots backing Westridge Boulevard. Construction of the wall and park strip would match the wall and paving types already installed in previous phases of the Westridge Subdivision.

The City Manager indicated a small portion of this phase would contain a parcel designated as open space. Property to the east of lots 534 thru 537 would be dedicated to West Valley City for use as a City park when that property developed. The City had required Ivory Homes to provide a connection with the future park space. He explained that after evaluating the open space designed to the east, the Parks and Recreation Department determined the best location for this space would be at the southwest corner of the subdivision. He stated said location would be immediately to the north of Lot 416 in Phase 4A.

Mr. Pyle stated the proposed subdivision was located in the outer ring of the overpressure zone. He also stated City ordinance would require certain construction standards be applied for all new dwellings. He explained Ivory

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Homes was familiar with those standards and would coordinate building permit requirements with the Building Division.

The City Manager reported a geotechnical report had been prepared for the subdivision. The report indicated ground water had not been encountered to a depth of 12 feet. He stated a copy of that report and recommendations had been provided to the City Engineering Division and Building Official.

City Manager, Wayne Pyle, stated the west boundary of the subdivision was adjacent to the West Ridge Golf Course. He further advised that during review of Phase 4A to the south, concerns had been expressed regarding the proximity of new housing adjacent to the golf course. The distance from the center of the fairway to the west boundary of the subdivision ranged from approximately 140 to 225 feet. He stated it had been determined at that time that additional fencing would not be required. He stated Ivory Homes indicated that potential buyers of those lots were fully aware of the golf course and Ivory would inform them that additional fencing would not be installed.

Steve Lehman, CED Department, further reviewed the Application and proposed Ordinance, displayed the plat map and answered questions from members of the City Council.

The City Council will consider Application No. S-4-2011 and proposed Ordinance No. 11-12 at the Regular Council Meeting scheduled May 3, 2011, at 6:30 P.M.

4. **RESOLUTION NO. 11-57, ADOPT A TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2011, AND ENDING JUNE 30, 2012; AND SET AUGUST 9, 2011, AS THE DATE FOR PUBLIC HEARING**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-57 which would adopt a Tentative Budget for the fiscal year commencing July 1, 2011, and ending June 30, 2012, and set August 9, 2011, as the date for public hearing.

Mr. Pyle stated West Valley City would adopt a Tentative Budget to be made available for public inspection during regular office hours in the City Recorder's Office, and give notice of a hearing to receive public comment before final adoption of the Tentative Budget for FY 2011-2012.

City Manager, Wayne Pyle, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council. He discussed issues regarding capturing the judgment levy, delinquent property taxes and a possible tax increase.

The City Council will consider proposed Resolution No. 11-57 at the Regular Council Meeting scheduled May 3, 2011, at 6:30 P.M.

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5. BUDGET UPDATE FY 2011-2012

City Manager, Wayne Pyle, distributed and discussed the proposed FY 2011-2012 Proposed Budget.

He also gave an overview of the current budget year including shortfalls. He reviewed line items in the Proposed Budget for FY 2011-2012. He outlined potential sources to offset the shortfall. Mr. Pyle reviewed sales tax projections and the trend for the last three months in which projections were met. He indicated that had not happened in the last three years. He discussed proposed program modifications, the truth in taxation process, and other matters.

Mr. Pyle answered questions from members of the City Council regarding the Proposed Budget. He advised consideration was being given to holding some type of informational meetings for the public in addition to the required public hearing in August 2011, prior to formal adoption of the final budget.

Jim Welch, Finance Director, further reviewed and discussed the budget process and upcoming budget openings.

6. RESOLUTION NO. 11-58, APPROVE AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY, SANDY CITY, WEST JORDAN CITY, WEST VALLEY CITY AND TAYLORSVILLE CITY, RELATING TO THE CONDUCT OF THE HOME INVESTMENT PARTNERSHIP PROGRAM FOR FEDERAL FISCAL YEARS 2012 THROUGH 2014

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-58 which would approve an Interlocal Cooperation Agreement with Salt Lake County, Sandy City, West Jordan City, West Valley City and Taylorsville City relating to the conduct of the HOME Investment Partnership Program for federal fiscal years 2012 through 2014.

Mr. Pyle stated West Valley City was part of a County-wide consortium of cities that received U.S. Department of Housing and Urban Development (HUD) HOME funds. He further stated as part of a larger consortium of cities, however, West Valley City had succeeded in qualifying for these funds, with Salt Lake County being the receiving agency. He indicated that after being notified of our HOME award each year West Valley City applied to Salt Lake County for reimbursement of our eligible expenses. He explained the Interlocal Agreement detailed the relationship between West Valley City and Salt Lake County. He further reported the Interlocal Agreement had been renewed every three years in the past but a new HUD ruling allowed for a five year agreement, thus the increased length of time.

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

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The City Council will consider proposed Resolution No. 11-58 at the Regular Council Meeting scheduled May 3, 2011, at 6:30 P.M.

7. **RESOLUTION NO. 11-59, APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH BATES GOLF COURSE DESIGN GROUP FOR THE DESIGN, DEVELOPMENT AND CONSTRUCTION OF THE WEST RIDGE GOLF COURSE**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-59 which would approve a Professional Services Agreement with Bates Golf Course Design Group, in an amount not to exceed \$875,000.00, for the design, development and construction of the West Ridge Golf Course.

Mr. Pyle stated the Mountain View Corridor would cut through the existing West Ridge Golf Course thus the City would need to rebuild that course. He also stated the Utah Department of Transportation (UDOT) hired Bates Golf Course Design Group to work with City staff to prepare a new course layout. He indicated City staff desired to retain Bates Golf Course Design Group services to complete the design and construction management of the new course.

The City Manager reported UDOT hired Bates Golf Course Design Group to work with City staff to prepare a new course layout. He stated staff had been satisfied with the new layout and secure in the expertise exhibited by Bates Golf through the process. He recommended continuing to work with Bates Golf Course Design Group to complete the design and construction of the new course. He stated the fee included course design, project and civil engineering, surveying, aerial photography, irrigation designer, environmental consultant, project management and contingency. He indicated with this agreement the expertise and experience of Bates would be with City staff through all phases of demolition, construction and grow-in of the new course.

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

Upon inquiry from members of the City Council, the Parks and Recreation Director, Kevin Astill, answered additional questions and reviewed and discussed background information and qualifications of Mr. Bates.

The City Council will consider proposed Resolution No. 11-59 at the Regular Council Meeting scheduled May 3, 2011, at 6:30 P.M.

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8. **RESOLUTION NO. 11-60, APPROVE A PERMIT ALLOWING DANCING MOOSE COMMUNITY GARDEN, LLC, TO CULTIVATE A COMMUNITY GARDEN ON CITY PROPERTY**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-60 which would approve a permit allowing Dancing Moose Community Garden, LLC, to cultivate a community garden on City property.

Mr. Pyle stated Dancing Moose Community Garden, LLC, desired to cultivate a community garden on City property adjacent to the Dancing Moose Montessori School. He also stated the entity had been created for the purpose of cultivating the community garden. He advised the City-owned property adjacent to the School which would provide an ideal location for a community garden.

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

Parks and Recreation Director, Kevin Astill, further discussed plans for the garden that would be used as a learning opportunity for students, with participation from parents and possible businesses within Lake Park Corporate Centre. He also displayed and answered additional questions regarding the site plan.

The City Council will consider proposed Resolution No. 11-60 at the Regular Council Meeting scheduled May 3, 2011, at 6:30 P.M.

B. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council had previously received a Memorandum outlining upcoming meetings and events as follows: April 29, 2011: Arbor Day Tree Planting Project, Sugar Plum Subdivision, 2932 South 7200 West, 1:30 P.M.; April 30, 2011: Comcast Cares Day, Jackling Elementary, 3760 South 4610 West, 8:00 A.M. – 12 Noon; April 30, 2011: Yanni in Concert, Maverik Center, 8:00 P.M.; May 3, 4 & 5, 2011: 2011 Utah Governor's Public Safety Summit, Davis Conference Center; May 3, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 5, 2011: UDOT's Annual Visit to County and City Officials, Calvin Rampton Complex, 4501 South 2700 West, 9:00 A.M. – 11:00 A.M.; May 5 – June 21, 2011: Utah Women Artists Exhibition – Celebrating the Diversity of Women, UCCC; May 10, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 12, 2011: West Valley City Leadership Summit, UCCC, 8:30 A.M. – Noon; May 13 & 14, 2011: Utah Old Time Fiddlers & Country Music Association Host Public Jam and "Fiddlin' and Pickin'" Contest, City Hall; May 13, 2011: ChamberWest Golf Classic, Meadowbrook Golf Course, 8:00 A.M.; May 14, 2011: Fiesta 2011, UCCC, 4:00 P.M. – 8:00 P.M.; May 17, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 24, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 30, 2011: Memorial Day Holiday – City Hall closed; June 7, 2011: Council Study

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Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 14, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 21, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 23-26, 2011: WestFest, Centennial Park; June 25, 2011: WestFest Parade, 10:00 A.M.; June 28, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 4, 2011: Independence Day Holiday – City Hall closed; July 5, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 11, 2011: Utah Symphony Concert and Fireworks Display, UCCC, 8:30 P.M.; July 12, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 15, 2011: Embassy Suites Hotel Groundbreaking; July 19, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 25, 2011: Pioneer Day Holiday – City Hall closed; July 26, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 1, 2011: National Night Out Kickoff Event, UCCC, 5:30 P.M. – 8:00 P.M.; August 2, 2011: National Night Out Block Parties; August 7, 2011: UTA West Valley Light Rail Line Opens; August 9, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 16, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 23, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 5, 2011: Labor Day Holiday – City Hall closed and September 14-16, 2011: ULCT Annual Conference.

City Manager, Wayne Pyle, requested to be advised as to Council members desiring to participate in the upcoming WestFest parade and if arrangements should be made for golf carts.

9. COUNCIL REPORTS

A. COUNCILMEMBER CAROLYNN BURT – CEP COMMITTEE AND SWIMMING POOL ORDINANCE

Councilmember Burt reported regarding the CEP Committee and advised there had been several resignations and the board would meet the following day.

Councilmember Burt stated a citizen had contacted her regarding the outdated swimming pool ordinance, specifically regarding hot tubs. She requested the current ordinance be reviewed. Upon discussion, the City Council directed the City Manager to review the swimming pool ordinance and make recommendations.

B. COUNCILMEMBER STEVE BUHLER – CHAMBERWEST

Councilmember Buhler reported on a recent meeting of the ChamberWest organization. He informed the board had discussed matters regarding Discover West Valley City magazine, sponsored by the City, and if it should be printed in languages other than English.

The City Council discussed the issue raised by Councilmember Buhler and discussed individual thoughts and opinions regarding this issue.

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C. COUNCILMEMBER STEVE VINCENT – EASTER EGG HUNT AND UTA LUNCHEON

Councilmember Vincent reported regarding the Easter Egg Hunt held at the Family Fitness Center the previous Saturday. He stated it had been very well attended and a successful event. He praised staff involved in that activity.

Councilmember Vincent reported he had attended UTA's TRAX luncheon held earlier this day and he related the issues discussed at that event.

D. COUNCILMEMBER COREY RUSHTON – EASTER EGG HUNTS, COPS WITH KIDS EVENT, COUNTY COMMUNITY GARDEN, MEETING REGARDING WATER ISSUES, AND JORDAN RIVER COMMISSION STATEMENT

Councilmember Rushton also praised City staff for their efforts regarding the recent Easter Egg Hunt. He indicated he also had attended an egg hunt sponsored by a local church at a neighborhood park.

Councilmember Rushton reported that last week he, Councilmember Christensen and Councilmember Vincent had attended the Cops with Kids event at the Sizzler restaurant accompanied by their spouses.

Councilmember Rushton reported Salt Lake County opened a community garden located behind the Redwood Multipurpose Center.

Councilmember Rushton reported he received an e-mail invitation to attend a meeting regarding water issues and he inquired if other members of the Council would also like to attend. Councilmember Christensen indicated he would attend that meeting.

Councilmember Rushton reported about a statement released by the Jordan River Commission regarding dangerous waters and safety issues related to Spring runoff.

E. MAYOR MIKE WINDER – ULCT CONFERENCE, OQUIRRH VIEW COMMUNITY CENTER, POLICE PATROLS ON THE JORDAN RIVER, PANEL DISCUSSION REGARDING IMMIGRATION ISSUES, ROCKY MOUNTAIN RACEWAY, SISTER CITY ISSUES, AND LEADERSHIP SUMMIT

Mayor Winder reported regarding a recent ULCT Conference held in St. George, Utah. He discussed the speakers, workshops and networking.

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Mayor Winder stated he had attended a media announcement at the Oquirrh View Community Center at 4745 South 3200 West and he reported regarding that event.

Mayor Winder advised that Mayor Wall of Taylorsville City desired to come to a future Study Meeting to discuss Taylorsville and West Valley City partnering regarding police patrols on the Jordan River.

Mayor Winder stated he had been approached by a national group to participate in a discussion of immigration issues. He indicated they had asked if the Utah League of Cities & Towns (ULCT) would host a panel discussion the next week.

Mayor Winder reported Rocky Mountain Raceway was kicking off its 15th season on April 30, 2011. He advised they had offered complimentary tickets to the City Council and Executive Staff members.

Mayor Winder discussed issues regarding the Sister City Committee and a suggestion to foster a relationship with Tapachula, State of Chiapas, Mexico. Councilmember Christensen stated the Committee discussed both friendship city and sister city relationships with Tapachula. He also stated the Committee would take a proposal for a sister city agreement to the Cultural Arts Board (CAB) for consideration. Mayor Winder reviewed the process for recommendations to CAB, which would then make a recommendation to the City Council. He also discussed available resources and advantages and disadvantages of forming sister city relationships. He requested the City Council share their respective thoughts and opinions with him regarding this matter.

Mayor Winder discussed an upcoming Leadership Summit and informed invitations had been sent out to various legislative, educational, religious, ethnic and other community leaders. He also stated the expectation was for approximately 100 people to attend. He reviewed some of the issues to be discussed during that summit and inquired if members of the Council would be willing or able to moderate one of the four breakout sessions to include discussions about diversity, neighborhoods, education and economic development. He asked members of the Council to let him know of interest in participating in the summit.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, APRIL 26, 2011, WAS ADJOURNED AT 6:11 P.M., BY MAYOR WINDER.

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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, April 26, 2011.

Sheri McKendrick, MMC
City Recorder