

MINUTES OF COUNCIL STUDY MEETING – MAY 20, 2014

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MAY 20, 2014, 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 (Excused and left during Executive Session)
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager
DeAnn Varney, Acting City Recorder

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
Layne Morris, CPD Director
Sam Johnson, Strategic Communications Director
Lee Russo, Police Chief
John Evans, Fire Chief
Marie Guarascio, Acting Finance Director
Steve Pastorik, CED Department
Stan Varney, Fire Department
Bob Fitzgerald, Fire Department
Dan Johnson, Public Works Department
Erik Brondum, Public Works Department
Jake Arslanian, Public Works Department
Jason Nau, Administration

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD MAY 6, 2014**

The Council read and considered Minutes of the Study Meeting held May 6, 2014. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held May 6, 2014, as written. Councilmember Nordfelt seconded the motion.

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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.

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED MAY 20, 2014**

Mayor Bigelow advised no new items had been added to the Agenda for the Regular Meeting scheduled May 20, 2014, at 6:30 P.M. Upon inquiry, there were no questions regarding items scheduled on the subject Agenda.

3. **RESOLUTION NO. 14-81, APPROVE AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR AN ENVIRONMENTAL STUDY OF 4700 SOUTH BETWEEN APPROXIMATELY 4015 WEST AND 5600 WEST**

Dan Johnson, Public Works Department, discussed proposed Resolution No. 14-81 that would approve an Interlocal Cooperation Agreement with Salt Lake County for West Valley City to pay its proportionate share (25%) estimated at \$96,475.54, and not to exceed \$130,000.00, for an environmental study of 4700 South between approximately 4015 West and 5600 West.

He stated the proposed agreement would establish terms for the City and County to share the costs for an environmental study for a roadway reconstruction project on 4700 South Street. He advised the City and County received federal funds under the Surface Transportation Program to reconstruct a portion of 4700 South, a roadway shared between the two entities. He indicated that prior to receipt of these funds, an environmental analysis must be completed to identify potential environment impacts of the project.

He reported Salt Lake County had contracted with HW Lochner, a qualified engineering firm to perform the study. He stated the Interlocal Cooperation Agreement would obligate West Valley City to pay its proportionate share of the cost of the study (25%), in the estimated amount of \$96,475.54 and not to exceed a total amount of \$130,000.00. He also advised the scope of work included extensive preliminary engineering. He stated the environmental study process would include a public open house in the summer of 2014, and it was anticipated the study would be completed near the end of the year. The expense had been included in the FY 2014-2015 Tentative Budget.

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

4. **RESOLUTION NO. 14-82, APPROVE AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR INSTALLATION AND MAINTENANCE OF A HAWK HYBRID PEDESTRIAN CROSSWALK BEACON AT 3560 SOUTH 3600 WEST**

Erik Brondum, Public Works Department, discussed proposed Resolution No. 14-82 that would approve an Interlocal Cooperation Agreement with Salt Lake County for installation and maintenance of a pedestrian activated High-intensity Activated crossWalk beacon (HAWK) at 3560 South 3600 West.

He stated in order to improve pedestrian safety and traffic flow on 3600 West in front of Granger High School, it had been determined a pedestrian activated traffic beacon should be installed at the school crossing. He advised the proposal would authorize Salt Lake County to install a pedestrian activated HAWK beacon.

He indicated with reconstruction of Granger High School a new school zone crosswalk had been installed at the new main entrance of the school. This had concentrated a large number of students crossing 3600 West at one point that was uncontrolled. It also resulted in a long continuous stream of students crossing the street that interfered with traffic flow. The HAWK beacon would meter the students crossing the street that would improve traffic flow while also providing for a safer crossing situation.

Erik Brondum, Public Works Department, further reviewed the proposal and answered questions from members of the City Council.

5. **MOTION TO AMEND AGENDA ORDER AND HOLD EXECUTIVE SESSION**

Mayor Bigelow suggested the order of Agenda items be adjusted, as there was a need for an Executive Session for discussion of the disposition of property.

After discussion, Councilmember Vincent moved to amend the order of the Agenda, recess the Study Meeting and convene in an Executive Session for discussion of the disposition of property. Councilmember Lang seconded the motion, with all voting in favor.

6. **RECONVENE STUDY SESSION**

Mayor Bigelow reconvened the Study Meeting at 6:15 P.M.

7. **RESOLUTION NO. 14-83, ACCEPT A PUBLIC SIDEWALK, LIGHTING AND UTILITY EASEMENT FROM COUNTRY MANOR INVESTMENTS, LTD, FOR PROPERTY LOCATED AT 5499 WEST 2455 SOUTH AND AT 2522 SOUTH 5600 WEST**

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City Manager, Wayne Pyle, discussed proposed Resolution No. 14-83 that would accept a Public Sidewalk, Lighting and Utility Easement from Country Manor Investments, LTD, for property located at 5499 West 2455 South and at 2522 South 5600 West.

He stated the subject easement was for the proposed site expansion and improvements for Pride Transport. He indicated the project was subject to requirements of the 5600 West Gateway Overlay Zone that required wider sidewalks and landscape frontage, together with decorative sidewalk lighting along the frontage of properties abutting 5600 West Street. He explained as portions of the proposed sidewalk and lighting fell outside the public right-of-way, an easement had been required as a condition of approval for the project.

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

The City Council will consider proposed Resolution No. 14-83 at the Regular Council Meeting scheduled May 27, 2014, at 6:30 P.M.

8. **RESOLUTION NO. 14-84, APPROVE AN AGREEMENT WITH THE UTAH TRANSIT AUTHORITY (UTA) TO LEASE LAND FOR A PARKING STRUCTURE FACILITY AT FAIRBOURNE STATION**

Wayne Pyle, City Manager, discussed proposed Resolution No. 14-84 that would approve an Agreement with the Utah Transit Authority (UTA) to lease land for a parking structure facility at Fairbourne Station.

He stated UTA owned a parcel of land near the West Valley City TRAX line and the MAX bus rapid transit route in the area of Fairbourne Station and desired to lease it to West Valley City for construction of a parking structure facility. He indicated the parking structure would serve the transit hub and related uses immediately surrounding Market Street. UTA and Salt Lake County would transfer funds to West Valley City to finance all or a portion of costs of the parking structure to facilitate Fairbourne Station as a regional transportation and transit hub.

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

The City Council will consider proposed Resolution No. 14-84 at the Regular Council Meeting scheduled May 27, 2014, at 6:30 P.M.

9. **RESOLUTION NO. 14-85, APPROVE AN INTERLOCAL COOPERATION AGREEMENT WITH THE UTAH TRANSIT AUTHORITY TO FACILITATE DESIGN AND CONSTRUCTION OF A PARKING STRUCTURE FACILITY AT FAIRBOURNE STATION**

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City Manager, Wayne Pyle, discussed proposed Resolution No. 14-85 that would approve an Interlocal Cooperation Agreement with the Utah Transit Authority (UTA) to facilitate design and construction of a parking structure facility at Fairbourne Station.

He stated the proposed agreement specified responsibilities of the City and UTA to coordinate planning, design, construction, signage, and use of the parking structure facility on Market Street. He advised the City would take the lead to bid and supervise construction of the parking structure, and during construction would cooperate with UTA to provide shuttle services and parking facilities for UTA patrons at City Hall and in the Maverik Center overflow parking lot.

He reported UTA owned property in the vicinity of the West Valley TRAX light rail line and the MAX bus rapid transit route and had offered to lease it to the City for the location of a parking structure. In exchange for use of the property, the City would reserve 200 stalls in the parking structure for UTA patrons.

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

The City Council will consider proposed Resolution No. 14-85 at the Regular Council Meeting scheduled May 27, 2014, at 6:30 P.M.

10. **RESOLUTION NO. 14-86, AUTHORIZE THE EXECUTION OF A LEASE PURCHASE AGREEMENT WITH OSHKOSH CAPITAL FOR PURCHASE OF A 100 FOOT PLATFORM FIRE APPARATUS AND ASSOCIATED EQUIPMENT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-86 that would authorize execution of a Lease Purchase Agreement with Oshkosh Capital, in the amount of \$1,284,089.00, for purchase of a 100 foot Platform fire apparatus and associated equipment.

He stated the proposed Resolution would authorize execution and delivery of a Lease Purchase Agreement with Oshkosh Capital and related documents with respect to lease for a new fire ladder truck and associated equipment, authorize the executing and delivery of documents required in connection therewith; and authorize the taking of all other actions necessary to the consummation of the transactions contemplated by the resolution.

He indicated the City found it necessary to replace a ladder truck that had reached the end of its useful life. Favorable terms had been negotiated with Oshkosh Capital to initiate a lease purchase transaction. He stated the financing would be a seven-year term with annual payments of \$139,949.79 and a balloon amount due with the last payment of \$304,440.47. He explained Pierce agreed to purchase the truck after seven years at an agreed price of \$304,440.47 based on condition and mileage parameters. He also

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explained the truck to be replaced would be sold to a small community with estimated value at \$150,000.00.

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

The City Council will consider proposed Resolution No. 14-86 at the Regular Council Meeting scheduled May 27, 2014, at 6:30 P.M.

11. **RESOLUTION NO. 14-87, AUTHORIZE THE CITY TO PURCHASE A 100 FOOT PLATFORM FIRE APPARATUS FROM PIERCE MANUFACTURING FOR USE BY THE FIRE DEPARTMENT**

Fire Chief, John Evans, discussed proposed Resolution No. 14-87 that would authorize the City to purchase a 100-foot Platform fire apparatus from Pierce Manufacturing, in an amount not to exceed \$1,284,089 with seven equal lease payments of \$139,949.79, for use by the Fire Department.

He stated the proposed purchase was for a new 100-foot platform fire apparatus for the Fire Department to be obtained from Pierce Manufacturing. He indicated the apparatus would be consistent with current apparatus in the Fire Department's fleet. The apparatus would be purchased on a seven-year turn-in lease option. With this option most of the apparatus and mechanical parts would be covered under warranty thus minimizing repair costs.

He explained the platform was becoming increasingly necessary with construction of large manufacturing buildings, business complexes and multi-family residential units in the City. With purchase of the Pierce apparatus, the Fire Department would maintain consistency in the fleet and repairs and maintenance would continue to be completed at the City's facilities.

He indicated the current platform had been built and delivered in 2002 for the Winter Olympics. At the time, this was the first platform apparatus West Valley City had purchased. The apparatus had the ability to protect many of the new and existing structures that had been and continue to be built in the City.

He indicated the current platform had 145,001 miles and was costing approximately \$41,000 annually to keep on the road. The maintenance costs had increased dramatically over the past five years. During 2012-2013 this vital piece of equipment had been out of service over eight weeks during the year due to maintenance issues.

Chief Evans 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. 14-87 at the Regular Council Meeting scheduled May 27, 2014, at 6:30 P.M.

12. **RESOLUTION NO. 14-88, AUTHORIZE THE CITY'S REPRESENTATIVE TO THE BOARDS OF DIRECTORS OF UTOPIA AND UIA TO VOTE AFFIRMATIVELY IN FAVOR OF MOVING FORWARD INTO MILESTONE TWO**

Wayne Pyle, City Manager, discussed proposed Resolution No. 14-88 that would authorize the City's representative to the Board of Directors of UTOPIA and UIA to vote affirmatively in favor of moving forward into Milestone Two.

He stated the proposed Resolution would authorize the City to deposit one-quarter of West Valley City's pro rata share of potential reimbursement exposure for Milestone Two into a separate account to demonstrate the City's commitment to Milestone Two, and direct City staff to cooperate with agencies and Macquarie toward successful completion of Milestone Two.

He explained Macquarie Capital had presented a proposal to UTOPIA and UIA for the completion and long term operation of the fiber network developed and planned by those agencies. He indicated Macquarie's proposal had been structured specifically to achieve the agency's key objectives of providing an ubiquitous, open access network that would increase competition and choice in member cities, while eliminating the network's existing operating deficit and defraying existing debt service obligations.

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

Upon discussion, the Council shared individual opinions and concerns regarding the Macquarie proposal.

The City Council will consider proposed Resolution No. 14-88 at the Regular Council Meeting scheduled May 27, 2014, at 6:30 P.M.

13. **COMMUNICATIONS:**

A. **WEST VALLEY FIBER NETWORK UPDATE**

City Manager, Wayne Pyle, indicated the information provided and discussion regarding the above agenda item would serve as the weekly fiber network update.

B. **COUNCIL UPDATE**

Mayor Bigelow referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events as follows: May 8 – June 5, 2014: Jose' Maria Valasco: A Sense of Belonging Art Exhibit, UCCC; May 21, 2014: PostNet Ribbon Cutting, 3556 South 5600 West, 2:00 P.M.; May 21,

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2014: Boy Scout First Aid Merit Badge Class, Fire Station #74, 5545 West 3100 South, 6:00 P.M. – 8:00 P.M.; May 21, 2015: WVC Watch Wednesday Meeting, City Hall, 6:30 P.M.; May 22, 2014: Molina Medical Clinic Ribbon Cutting, 2200 West 3500 South, 2:00 P.M.; May 22, 2014: Utah Housing Corp. & Granite School District Ribbon Cutting, 2496 South 3460 West, 4:00 P.M.; May 22, 2014: Community Meeting with Chief Russo, UCCC, 7:00 P.M.; May 26, 2014: Memorial Day Holiday – City Hall closed; May 26, 2014: Memorial Day Celebration, Valley View Memorial Park, 4335 West 4100 South, 10:00 A.M. – 2:00 P.M.; May 27, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 27, 2014: Crossing Guard Banquet, The Ridge Golf Club, 5055 S. Westridge Boulevard, 7:00 P.M.; May 29, 2014: 2014 Jordan River Festival – Conservation Day; May 29, 2014: Freeport West Groundbreaking, 11:00 A.M.; May 30, 2014: Summer at the Station Free Concert Series – The Count Down Band, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; May 31, 2014: 2014 Jordan River Festival – Festival Celebration with festivities along the Parkway; May 31, 2014: Pioneer Crossing Bridge Grand Opening, UCCC, 8:00 A.M. – 9:00 A.M.; June 3, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 4, 2014: Mayor Bigelow’s Community Meeting, Family Fitness Center, 5415 West 3100 South, 7:00 P.M. – 8:30 P.M.; June 7, 2014: Multi-cultural Festival, UCCC, 6:00 P.M. – 10:00 P.M.; June 10, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 10 – 20, 2014: Early Voting for Primary Election, City Hall Lobby, 12:00 P.M. – 6:00 P.M. (weekdays only); June 11, 2014: Blood Drive, City Hall, 8:30 A.M. – 12:30 P.M.; June 12, 2014: Cinemark Theaters Ribbon Cutting, 5600 West (near Target), 6:00 P.M.; June 13, 2014: Summer at the Station Free Concert Series – The Cabana Band, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; June 14, 2014: Brit Floyd – Discovery World Tour 2014, Maverik Center, 8:00 P.M.; June 17, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 18, 2014: Chief Russo’s Community Meeting, Police Substation, 5315 West 3100 South, 7:00 P.M. – 9:00 P.M.; June 19, 2014: Summer Employee Barbecue sponsored by EAC; June 19-21, 2014: WestFest, Centennial Park; June 24, 2014: Primary Election, Polls Open 7:00 A.M. – 8:00 P.M.; June 24, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 25-28, 2014: NLC First Tier Suburbs Summer Meetings; June 27, 2014: Summer at the Station Free Concert Series – Chalula, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; July 1, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 7, 2014: WorldStage! Summer Concert Series – West Valley Symphony of Utah, UCCC, 8:00 P.M.; July 8, 2014: Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M.; July 11, 2014: Summer at the Station Free Concert Series – Red Desert Ramblers, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; July 14, 2014: WorldStage! Summer Concert Series – Ides of Soul, UCCC, 8:00 P.M.; July 15, 2014: Council Study Meeting, 4:30 P.M.,

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Regular Council Meeting, 6:30 P.M.; July 16, 2014: Chief Russo's Community Meeting, UCCC, 7:00 P.M. – 9:00 P.M.; July 16, 2014: Move Live on Tour, Maverik Center, 8:00 P.M.; July 21, 2014: WorldStage! Summer Concert Series – Samba Fogo, UCCC, 8:00 P.M.; July 22, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 24, 2014: Pioneer Day Holiday – City Hall closed; July 25, 2014: Summer at the Station Free Concert Series – The Otter Creek Duo, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; July 28, 2014: WorldStage! Summer Concert Series – Mississippi Mood, UCCC, 8:00 P.M.; August 4, 2014: National Night Out Kick-off Celebration, UCCC; August 4, 2014: WorldStage! Summer Concert Series – Soul Survivors, UCCC, 8:00 P.M.; August 5, 2014: National Night Out Neighborhood Parties; August 5, 2014: No Council Meetings Scheduled (National Night Out); August 6, 2014: Austin Mahone, Maverik Center, 7:00 P.M.; August 8, 2014: Summer at the Station Free Concert Series – The Doug Wintch and Anke Summerhill Trio, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; August 11, 2014: WorldStage! Summer Concert Series – World Travelers (in collaboration with Bountiful Davis Arts Center), UCCC, 8:00 P.M.; August 12, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 18, 2014: WorldStage! Summer Concert Series – TBA, UCCC, 8:00 P.M.; August 19, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 22, 2014: Summer at the Station Free Concert Series – BD Howes Band, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; August 25, 2014: WorldStage! Summer Concert Series – TBA, UCCC, 8:00 P.M.; August 26, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 27, 2014: Blood Drive, City Hall, 8:30 A.M. – 12:30 P.M.; September 1, 2014: Labor Day Holiday – City Hall closed; September 16, 2014: Five Finger Death Punch & VolBeat, Maverik Center, 6:10 P.M.; September 19, 2014: Elton John, Maverik Center, 8:00 P.M.; September 24, 2014: Lake Park Golf Social, Stonebridge Golf Course, 8:30 A.M. – 1:30 P.M.; October 21 – 31, 2014: Early Voting for General Election, City Hall Lobby, 12:00 P.M. – 6:00 P.M. (weekdays only); November 4, 2014: General Election, Polls Open 7:00 A.M. – 8:00 P.M.; Blood Drive, City Hall, 8:30 A.M. – 12:30 P.M.; and December 3, 2014: Blood Drive, City Hall, 8:30 A.M. – 12:30 P.M.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, MAY 20, 2014, WAS ADJOURNED AT 6:35 P.M., BY MAYOR BIGELOW.

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THE WEST VALLEY CITY COUNCIL MET IN AN EXECUTIVE SESSION, ON TUESDAY, MAY 20, 2014, AT 4:45 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER 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 (Excused and left the meeting at 5:45 P.M.)
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager
DeAnn Varney, Acting City Recorder

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF MAY 20, 2014, WAS ADJOURNED AT 6:15 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 and Executive Session of the West Valley City Council held Tuesday, May 20, 2014.

DeAnn Varney, Acting City Recorder