

MINUTES OF COUNCIL REGULAR MEETING – NOVEMBER 2, 2010

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, NOVEMBER 2, 2010, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, 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
Carolynn Burt
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT: Don Christensen

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Richard Catten, City Attorney
Nicole Cottle, CED Director
Russell Willardson, Public Works Director
John Evans, Fire Chief
Jim Welch, Finance Director
Mike Wells, Acting Police Chief
Kelly Davis, Acting Community Preservation Director
Steve Pastorik, CED Department
Steve Lehman, CED Department
Aaron Crim, Administration
Phil Markham, Public Works Department
Jake Arslanian, Public Works Department

15117 **OPENING CEREMONY**
Steve Vincent who, in recognition of Election Day, read a quote from John Quincy Adams regarding the principle of voting conducted the Opening Ceremony.

15118 **APPROVAL OF MINUTES OF REGULAR MEETING HELD OCTOBER 19, 2010**
The Council read and considered Minutes of the Regular Meeting held October 19, 2010, at 6:30 P.M. There were no changes, corrections or deletions.

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After discussion, Councilmember Buhler moved to approve the Minutes of the Regular Meeting held October 19, 2010, as written. Councilmember Brooks seconded the motion.

A roll call vote was taken:

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

Unanimous.

15119 **EMPLOYEE OF THE MONTH AWARD, OCTOBER 2010 – PHIL MARKHAM, PUBLIC WORKS DEPARTMENT**

Councilmember Vincent read the nomination of, and presented an award to, Phil Markham, Public Works Department, who had been nominated to receive the Employee of the Month award for October 2010. Mr. Markham had been nominated for going above and beyond the expected level of service to another City department.

Mr. Markham addressed the City Council and introduced a family member in attendance at the meeting.

15120 **COMMENT PERIOD**

Upon inquiry by Mayor Winder, the following individual addressed the City Council during the comment period:

Mike Markham addressed and City Council and expressed concern regarding Proposition #3 (General Obligation Bond election regarding parks and trails) and if there would be a future tax increase for maintenance of additional parks and trails. He also inquired how much more money the City would “throw at” UTOPIA. He expressed the need to look at the money the City was throwing away and stated nothing was free.

15121 **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-13-2010, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT AMENDMENT TO TITLE 7 OF THE LAND USE DEVELOPMENT AND MANAGEMENT ACT OF THE WEST VALLEY CITY MUNICIPAL CODE FOR RESIDENTIAL STANDARDS FOR VEHICLES IN SECTION 7-9-108 AND MINIMUM ACCESSORY BUILDING AND DWELLING SEPARATION STANDARDS IN SECTION 7-6-305**

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City Manager, Wayne Pyle, stated a public hearing had been advertised in order for the City Council to accept public input regarding Application No. ZT-13-2010, filed by West Valley City, requesting a zone text amendment to Title 7 of the Land Use Development and Management Act of the West Valley City Municipal Code for residential standards for vehicles in Section 7-9-108 and minimum accessory building and dwelling separation standards in Section 7-6-305. He discussed proposed Ordinance No. 10-34 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

City Manager, Wayne Pyle, presented proposed Ordinance No. 10-34 which would amend Sections 7-6-305, 7-6-406, 7-6-508 and 7-9-108 of the West Valley City Municipal Code to decrease the City's minimum setback between an accessory building and a single-family residential home, as well as decrease the minimum drive width for access to required parking.

Mr. Pyle stated in an effort to allow all homes more access to and use of their backyards, the proposed ordinance would reduce the necessary drive width to rear yard minimum residential parking and also allow accessory buildings to be built closer to the home.

The City Manager reported the ordinance proposal would allow the minimum setback between a single-family home and an accessory building to be three feet rather than the existing six feet minimum. He further reported the three-foot setback was the distance that the Building Inspection Division required without constructing a fire rated wall. He also indicated the six-foot minimum had once been the minimum distance from the home required without building a firewall.

Mr. Pyle indicated the proposal would also allow the access drive for the minimum required parking on site to be eight feet wide rather than the current 10 feet wide drive. He stated this would allow homes built under the County's jurisdiction that had side setbacks less than 10 feet to increase their living area by enclosing a garage or carport to living space and using the minimum required parking in the backyard.

Mayor Winder opened the public hearing. There being no one to speak either in favor or in opposition, Mayor Winder closed the public hearing.

ACTION: CONSIDER ORDINANCE NO. 10-34, AMENDING SECTIONS 7-6-305, 7-6-406, 7-6-508, 7-6-808 AND 7-9-108 OF THE WEST VALLEY CITY MUNICIPAL CODE TO DECREASE THE CITY'S MINIMUM SETBACK BETWEEN AN ACCESSORY BUILDING AND A SINGLE-FAMILY RESIDENTIAL HOME, AS WELL AS DECREASE THE MINIMUM DRIVE WIDTH FOR ACCESS TO REQUIRED PARKING

The City Council previously held a public hearing regarding Application No. ZT-13-2010 filed by West Valley City requesting a Zone Text Amendment to Title 7

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of the Land Use Development and Management Act of the West Valley City Municipal Code for Residential Standards for Vehicles in Section 7-9-108 and Minimum Accessory Building and Dwelling Separation Standards in Section 7-6-305; and proposed Ordinance No. 10-34 which would amend Sections 7-6-305, 7-6-406, 7-6-508, 7-6-808 and 7-9-108 of the West Valley City Municipal Code to decrease the City's minimum setback between an accessory building and a single-family residential home, as well as decrease the minimum drive width for access to required parking.

After discussion, Councilmember Burt moved to approve Ordinance No. 10-34, an Ordinance Amending Sections 7-6-305, 7-6-406, 7-6-508, 7-6-808 and 7-9-108 of the West Valley City Code to Decrease the City's Minimum Setback Between an Accessory Building and a Single-Family Residential Home, as well as Decrease the Minimum Drive Width for Access to Required Parking. Councilmember Buhler seconded the motion.

A roll call vote was taken:

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

Unanimous.

15122

ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-14-2010, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT AMENDMENT TO THE SUBDIVISION ORDINANCE, SECTION 7-19 OF THE WEST VALLEY CITY MUNICIPAL CODE

City Manager, Wayne Pyle, stated a public hearing had been advertised in order for the City Council to accept public input regarding Application No. ZT-14-2010, filed by West Valley City, requesting a zone text amendment to the Subdivision Ordinance, Section 7-19 of the West Valley City Municipal Code. He discussed proposed Ordinance No. 10-35 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

City Manager, Wayne Pyle, presented proposed Ordinance No. 10-35 which would amend Section 7-19 of the West Valley City Municipal Code to clarify and define subdivision development in the City.

Mr. Pyle stated the proposed ordinance of the City Code would clean up outdated language and add new language based on recent changes in State Law.

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The City Manager explained the Subdivision Ordinance was an important document for those desiring to subdivide property in West Valley City. He stated this particular ordinance had been a stellar document central to development of hundreds of subdivisions throughout the City. He indicated the proposed changes would more clearly define responsibilities of those wanting to subdivide commercial and residential property. He advised the proposed changes had been reviewed by various City departments having an active role in the review process. He further indicated recommendations from the various departments had been added where appropriate, thus providing enhanced clarity and simplification to the ordinance.

Mayor Winder opened the public hearing. There being no one to speak either in favor or in opposition, Mayor Winder closed the public hearing.

ACTION: CONSIDER ORDINANCE NO. 10-35, AMENDING SECTION 7-19 OF THE WEST VALLEY CITY MUNICIPAL CODE TO CLARIFY AND DEFINE SUBDIVISION DEVELOPMENT IN THE CITY

The City Council previously held a public hearing regarding Application No. ZT-14-2010, filed by West Valley City, requesting a Zone Text Amendment to the Subdivision Ordinance, Section 7-19 of the West Valley City Municipal Code, and proposed Ordinance No. 10-35 which would amend Section 7-19 of the West Valley City Municipal Code to clarify and define subdivision development in the City.

After discussion, Councilmember Vincent moved to approve Ordinance No. 10-35, an Ordinance Amending Section 7-19 of the West Valley City Municipal Code to Clarify and Define Subdivision Development in the City. Councilmember Brooks seconded the motion.

A roll call vote was taken:

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

Unanimous.

15123

RESOLUTION NO. 10-182, APPROVE AN EASEMENT ENCROACHMENT AGREEMENT BETWEEN WEST VALLEY CITY, THE U.S. DEPARTMENT OF THE INTERIOR, AND GRANGER-HUNTER IMPROVEMENT DISTRICT, THAT WOULD ALLOW GRANGER-HUNTER IMPROVEMENT DISTRICT TO INSTALL,

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OPERATE, AND MAINTAIN A 12-INCH PVC CULINARY WATERLINE ON PROPERTY OWNED BY WEST VALLEY CITY

City Manager, Wayne Pyle, presented proposed Resolution No. 10-182 which would approve an Easement Encroachment Agreement between West Valley City, the U.S. Department of the Interior, and Granger-Hunter Improvement District (GHID), that would allow GHID to install, operate, and maintain a 12-inch PVC culinary waterline on property owned by West Valley City.

Mr. Pyle stated GHID had requested permission to cross property owned by the City that would encroach upon the easement owned by the U.S. Department of the Interior. He also stated the City owned property encumbered by the easement and GHID desired to install the culinary waterline over the Jordan Aqueduct, Reach 3, and could do so only upon agreement from the Department of the Interior because the conduits would encroach on the easement. He further advised the U.S. Department of the Interior had agreed to allow GHID to encroach on their easement in accordance with the appropriate documents.

After discussion, Councilmember Rushton moved to approve Resolution No. 10-182, a Resolution Approving an Easement Encroachment Agreement between West Valley City, the U.S. Department of the Interior and Granger-Hunter Improvement District that will allow Granger-Hunter Improvement District to Install, Operate, and Maintain a 12-inch PVC Culinary Waterline on Property Owned by West Valley City. Councilmember Burt seconded the motion.

A roll call vote was taken:

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

Unanimous.

15124

RESOLUTION NO. 10-183, APPROVE AN AGREEMENT BETWEEN NORTHWEST LAND AND DEVELOPMENT, L.L.C., KENNECOTT UTAH COPPER CORPORATION, SALT LAKE COUNTY, AND WEST VALLEY CITY, FOR THE RELOCATION OF A RIGHT-OF-WAY EASEMENT

City Manager, Wayne Pyle, presented proposed Resolution No. 10-183 which would approve an Agreement between Northwest Land and Development, L.L.C., Kennecott Utah Copper Corporation, Salt Lake County, and West Valley City, for the relocation of a right-of-way easement.

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Mr. Pyle stated the proposal would modify and relocate an existing right-of-way easement in favor of Kennecott Utah Copper Corporation, Salt Lake County, and West Valley City, across property owned by Northwest Land and Development, LLC. He advised that Kennecott and Salt Lake County would also be parties to the agreement.

The City Manager reported American Preparatory Academy Accelerated School had submitted an application to build a charter school at the above location. He indicated the existing 55-foot wide right-of-way easement crossed directly under the proposed school building while the actual storm drain and irrigation pipe fell outside of the right-of-way easement location. He stated it had been determined a 10 foot wide right-of-way easement in the location of the actual storm drain and irrigation pipe adjacent to 3600 West was sufficient. He also indicated relocation of the right-of-way easement would allow the school to move forward with construction and provide the effected entities with a right-of-way easement in the correct location.

After discussion, Councilmember Brooks moved to approve Resolution No. 10-183, a Resolution Approving an Agreement between Northwest Land and Development, L.L.C., Kennecott Utah Copper Corporation, Salt Lake County, and West Valley City, for the Relocation of a Right-of-Way Easement. 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
Mayor Winder	Yes

Unanimous.

15125

RESOLUTION NO. 10-184, APPROVE A RIGHT-OF-WAY PURCHASE AGREEMENT BETWEEN ALLIANT TECHSYSTEMS, INC. AND WEST VALLEY CITY FOR PROPERTY LOCATED AT APPROXIMATELY 6802 WEST 6200 SOUTH AS PART OF THE 6200 SOUTH EXTENSION PROJECT

City Manager, Wayne Pyle, presented proposed Resolution No. 10-184 which would approve a Right-of-Way Purchase Agreement between Alliant Techsystems, Inc. and West Valley City for property located at approximately 6802 West 6200 South as part of the 6200 South Extension Project.

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Mr. Pyle stated Alliant Techsystems, Inc. had signed the Right-of-Way Purchase Agreement and agreed to sign a Special Warranty Deed.

The City Manager reported the 6,649 square foot parcel of property was one of the properties to be acquired for the 6200 South Extension Project extending from 6200 South to State Highway No. 111, westerly from its current terminus at approximately 6400 West. He indicated compensation would be in the amount of \$11,700.00 as per an appraisal prepared by Free and Associates, Inc. He also advised funding for the acquisition would be through the State Corridor Preservation Fund.

After discussion, Councilmember Vincent moved to approve Resolution No. 10-184, a Resolution Approving a Right-of-Way Purchase Agreement between Alliant Techsystems, Inc. and West Valley City, Utah, for Property Located at Approximately 6802 West 6200 South as part of the 6200 South Extension Project. Councilmember Burt seconded the motion.

A roll call vote was taken:

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

Unanimous.

15126

RESOLUTION NO. 10-185, APPROVE A RIGHT-OF-WAY PURCHASE AGREEMENT BETWEEN ALLIANT TECHSYSTEMS, INC. AND WEST VALLEY CITY FOR PROPERTY LOCATED AT APPROXIMATELY 6149 SOUTH STATE HIGHWAY NO. 111 AS PART OF THE 6200 SOUTH EXTENSION PROJECT

City Manager, Wayne Pyle, presented proposed Resolution No. 10-185 which would approve a Right-of-Way Purchase Agreement between Alliant Techsystems, Inc. and West Valley City for property located at approximately 6149 South State Highway No. 111 as part of the 6200 South Extension Project.

Mr. Pyle stated Alliant Techsystems, Inc. had signed a Right-of-Way Purchase Agreement and agreed to sign a Special Warranty Deed.

The City Manager reported the 3.988-acre parcel was one of the properties to be acquired for the 6200 South Extension Project extending from 6200 South to State Highway No. 111, westerly from its current terminus at approximately 6400 West. He also reported compensation for the parcel would be in the amount of

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\$322,300.00 per an appraisal prepared by Free and Associates, Inc. He advised funding for this acquisition would be through the State Corridor Preservation Fund.

After discussion, Councilmember Brooks moved to approve Resolution No. 10-185, a Resolution Approving a Right-of-Way Purchase Agreement between Alliant Techsystems, Inc. and West Valley City, Utah for Property Located at Approximately 6149 South State Highway No. 111 as part of the 6200 South Extension Project. 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
Mayor Winder	Yes

Unanimous.

15127

RESOLUTION NO. 10-186, AUTHORIZING ISSUANCE AND SALE OF NOT MORE THAN \$14,000,000 AGGREGATE PRINCIPAL AMOUNT OF THE CITY'S SALES TAX REVENUE REFUNDING BONDS (CAPITAL APPRECIATION BONDS), SERIES 2010, AUTHORIZING EXECUTION AND DELIVERY OF A FIFTH SUPPLEMENTAL INDENTURE OF TRUST, AN ESCROW DEPOSIT AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE EXECUTION OF AN INTERLOCAL TAX INCREMENT PLEDGE AGREEMENT WITH THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, UTAH; AND APPROVING A PRELIMINARY OFFICIAL STATEMENT, AN OFFICIAL STATEMENT, AND A BOND PURCHASE AGREEMENT; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS

City Manager, Wayne Pyle, presented proposed Resolution No. 10-186, which would authorize issuance and sale of not more than \$14,000,000 aggregate principal amount of the City's Sales Tax Revenue Refunding Bonds (Capital Appreciation Bonds), Series 2010, authorize execution and delivery of a Fifth Supplemental Indenture of Trust, an Escrow Deposit Agreement, and other documents required in connection therewith; authorize the execution of an Interlocal Tax Increment Pledge Agreement with the Redevelopment Agency of West Valley City, Utah; and approve a Preliminary Official Statement, an Official Statement, and a Bond Purchase Agreement; authorize the taking of all other

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actions necessary to the consummation of the transactions contemplated by this Resolution; and related matters.

Mr. Pyle stated the proceeds of the Sales Tax Revenue Bond would be used to refund the Sales Tax Revenue Bonds issued by the City in 2002 to finance the land acquisition and construction of the Utah Cultural Celebration Center. He also stated issuance of these bonds would allow the City to use available and additional Redevelopment Agency tax increment to fund payment of the bond. He indicated this would result in significant savings to the City. He also explained the proposed resolution set the upper limit of the amount to be borrowed and the interest rate.

The City Manager reported State law allowed the Redevelopment Agency to collect certain additional tax increment payments that could be used for limited purposes. He stated those limited purposes included funding the construction of cultural and recreational facilities. He also stated the issuance of these bonds would allow the City to match more closely future bond payments with expected tax increment revenues resulting in savings to the City.

Mr. Pyle indicated a final version of the proposed Resolution which included an increased amount had been distributed to the City Council during study session earlier this date.

After discussion, Councilmember Vincent moved to amend proposed Resolution No. 10-186 and increase the amount to \$15,000,000. Councilmember Burt seconded the motion.

A roll call vote was taken:

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

Unanimous.

After further discussion, Councilmember Buhler moved to approve Resolution No. 10-186, a Resolution of the City Council of West Valley City, Utah (the "City"), Authorizing the Issuance and Sale of Not More Than \$15,000,000 Aggregate Principal Amount of the City's Sales Tax Revenue Refunding Bonds (Capital Appreciation Bonds), Series 2010 Authorizing the Execution and Delivery of a Fifth Supplemental Indenture of Trust, an Escrow Deposit Agreement, and Other Documents Required in Connection Therewith;

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Authorizing the Execution of an Interlocal Tax Increment Pledge Agreement with the Redevelopment Agency of West Valley City, Utah; and Approving a Preliminary Official Statement, an Official Statement, and a Bond Purchase Agreement; Authorizing the Taking of all Other Actions Necessary to the Consummation of the Transactions Contemplated by this Resolution; and Related Matters. Councilmember Brooks seconded the motion.

A roll call vote was taken:

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

Unanimous.

15128

RESOLUTION NO. 10-187, AUTHORIZE THE CITY TO EXECUTE THE SECOND AMENDED AND RESTATED INTERLOCAL COOPERATIVE AGREEMENT OF THE UTAH INFRASTRUCTURE AGENCY

City Manager, Wayne Pyle, presented proposed Resolution No. 10-187 which would authorize the City to execute the Second Amended and Restated Interlocal Cooperative Agreement of the Utah Infrastructure Agency (UIA).

Mr. Pyle stated this Second Amended and Restated Interlocal Agreement revised the agreement which established and governed the operation of the UIA, which would construct, own, and operate or cause to be operated, telecommunication infrastructure and facilities within its member cities. He further stated the revisions included the addition of new members to the agreement, made the agreement compatible with the UIA Service Agreement adopted by its members, and made other technical revisions requested and agreed upon by the members.

After discussion, Councilmember Burt moved to approve Resolution No. 10-187, a Resolution Authorizing the City to Execute the Second Amended and Restated Interlocal Cooperative Agreement of the Utah Infrastructure Agency. Councilmember Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Rushton	Yes

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The City Manager also reported the existing site received conditional use approval from Salt Lake County in December 1979. He indicated the site plan approved for the subject property had not changed from its original approval under County jurisdiction. He also stated parking, landscaping and building improvements were in good condition.

Mr. Pyle stated that Title 9 of the West Valley City Code provided for condominium conversions. He further explained that although somewhat different than a residential application, many of the same requirements would apply in this case such as coordination with Granger-Hunter Improvement District and other agencies regarding utility regulations. He stated the applicant would also be required to submit a Declaration of Condominium as well as Conditions Covenants and Restrictions (CCR's).

After discussion, Councilmember Burt moved to approve Application No. PUD-1-2010, filed by Steven Nelson, and give final plat approval for Mountain West Physicians Plaza Condominiums located at 3465 South Pioneer Parkway. 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
Mayor Winder	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE REGULAR MEETING OF TUESDAY, NOVEMBER 2, 2010, WAS ADJOURNED AT 6:49 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 Regular Meeting of the West Valley City Council held Tuesday, November 2, 2010.

Sheri McKendrick, MMC
City Recorder