

MINUTES OF COUNCIL STUDY MEETING – APRIL 20, 2010

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, APRIL 20, 2010, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. MAYOR WINDER CALLED THE MEETING TO ORDER.

THE FOLLOWING MEMBERS WERE PRESENT:

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

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Carolynn Burt

STAFF PRESENT:

Paul Isaac, Assistant City Manager
John Evans, Fire Chief
Layne Morris, Community Preservation Director
Russell Willardson, Public Works Director
John Janson, Acting CED Director
Ken Olsen, Acting Finance Director
Marshall Hendrickson, Acting City Attorney
Mike Wells, Acting Police Chief
Greg Cudworth, Acting Parks and Recreation Director
Ross Olsen, Administration
Jean Pagels, Administration
Aaron Crim, Administration
Steve Pastorik, CED Department
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 6, 2010**
The Council read and considered Minutes of the Study Meeting held April 6, 2010. There were no changes, corrections or deletions.

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After discussion, Councilmember Brooks moved to approve the Minutes of the Study Meeting held April 6, 2010, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED APRIL 20, 2010**
City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Meeting scheduled April 20, 2010. He discussed an item on that Agenda as follows:

Item No. 8.A. - APPLICATION NO. S-1-2010, FILED BY JOHN ERICKSON, REQUESTING FINAL PLAT APPROVAL FOR MULEY POINTE SUBDIVISION LOCATED AT 3860 SOUTH 3600 WEST

At the request of the City Council, City Manager, Wayne Pyle, reviewed Application No. S-1-2010, filed by John Erickson, requesting final plat approval for Muley Pointe Subdivision located at 3860 South 3600 West.

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

3. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED APRIL 27, 2010:**
- A. **PROCLAMATION DECLARING APRIL 30, 2010, AS ARBOR DAY IN WEST VALLEY CITY**
City Manager, Wayne Pyle, stated Councilmember Vincent would read a Proclamation declaring April 30, 2010, as Arbor Day in West Valley City, at the Regular Council Meeting scheduled April 27, 2010.
- B. **SCOTT ZEIDLER, COMMUNITY FORESTER WITH THE UTAH DIVISION OF FORESTRY, FIRE AND STATE LANDS – PRESENTATION OF TREE CITY USA AWARD TO WEST VALLEY CITY**
City Manager, Wayne Pyle, stated a Community Forester with the Utah Division of Forestry, Fire and State Lands, would present the Tree City USA award to

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West Valley City, at the Regular Council Meeting scheduled April 27, 2010, at 6:30 P.M.

4. **ORDINANCE NO. 10-13, AMEND SECTIONS 3-10-703, 3-10-705, 3-10-801, 3-10-804, 3-10-901, 3-10-904, 3-10-1001, 3-10-1004, 3-10-1101, 3-10-1104, 3-10-1201, 3-10-1204, AND 3-10-1207, AND ENACT SECTION 3-10-1208 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE THE MEMBER AND VOTING REQUIREMENTS FOR THE ADMINISTRATIVE ADVISORY ORGANIZATIONS**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 10-13 which would amend Sections 3-10-703, 3-10-705, 3-10-801, 3-10-804, 3-10-901, 3-10-904, 3-10-1001, 3-10-1004, 3-10-1101, 3-10-1104, 3-10-1201, 3-10-1204, and 3-10-1207, and enact Section 3-10-1208 of the West Valley City Municipal Code to update the member and voting requirements for the Administrative Advisory Organizations.

Mr. Pyle stated the Cultural Arts Board (CAB) had been created as an advisory board to the City to promote the Utah Cultural Celebration Center, culture, art history, and the Sister City relationships for the betterment of the City and its residents. He advised the make-up of the Board consisted mostly of volunteers. He explained the proposed ordinance would define what would constitute a forum for voting by the Board, define “Friends of CAB,” and add the West Valley Symphony as a voting member.

The City Manager further explained CAB had been created by ordinance in November of 2004, and members were appointed by the City Manager. He stated the proposal would help clarify roles of its voting and non-voting members and facilitate the future growth of CAB as the conduit for cultural art fundraising.

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

The City Council will consider proposed Ordinance No. 10-13 at the Regular Council Meeting scheduled April 27, 2010, at 6:30 P.M.

5. **RESOLUTION NO. 10-63, AWARD A CONTRACT TO TERRY LARSEN EXCAVATING, INC. FOR THE ALEXANDER STREET DITCH PIPING PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-63 which would award a contract to Terry Larsen Excavating, Inc., in the amount of \$62,658.00, for the Alexander Street Ditch Piping Project.

Mr. Pyle stated bids had been solicited and 13 bids received, as follows:

Terry Larsen Excavating:	\$62,658.00
Westbrook Construction:	\$66,619.48

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Regency Excavation:	\$67,654.25
M. C. Green & Sons:	\$69,635.50
All-Star Construction:	\$72,790.07
Hughes General Contractors:	\$72,973.00
Harper Contracting:	\$73,347.00
Associated Brigham Contractors:	\$74,286.30
Cody Ekker Construction:	\$74,843.00
Bowen Construction:	\$86,260.00
Dwight W. Peterson & Sons:	\$88,112.55
Civil Constructors Inc.:	\$95,293.00
Marathon Maintenance:	\$107,600.00

The City Manager advised the lowest responsible bid had been submitted by Terry Larsen Excavating, Inc.

Mr. Pyle reported the project was located on Alexander Street (2420 South) – 1940 West to 1890 West. He also reported the project consisted of removal of existing debris and vegetation, and clearing and grubbing an existing ditch, and placing 36-inch reinforced concrete pipe, constructing concrete storm drain boxes.

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

The City Council will consider proposed Resolution No. 10-63 at the Regular Council Meeting scheduled April 27, 2010, at 6:30 P.M.

6. **RESOLUTION NO. 10-64, APPROVE AGREEMENT FOR WRECKER, TOWING AND IMPOUND YARD SERVICES WITH CAL BROWN BODY SHOP**
City Manager, Wayne Pyle, discussed proposed Resolution No. 10-64 which would approve an Agreement for wrecker, towing and impound yard services with Cal Brown Body Shop.

Mr. Pyle stated Ordinance Enforcement and other City departments towed vehicles on a regular basis during the normal course of their duties. He also stated the last contract for that service had been approved by the City Council in 2007. He indicated the contract held by Cal Brown Body Shop had been approved for one year with the possibility of additional extensions not to exceed three years, and would expire on July 1, 2010. Cal Brown Body Shop had done an excellent job executing the terms of the contract.

The City Manager indicated proposals had been solicited and six proposals received. He discussed the bids and additional information summarized as follows:

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Advanced Towing:

Proposed \$30.00 an hour for Class A&B tows involving City vehicles; and \$38.50 an hour for Class A&B tows involving citizen vehicles

Additional information: Advanced Towing has six tow trucks and five drivers and has received no missed or unavailable calls in the last six months. They received no complaints in 2009 to the present date. Their rates are by the hour with extra mileage charges for City vehicles located outside of Salt Lake County.

A L Towing:

Failed to submit the proposal packet to the City Recorder's Office as directed.

Additional information: Not to be considered for the City contract.

Cal Brown Body Shop:

Proposed a \$30.00 flat fee for Class A&B tows involving City vehicles; and a \$65.00 flat fee for Class A&B tows involving citizen vehicles

Additional information: Cal Brown Body Shop has three tow trucks and three drivers. They have been unavailable or unable to be contacted for one dispatch call in five months. They are currently the contract tow company for the City and have been the contract tow company since 2007. They have received one complaint from Police Department personnel since the contract was awarded in 2007. They have a flat rate fee for City and private citizen vehicles no matter where the vehicle is located. No extra mileage charges will be applied to City vehicles located outside of Salt Lake County.

Kearns Towing:

Proposed \$42.50 an hour for Class A&B tows involving City vehicles; and \$50.00 an hour for Class A&B tows involving citizen vehicles

Additional information: Kearns Towing has 16 tow trucks and 12 drivers. They have been unavailable or unable to be contacted for one dispatch call in five months. They were removed as the City contracted company in 2007 for being unable to perform the duties required in the contract. The owner of Kearns Towing said he is certain he will be able to meet all of the requirements of the contract for 2010. They charge by the hour and add an extra mileage fee for City vehicles located outside of Salt Lake County.

Mountain West Towing:

Proposed \$35.00 an hour for Class A&B tows involving City vehicles; and \$45.00 an hour for Class A&B tows involving citizen vehicles. Mountain West Towing stated these rates would be subject to change for a fuel surcharge as gas prices rise

Additional information: Mountain West Towing has three tow trucks and three drivers. They have been a tow company for the City since July 1, 2009. They have not received any complaints during this time and have not turned down or missed any dispatch calls. They submitted an hourly rate sheet with the stipulation the fee

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would be adjusted for a fuel surcharge as the prices for gasoline rise. Mountain West Towing adds an extra mileage fee for City vehicles located outside of Salt Lake County.

Tric Towing:

Proposed \$60.00 an hour for Class A&B tows involving City vehicles; and \$70.00 an hour for Class A&B tows involving citizen vehicles

Additional information: Tric Towing has three tow trucks and three drivers. They have been a tow company for the City since July 1, 2008 and have not received any complaints in the past 12 months. They have missed one dispatch call in the past six months. Tric Towing charges by the hour and adds an extra mileage fee for City vehicles located outside of Salt Lake County.

City Manager, Wayne Pyle, stated due to the condition of the economy, it was important to look at the most cost effective proposal submitted for the contract. He further stated Cal Brown Body Shop had submitted a flat fee rate for the towing of all vehicles. He reported Cal Brown Body Shop had a professional demeanor and had created an exceptional working environment with the City and employees. The City Manager recommended the contract be awarded to Cal Brown Body Shop.

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

The City Council will consider proposed Resolution No. 10-64 at the Regular Council Meeting scheduled April 27, 2010, at 6:30 P.M.

7. CONSENT AGENDA SCHEDULED APRIL 27, 2010:

A. RESOLUTION NO. 10-65, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM JOHN DRAIN FOR PROPERTY LOCATED AT 2710 S. LESTER STREET FOR THE LESTER STREET IMPROVEMENT PROJECT PHASE 2

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-65 which would accept a Grant of Temporary Construction Easement from John Drain for property located at 2710 S. Lester Street for the Lester Street Improvement Project Phase 2.

Mr. Pyle stated John Drain had signed the Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of the Lester Street Improvement Phase 2 project extending from Crystal Avenue (2590 South) to Russett Avenue (2830 South) on both sides of Lester Street. He stated the easement would allow the contractor to make the necessary tie-ins to the owner's property. He also indicated compensation for the

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easement would be in the amount of \$200.00, which easement would automatically expire on December 31, 2011.

B. RESOLUTION NO. 10-66, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM EMANUEL C. TAFOYA FOR PROPERTY LOCATED AT 2493 SOUTH 7200 WEST, FOR THE 7200 WEST IMPROVEMENT PROJECT

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-66 which would accept a Grant of Temporary Construction Easement from Emanuel C. Tafoya for property located at 2493 South 7200 West for the 7200 West Improvement Project.

Mr. Pyle stated Emanuel C. Tafoya had signed the Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected by construction of the 7200 West Improvement project extending from SR-201 to 3500 South on both sides of 7200 West. He explained the project was being constructed in communication with Salt Lake County who would be responsible for improvements on the west side of 7200 West. He further indicated the easement would allow the contractor to make necessary tie-ins to the owner's property. He stated compensation for the easement would be in the amount of \$200.00, which easement would automatically expire on December 31, 2011.

The City Council will consider proposed Resolution Nos. 10-65 and 10-66 at the Regular Council Meeting scheduled April 27, 2010, at 6:30 P.M.

8. COMMUNICATIONS:

A. GRIZZLY PLAZA & DECKER LAKE STATION UPDATE

Steve Pastorik, CED Department, used PowerPoint and discussed information summarized as follows:

- Aerial map of Grizzly Plaza area near E-Center at 3500 South and Decker Lake Boulevard
- Proposed site plan for remodel of four of six buildings, replacing and relocating sidewalks and park strips, updating and increasing landscaping, replacing existing freestanding signs, resurfacing parking areas
- Elevation Drawings
- Signage and name change from “Grizzly Plaza” to “Shops at Decker Lake”

At the request of City Manager, Wayne, Pyle, Mr. Pastorik also discussed the nearby light rail station known as Decker Lake Station and the idea of having

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a Special Improvement District (SID) for that area as proposed by some business owners in that area, summarized as follows:

- SID – 27 parcels, 18 property owners (including City), 86 acres total
- Gateway monument that would span 3500 South Street
- Directory signs
- Street lights
- Improved pedestrian crossings
- Sidewalks
- Landscaping
- Plaza/Art
- Paint
- Estimated costs of potential improvements
- Estimated SID annual payment over 10 year bond period

During the above presentation of information, the City Manager and Mr. Pastorik answered questions from members of the City Council.

Upon discussion, members of the City Council expressed a desire for additional signage and assigned traffic lanes for Hale Centre Theatre and the E-Center that would creatively move traffic on event nights; suggestions included consideration of some type of gateway sign or artwork near the Station; any customizing of the Station would have to be funded by the City; and some improvements might have higher priorities than others, as desired by participating property owners.

City Manager, Wayne Pyle, stated the time was good right now because two major property owners to the north and south of the subject area were making or considering major improvements to their properties.

Upon further discussion, the City Council expressed a consensus to the City Manager to move forward with the proposal.

B. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council had previously received a Memorandum outlining upcoming meetings and events as follows: April 21, 2010: Groundbreaking – Rocky Mountain Care Group, 4150 West 3375 South, 2:00 P.M.; April 21, 2010: Town Hall Meeting, Granger High School, 7:00 P.M.; April 21, 2010: Cops-for Kids, Sizzler, 3429 S. Redwood Road, 4:00 P.M.; April 22, 2010: Daughtry Concert, E-Center; April 26, 2010: Book Fair Sponsored by EAC, City Hall Lobby, 10:00 A.M. – 3:00 P.M.; April 27, 2010: Gina Bachauer International Piano Foundation Concert featuring Pianist George Li, UCCC, 4:00 P.M. – 5:00 P.M.; April 27, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 28, 2010: Mayor's Religious Summit, 8:00

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A.M. – 11:00 A.M.; April 28, 2010: Town Hall Meeting, Hunter High School, 7:00 P.M.; May 4, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 6, 2010: UDOT's Annual Meeting with Salt Lake County and Municipalities, Calvin Rampton Complex, 4501 South 2700 West, 9:00 A.M. – 11:00 A.M.; May 7, 2010: Sugarland Concert, E-Center; May 10, 2010: Paramore with Relient K and Fun Concert, E-Center; May 11, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 14, 2020: ChamberWest Golf Tournament, West Ridge Golf Course; May 14 – June 28, 2010: Western Federation of Watercolor Society's 35th Annual Exhibit, UCCC (Opening Reception, May 14, 7:00 P.M. – 9:00 P.M.); May 18, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 19-23, 2010: Cirque du Soleil Alegria Concert, E-Center; May 25, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 26, 2010: Smucker's Stars on Ice, E-Center; May 31, 2010: Memorial Day Holiday – City Hall closed; June 1, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 8, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 15, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 22, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 24-26, 2010: WestFest, Centennial Park; July 5, 2010: Independence Day Holiday – City Hall closed; July 10, 2010: Justin Bieber – My World Tour Concert, E-Center; and July 15, 2010: Employee Summer Barbecue Sponsored by EAC, City Park.

9. **COUNCIL REPORTS:**

A. **COUNCILMEMBER STEVE VINCENT – NEIGHBORHOOD MEETING REGARDING FALCON CREST PARK**

Councilmember Vincent reported regarding an upcoming neighborhood meeting with residents in his district who were waiting for the Falcon Crest Park to be constructed. He indicated Parks and Recreation Director, Kevin Astill, would also attend that meeting scheduled for the following Thursday night.

B. **MAYOR MIKE WINDER – COMCAST NEWSMAKERS; ENVISION UTAH; RELIGIOUS SUMMIT; MAYOR'S MONTHLY VIDEO REPORT; WFRC TRANSPORTATION COMMITTEE MEETING AND PROJECTS; 6200 SOUTH IMPROVEMENTS FUNDING; HALE CENTRE THEATRE; LATIN AMERICAN CHAMBER OF COMMERCE; IMMIGRATION ISSUES; AND "MILK WITH THE MAYOR" MEETINGS**

Mayor Winder advised he had been filmed for the Comcast Newsmakers show the previous week whereat he discussed economic development issues.

Mayor Winder advised that he and Councilmember Rushton had attended an Envision Utah breakfast this morning and he reported regarding the issues discussed.

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Mayor Winder stated he attended an event at St. Stephen's Episcopal Church with his wife the previous week and the priest mentioned he was looking forward to the upcoming religious summit.

Mayor Winder advised the first Mayor's monthly video report had been filmed the previous week which would air in the near future.

Mayor Winder reported regarding a recent Wasatch Front Regional Council (WFRC) Transportation Committee meeting and the projects discussed at that time. He stated West Valley City's top priority was improvements on 6200 South which had received some funding.

Mayor Winder stated he had recently sent e-mails to members of the City Council regarding a Hale Centre Theatre proposal to build a gate to facilitate traffic flow from the adjacent neighborhood. He stated residents had voiced concerns so the Theatre management had abandoned that idea but they desired to study alternative options. He indicated the Hale Centre Theatre lease would expire the end of 2016 at which time the bond would also be paid off. He indicated the Theatre management had requested to look at how to move forward regarding sale of the building to them. The Mayor informed the Theatre was doing well and wanted to stay in the community for years to come. He advised he had met with the Theatre team so he wanted to bring up the idea to see if this would be of any interest to the Council.

Upon discussion, Councilmember Vincent stated he believed it advisable that the City not be in the "landlord business." Councilmember Rushton inquired regarding ZAP funds if the City became uninvolved with the Hale Centre Theatre. Assistant City Manager, Paul Isaac, advised no more ZAP funding would go to the Hale Centre Theatre; however, funds from other sources from Salt Lake County would be allocated to the Theatre.

City Manager, Wayne Pyle, suggested members of the City Council share their thoughts, ideas and opinions with him regarding this matter. He also advised the Theatre would also like to expand the Theatre and parking.

Mayor Winder reported he had given remarks at the Latin American Chamber of Commerce event at the Utah Cultural Celebration Center the previous week. He stated the director of that organization advised membership had dropped due to recent legislative actions regarding immigration and "message bills."

Mayor Winder stated he desired to discuss immigration issues further and he talked about a recent newspaper article stating if the City's business license division had to use e-verify for applications they would have to hire more staff. He related comments received from citizens regarding this issue. Upon

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discussion, Councilmember Vincent and Councilmember Buhler also related comments received from citizens regarding verifying the status of business license applicants and other immigration issues. Councilmember Buhler explained he was more concerned with businesses the City contracted with using illegal workers. Mayor Winder inquired if the City verified the status of owners of businesses and workers. Councilmember Vincent expressed the importance of making it fair of everyone to do business and work in the City. Members of the City Council expressed respective opinions and observations regarding immigration issues, stating these issues were very important to residents of the City.

City Manager, Wayne Pyle, advised it could possibly be simple to modify contracts and the business license application to inquire if they used e-verify and would not put a negative burden on City staff. Councilmember Vincent suggested looking at Washington County, Utah, ordinances and processes. Mr. Pyle indicated he would look into these issues and report back to the Council.

Upon further discussion, Councilmember Rushton noted the Council might be considering implementing a solution before identifying the problem. Councilmember Christensen concurred and stated the actual problem was unknown and there seemed to be many opinions on both sides of the issue. Councilmember Rushton stated statistics released from the Congressional Research Office regarding workers who initially came to the United States legally showed their status had expired so they were now illegal.

Upon request of City Manager, Wayne Pyle, regarding direction from the City Council, Councilmember Vincent suggested looking into how Washington County was handling these issues to determine if West Valley City desired to do the same. The City Manager stated he would do so and report back to the Council.

Assistant City Manager, Paul Isaac, clarified that e-verify only applied to new employees, not applicants, and by law e-verify could not be used to check on current employees.

Councilmember Rushton stated he also desired to continue pursuing the ICE (Immigration and Customs Enforcement) proposal.

Mayor Winder expressed the need to communicate with residents regarding the City's efforts on immigration issues.

Mayor Winder reported regarding the second monthly "Milk with the Mayor" meetings with residents, including issues raised about a community garden proposal. He stated he would forward that information to members of the City Council and the City Manager. City Manager, Wayne Pyle, stated he would review the proposal and direct appropriate City staff to contact the resident.

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, APRIL 20, 2010, WAS ADJOURNED AT 6:17 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 of the West Valley City Council held Tuesday, April 20, 2010.

Sheri McKendrick, MMC
City Recorder