

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 15, 2011

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, NOVEMBER 15, 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
Russ Brooks
Steve Buhler
Carolynn Burt
Don Christensen
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager (Participated via telephone)
Paul Isaac, Acting City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Kevin Astill, Parks and Recreation Director
Nicole Cottle, CED Director
Layne Morris, CPD Director
Eric Bunderson, City Attorney
Russell Willardson, Public Works Director
Buzz Nielsen, Police Chief
Stan Varney, Acting Fire Chief
Scott Freckleton, Acting Finance Director
Steve Pastorik, CED Department
Brent Garlick, CED Department
Keith Morey, CED Department
Lee Logston, CED Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD NOVEMBER 1, 2011**
The Council read and considered Minutes of the Study Meeting held November 1, 2011. There were no changes, corrections or deletions.

After discussion, Councilmember Burt moved to approve the Minutes of the Study Meeting held November 1, 2011, as written. Councilmember Christensen seconded the motion.

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 15, 2011

-2-

A roll call vote was taken:

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

Unanimous.

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED NOVEMBER 15, 2011**

Acting City Manager, Paul Isaac, stated new items had been added to the Agenda for the Regular Meeting scheduled November 15, 2011, as follows:

Item No. 9.E. – RESOLUTION NO. 11-190, AUTHORIZING EXECUTION OF A SECOND AMENDED AND RESTATED PLEDGE AND LOAN AGREEMENT AND ANY OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING AND APPROVING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; PROVIDING A SEVERABILITY CLAUSE; REPEALING RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE; AND RELATED MATTERS

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-190 which would authorize execution of a Second Amended and Restated Pledge and Loan Agreement and any other documents required in connection therewith; authorize and approve the taking of all other actions necessary to the consummation of the transactions contemplated by this Resolution; provide a severability clause; repeal resolutions in conflict; provide an effective date; and related matters.

Mr. Isaac stated the subject agreement consolidated all previous UTOPIA bonds at a fixed interest rate. He informed this would allow UTOPIA to reduce market risk, reduce administrative costs, and restructure its debt to be able to make timely payments.

The Acting City Manager reported UTOPIA issued variable rate bonds in 2008 and the interest rates on those bonds had reached the point where UTOPIA would be unable to meet their payment obligations. He stated Key Bank had agreed with Zions Bank and UTOPIA to take the bonds in house at a fixed interest rate. He indicated this fixed interest rate would allow UTOPIA to meet its minimum payments and avoid the complications involved with defaulting on the bonds.

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 15, 2011

-3-

Acting City Manager, Paul Isaac, advised that Laura Lewis, Lewis Young Robertson & Burningham, the City's financial advisor, was in attendance for a short time and therefore would discuss the new item, Resolution No. 11-190, and item no. 7.B. on the Study Meeting Agenda (scheduled for consideration November 22, 2011).

Laura Lewis discussed details of the proposed transaction and distributed written materials including "top 10" discussion points of the UTOPIA 2011 restructuring, and a graphic of the current transaction and proposed restructuring. During the discussion and presentation of information, Ms. Lewis answered questions from members of the City Council.

Acting City Manager, Paul Isaac, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-190 at the Regular Council Meeting scheduled November 15, 2011, at 6:30 P.M.

Item No. 9.C. – RESOLUTION NO. 11-188, APPROVE AGREEMENT WITH SALT LAKE COUNTY TO PROVIDE "ZOO, ARTS AND PARKS FUNDS" TO THE UTAH CULTURAL CELEBRATION CENTER

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-188 which would approve an Agreement with Salt Lake County to provide "Zoo, Arts and Parks Funds" to the Utah Cultural Celebration Center (UCCC).

Mr. Isaac stated the Zoo, Arts and Parks (ZAP) funding program of Salt Lake County had granted the UCCC a Tier II award in the amount of \$47,317.33. He advised the funds were to be used for the expansion of existing programs and creation of new cultural initiatives. He indicated the award would be required to be used during the program year 2011-2012.

The Acting City Manager reported the UCCC would primarily use the funding for general program development in three areas, as follows: 1) educational programming and workshops; 2) festivals, celebrations, and concerts; and 3) gallery exhibitions. He stated with this new funding the UCCC would be able to expand its community based arts and cultural programming. He advised the UCCC would also be able to reach a greater number of West Valley City and Salt Lake County residents of all ages and income levels who represented many cultural and ethnic groups.

Mr. Isaac also reported that over the past six years the UCCC had become the preferred destination for many high quality and diverse cultural and arts events that reflected interests of the community and thus enhancing the image of West Valley City. He stated the UCCC was posed to continue maximizing the benefits that would result from the yearly ZAP financial award. He indicated that over the next 12 months the UCCC would develop community programming, expand the Partners Program, continue to seek and

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 15, 2011

-4-

expand diversified funding sources, and collaborate on opportunities for residents to experience quality multi-disciplinary arts and cultural programming.

Acting City Manager, Paul Isaac, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-188 at the Regular Council Meeting scheduled November 15, 2011, at 6:30 P.M.

Item No. 9.D. – RESOLUTION NO. 11-189, APPROVE A COOPERATIVE AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION FOR WORK ASSOCIATED WITH THE MOUNTAIN VIEW CORRIDOR AND WIDENING OF 6200 SOUTH

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-189 which would approve a cooperative agreement with the Utah Department of Transportation (UDOT), in the amount of \$48,883.67, for work associated with the Mountain View Corridor project and widening of 6200 South.

Mr. Isaac stated the Betterment Agreement No. 2 would allow UDOT's contractor to perform earthwork on 6200 South preparatory to a West Valley City roadway widening project. He further stated the City was in the process of designing a roadway widening project that would widen 6200 South westward from Laurel Canyon Drive to tie into the roadway widening work to be completed by UDOT as part of the Mountain View Corridor project. He indicated West Valley City had previously entered into a Betterment Agreement with UDOT to pay for relocation of power poles by Rocky Mountain Power along the West Valley City project. In order to relocate the poles prior to the City's project, the existing ground needed to be excavated to the final grade. Upon execution of the subject agreement the necessary excavation work could be completed by UDOT's contractor.

Public Works Director, Russell Willardson, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-189 at the Regular Council Meeting scheduled November 15, 2011, at 6:30 P.M.

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

3. **PUBLIC HEARINGS SCHEDULED NOVEMBER 22, 2011:**

- A. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-6-2011, FILED BY GEORGE CAREY, REQUESTING A ZONE CHANGE FROM ZONE 'A' (AGRICULTURE)**

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 15, 2011

-5-

TO ‘M’ (MANUFACTURING) FOR PROPERTY LOCATED AT 2471 SOUTH 7200 WEST

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled November 22, 2011, at 6:30 P.M., in order for the City Council to accept public input regarding Application No. Z-6-2011, filed by George Carey, requesting a zone change from zone ‘A’ (Agriculture) to ‘M’ (Manufacturing) for property located at 2471 South 7200 West. He discussed proposed Ordinance No. 11-27 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 11-27, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 2471 SOUTH 7200 WEST FROM ZONE ‘A’ (AGRICULTURE) TO ‘M’ (MANUFACTURING)

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 11-27 which would amend the Zoning Map to show a change of zone for property located at 2471 South 7200 West from zone ‘A’ (Agriculture) to ‘M’ (Manufacturing).

Mr. Isaac stated the subject property was located in an area largely zoned ‘M’ and while there was single-family land use to the south the area was largely expected to transition to industrial land use, particularly to the east where there were large vacant parcels.

The Acting City Manager indicated the property immediately abutting the subject property on the north side was also owned by the applicant and was zoned ‘M.’ He stated the current land use was a single-family home. He also informed the subject property had been designated as light manufacturing in the West Valley City General Plan.

Acting City Manager, Paul Isaac, reported the applicant had requested the zone change in order to assist in facilitating sale of the land to a third party with intention of building a convenience store on the site. He further reported the zone change would allow the convenience store as a conditional use. He explained the current ‘A’ zoning was leftover from before incorporation of the City. A home currently extended from the ‘M’ zoned parcel to the north onto the subject ‘A’ zoned parcel.

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

The City Council will hold a public hearing regarding Application No. Z-6-2011 and consider proposed Ordinance No. 11-27, at the Regular Council Meeting scheduled November 22, 2011, at 6:30 P.M.

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 15, 2011

-6-

4. ORDINANCE NO. 11-28, ENACT SECTION 19-2-1104.1 OF THE WEST VALLEY CITY MUNICIPAL CODE MAKING IT UNLAWFUL TO PUSH, THROW, BLOW OR PLOW SNOW, HAIL OR SLEET ONTO ANY CITY STREET

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 11-28 which would enact Section 19-2-1104.1 of the West Valley City Municipal Code making it unlawful to push, throw, blow or plow snow, hail or sleet onto any City street.

Mr. Isaac stated that in the past, the City had problems with snow removal companies working in commercial parking lots who pushed large quantities of snow out into City streets. He explained there currently was no ordinance prohibiting this type of action. He further explained last winter a contractor cleaning a lot on 1070 West pushed snow from a parking lot across a traffic lane onto the light rail tracks. He informed that the Utah Transit Authority (UTA) had requested assistance from the City in this regard, but no enforcement action could be taken because the act was not specifically prohibited.

The Acting City Manager reported the new proposed amendment would enable the City to take enforcement action when snow from a business, commercial or institutional property was pushed or thrown into the street. He advised that the proposed ordinance would not apply to single-family residences.

Public Works Director, Russell Willardson, further discussed and reviewed the proposed Ordinance and answered questions from members of the City Council.

Upon inquiry by Councilmember Buhler regarding language in the proposed ordinance to ensure residential properties would be excluded, the Acting City Manager advised he would direct a final review of the proposed amendment to make certain the language reflected the exact intent of the City Council.

The City Council will consider proposed Ordinance No. 11-28 at the Regular Council Meeting scheduled November 22, 2011, at 6:30 P.M.

5. RESOLUTION NO. 11-191, APPROVE AN AGREEMENT FOR DISPOSITION OF LAND (ADL) FOR PRIVATE DEVELOPMENT BETWEEN THE CITY, THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, AND COVENTRY III/SATTERFIELD HELM VALLEY FAIR MALL, LLC, TO PROVIDE FOR CONTINUED EXPANSION AND REMODELING OF THE EXTERIOR AND THE INTERIOR OF THE VALLEY FAIR MALL

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-191 which would approve an Agreement for Disposition of Land (ADL) for private development between the City, the Redevelopment Agency of West Valley City, and Coventry III/Satterfield Helm Valley Fair Mall, LLC, to provide continued expansion and remodeling of the exterior and interior of the Valley Fair Mall.

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 15, 2011

-7-

Mr. Isaac stated Satterfield Helm had proposed a multiple phased expansion and remodel of the Mall to include expansion and renovation of the east side, remodeling of the interior corridors, and expansion and renovation of the “junior anchors” on the northwest side of the Mall. He indicated the development was expected to add significant new square footage to the Mall at a cost of approximately \$40,000,000. He indicated in order for the proposed development to begin immediately, the City had been asked to provide up to \$5,000,000 to assist with building acquisition, demolition and infrastructure improvements. He explained this incentive would be spent throughout the multiple phases of expansion and would cover approximately 13% of the total expansion costs. He stated execution of the ADL would allow the major expansion of the Mall to proceed in 2012 with a projected annual increase of \$560,000 in tax increment and \$50 - \$70 million in new sales.

Acting City Manager, Paul Isaac, reported redevelopment and expansion of the Valley Fair Mall site began in 2006 with construction of the 150,000 square foot Costco retail business. Since then, an additional 130,000 square feet of retail and restaurants had been added, a large outdoor plaza constructed, and a new access road built. This had resulted in a 50% increase in traffic to the Mall from 2006 to 2011, an increase in sales of over 35% (April – October) from 2009 to 2011, and a greatly enhanced image of the City. He stated in order to continue this momentum, major additions were being planned for the east side, western front, and interior corridors of the Mall.

Mr. Isaac informed market conditions and a restrictive lending environment made it difficult to secure the needed construction financing to continue the Mall’s expansion. In order to quickly initiate and complete these next phases and substantially finish the Mall’s redevelopment, a \$5,000,000 incentive had been requested. He indicated this incentive would allow the development phases to move forward with the east side and interior phases beginning concurrently in 2012. He informed that in discussing and negotiating the potential development with Satterfield Helm it had been concluded use of incentives would be required to leverage the needed financing thus allowing the proposed development to proceed.

Upon direction, Brent Garlick, RDA Administrator, used PowerPoint and discussed information summarized as follows:

- Details regarding proposal from Mall owners
- Site plan: Phases 1-4
- Evaluation of market conditions, expected return, timing
- Provisions of ADL (Agreement for Disposition of Land)

During the above presentation of information, Mr. Garlick answered questions from members of the City Council.

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 15, 2011

-8-

Acting City Manager, Paul Isaac, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-191 at the Regular Council Meeting scheduled November 22, 2011, at 6:30 P.M.

6. **RESOLUTION NO. 11-192, RESOLUTION OF THE CITY COUNCIL OF WEST VALLEY CITY, UTAH (THE “CITY”), AUTHORIZING THE EXECUTION AND DELIVERY OF AN INTERLOCAL AGREEMENT IN CONNECTION WITH ISSUANCE BY THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, UTAH, (THE “AGENCY”) OF ITS TAXABLE TAX INCREMENT REVENUE BONDS, SERIES 2011, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$6,750,000; AND RELATED MATTERS**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-192 which would authorize execution and delivery of an Interlocal Agreement in connection with issuance by the Redevelopment Agency of West Valley City, Utah, (the “Agency”) of its Taxable Tax Increment Revenue Bonds, Series 2011, in the aggregate principal amount of not to exceed \$6,750,000; and related matters.

Mr. Isaac stated the Redevelopment Agency (RDA) had determined it would be in furtherance of its public purposes to issue not more than \$6,750,000 of tax increment revenue bonds to be designated Redevelopment Agency of West Valley City, Utah, Tax Increment Revenue Bonds, Series 2011 to provide funds to (i) finance the costs of acquiring various properties within the Redevelopment Project Area (the “Project”), (ii) fund a debt service revenue fund, if necessary, and (iii) pay costs associated with the issuance of the Bonds. He also stated in order to make these Bonds more marketable an Interlocal Agreement with the City would be required.

The Acting City Manager explained the Limited Purpose Local Government Entities-Community Development and Renewal Agencies Act, under Title 17C of the Utah Code, allowed the City to grant or contribute funds to the RDA pursuant to an Interlocal Agreement.

Mr. Isaac noted that Laura Lewis previously discussed additional details of the proposed transaction and answered questions from members of the City Council earlier in the study meeting.

Acting City Manager, Paul Isaac, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-192 at the Regular Council Meeting scheduled November 22, 2011, at 6:30 P.M.

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 15, 2011

-9-

7. NEW BUSINESS SCHEDULED NOVEMBER 22, 2011

A. CONVENE AS BOARD OF CANVASSERS FOR THE 2011 MUNICIPAL GENERAL ELECTION HELD NOVEMBER 8, 2011

Acting City Manager, Paul Isaac, stated the City Council would convene as the Board of Canvassers for the 2011 Municipal General Election held November 8, 2011, at the Regular Council Meeting scheduled November 22, 2011. Mr. Isaac discussed proposed Resolution No. 11-193, as follows:

RESOLUTION NO. 11-193, ACCEPTING AND APPROVING THE RESULTS OF THE MUNICIPAL GENERAL ELECTION HELD NOVEMBER 8, 2011, AS SHOWN ON THE CANVASS REPORT

Mr. Isaac stated the City Council was the legislative body for West Valley City and comprised the Board of Municipal Canvassers pursuant to Utah Code 20A-4-301(2). He indicated the Code required the Board of Municipal Canvassers to meet to canvass the returns of the Municipal General Election no sooner than seven days and no later than 14 days after the election.

City Recorder, Sheri McKendrick, stated that on November 22, 2011, the City Council would convene as the Board of Canvassers and with the City Recorder would review the returns of the Municipal General Election held November 8, 2011. She indicated the City Council would then consider the proposed Resolution thereby accepting and approving the results of the election as shown on the Canvass Report. She also answered questions from members of the City Council.

The City Council will convene as the Board of Canvassers for the 2011 Municipal General Election held November 8, 2011, and consider proposed Resolution No. 11-193, at the Regular Council Meeting scheduled November 22, 2011, at 6:30 P.M.

8. CONSENT AGENDA SCHEDULED NOVEMBER 22, 2011:

A. RESOLUTION NO. 11-194, APPROVE A DELAY AGREEMENT WITH CESAR PAREDES TO DELAY CONSTRUCTION OF OFF-SITE IMPROVEMENTS FOR PROPERTY LOCATED AT 1646 WEST 2700 SOUTH

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-194 which would approve a Delay Agreement with Cesar Paredes to delay construction of off-site improvements for property located at 1646 West 2700 South.

Mr. Isaac stated Cesar Paredes, owner of the property, had requested to delay construction of curb and gutter, sidewalk, and asphalt pavement tie-in for the subject location. He informed the owner had proposed to construct a home on his

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 15, 2011

-10-

property and at the present time there was no existing curb, gutter or sidewalk improvements along the property or other properties on this portion of 2700 South. He indicated postponing construction of the improvements would allow time for additional development to provide similar improvements. He reported the combination of the delayed improvements from this agreement and others collected as development progressed would provide a more complete and contiguous design of the curb and gutter.

B. RESOLUTION NO. 11-195, RATIFY THE CITY MANAGER'S APPOINTMENT OF NATALIE GRANGE AS A MEMBER OF THE WEST VALLEY CITY CULTURAL ARTS BOARD (CAB), TERM: NOVEMBER 22, 2011 – DECEMBER 31, 2012

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-195 which would ratify the City Manager's appointment of Natalie Grange as a member of the West Valley City Cultural Arts Board (CAB), for the term November 22, 2011, through December 31, 2012.

Mr. Isaac stated Ms. Grange would fill the unexpired term of John Witmer.

The City Council will consider proposed Resolution Nos. 11-194 and 11-195 at the Regular Council Meeting scheduled November 22, 2011, at 6:30 P.M.

9. COMMUNICATIONS:

A. COUNCIL UPDATE

Acting City Manager, Paul Isaac, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: November 17, 2011: Hexcel Expansion Dedication, 6700 West 5400 South, 10:30 A.M. – 1:00 P.M.; November 17 – December 27, 2011: Trees of Diversity Exhibit, UCCC (Opening Reception on November 17th from 6:00 P.M. – 8:00 P.M.); November 18, 2011: Utah Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; November 19, 2011: Utah Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; November 19, 2011: Eastern Strings & Western Airs – Vietnamese National Concert, UCCC, 7:00 P.M. – 9:00 P.M.; November 21, 2011: Utah Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; November 22, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 22, 2011: Canvass of Municipal General Election during Regular Council Meeting; November 24, 2011: Thanksgiving Holiday – City Hall closed; November 25, 2011: Santa Christmas Parade & 5K Santa Run, 9:00 A.M. – 11:00 A.M.; November 25, 2011: Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; November 26, 2011: Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; November 30., 2011: FLO RIDA and We The Kings, Maverik Center, 7:00 P.M.; December 1, 2011: EAC Holiday Lunch, Stonebridge Golf Course Clubhouse, Noon – 2:00 P.M.; December 2, 2011; Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; December 3, 2011: Winter Market, UCCC,

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 15, 2011

-11-

10:00 A.M. – 7:00 P.M.; December 5, 2011: Annual Legislative Luncheon, UCCC, Noon – 1:00 P.M.; December 6, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 7, 2011: Open House for Councilmembers Russ Brooks and Carolynn Burt, City Hall Lobby, 2:00 P.M. – 4:00 P.M.; December 8, 2011: Employee Holiday Celebration & Awards Presentation, Lobby, 2:00 P.M. – 4:00 P.M.; December 13, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 14, 2011: Utah Grizzlies vs. Colorado Eagles, 7:05 P.M.; December 16, 2011: Utah Grizzlies vs. Colorado Eagles, 7:05 P.M.; December 17, 2011: International Christmas Celebration 2011, UCCC, 3:00 P.M. – 9:30 P.M.; December 19, 2011: Utah Grizzlies vs. Idaho Steelheads, 7:05 P.M.; December 20, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 21, 2011: Utah Grizzlies vs. Las Vegas Wranglers, 7:05 P.M.; December 26, 2011: Christmas Holiday – City Hall closed; December 30, 2011: Utah Grizzlies vs. Bakersfield Condors, 7:05 P.M.; and December 31, 2011: Utah Grizzlies vs. Bakersfield Condors, 7:05 P.M.

10. **COUNCIL REPORTS:**

A. **COUNCILMEMBER DON CHRISTENSEN – NLC CONFERENCE REPORT AND COG ANNUAL MEETING**

Councilmember Christensen reported he had recently emailed a report to members of the City Council regarding the National League of Cities (NLC) conference and the annual meeting of the Salt Lake County Council of Governments (COG) that he attended.

B. **COUNCILMEMBER CAROLYNN BURT – RESIGNATION FROM CEP, HALE CENTRE THEATRE BOARD, HISTORICAL SOCIETY**

Councilmember Burt reported she had resigned from the Community Education Partnership (CEP), Hale Centre Theatre board and the Historical Society. Councilmember Burt advised that Steve Buhler would serve as the new chair of the CEP board.

Mayor Winder requested the City Manager be advised of interest in serving on the Hale Centre Theatre board and/or the Historical Society.

On behalf of the City Council, Mayor Winder expressed appreciation to Councilmember Burt for her service to the City and on the aforementioned boards.

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 15, 2011

-12-

C. COUNCILMEMBER COREY RUSHTON – NLC CONGRESS OF CITIES WRITTEN REPORT AND ELECTION AS VICE CHAIR OF ONE OF THE COMMITTEES

Councilmember Rushton stated he had submitted a written report regarding the National League of Cities (NLC) conference recently held in Phoenix, Arizona, and he discussed his election as vice chair of one of the committees affiliated with that organization.

D. MAYOR MIKE WINDER – NEWS REPORTS AND LETTER OF RESIGNATION OF THE SUMMIT GROUP

Mayor Winder discussed recent news reports regarding his use of a pen name in writing various newspaper articles and he explained his reasons for those choices and actions. Mayor Winder also discussed repercussions of his actions. He read aloud a letter of resignation he wrote and submitted to partners of The Summit Group, his full-time employer. He stated the resignation had been accepted by The Summit Group.

11. MOTION FOR EXECUTIVE SESSION

After discussion, Councilmember Burt moved to adjourn and reconvene in an Executive Session for (1) discussion of professional competency of an individual, and (2) discussion of potential litigation. Councilmember Vincent seconded the motion.

A roll call vote was taken:

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

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, NOVEMBER 15, 2011, WAS ADJOURNED AT 5:42 P.M., BY MAYOR WINDER.

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 15, 2011

-13-

THE WEST VALLEY CITY COUNCIL MET IN AN EXECUTIVE SESSION ON TUESDAY, NOVEMBER 15, 2011, AT 5:43 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

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

Wayne Pyle, City Manager (Participated via telephone)
Paul Isaac, Acting City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Eric Bunderson, City Attorney

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF NOVEMBER 15, 2011, WAS ADJOURNED AT 6:28 P.M., BY MAYOR WINDER.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting and Executive Session of the West Valley City Council held Tuesday, November 15, 2011.

Sheri McKendrick, MMC
City Recorder