

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 4, 2012

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, DECEMBER 4, 2012, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Steve Buhler
Don Christensen
Tom Huynh
Karen Lang
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Nicole Cottle, CED Director
Kevin Astill, Parks and Recreation Director
Layne Morris, CPD Director
Jim Welch, Finance Director
Eric Bunderson, City Attorney
Buzz Nielsen, Police Chief
Dan Johnson, Acting Public Works Director
Steve Pastorik, CED Department
Steve Lehman, CED Department
Brent Garlick, CED Department
Keith Morey, CED Department
Chris Barnhurst, CED Department
Ed Domian, CED Department
Chris Curtis, CPD Department
Jennifer Seibach, CPD Department
Kelly Davis, CPD Department
Willie Moon, CPD Department
Aaron Crim, Administration
Craig Thomas, Administration
Jake Arslanian, Public Works Department

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1. APPROVAL OF MINUTES OF STUDY MEETING HELD NOVEMBER 20, 2012

The Council read and considered Minutes of the Study Meeting held November 20, 2012. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held November 20, 2012, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

2. BOB MURRI, ASCENT CONSTRUCTION – JORDAN RIVER MARKETPLACE UPDATE

City Manager, Wayne Pyle, stated an update had been scheduled regarding the Jordan River Marketplace (JRM). He reviewed the Council's most recent discussions regarding the project and next steps to be taken. He advised that representatives of Ascent Construction were in attendance to discuss results of a review of the master plan with City staff regarding compliance with planning and zoning issues.

Bob Murri, Ascent Construction, stated they had been busy since the last meeting with the City Council. He indicated there had been positive feedback from City staff regarding compliance issues, and he expressed appreciation for discussions and comments received from the City Council at the Study Meeting held November 6, 2012. Mr. Murri used PowerPoint and showed a revised master plan as compared with the old plan. He indicated based on comments from the City Council, changes were made to the plan and then reviewed by City staff, and he pointed out those changes. He stated this included an action plan that was also reviewed with City staff.

Mr. Murri distributed written information to the City Council, which included applicable ordinances and various issues to be considered and acted upon in order to come into compliance. He reported the outcome was a new master plan as presented tonight. He discussed the new plan in detail, pointed out changes from previous plans and stated the next step would be to work with City staff to prepare a resolution to be considered by the City Council.

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He requested feedback and comments from members of the City Council; and then Mr. Murri and the City Manager, answered additional questions.

Upon discussion, members of the City Council commented regarding the proposed master plan and vision for the JRM project, after which Mr. Murri again expressed appreciation for feedback received from the City Council and the efforts of City staff.

3. **REVIEW AGENDAS FOR COUNCIL REGULAR, REDEVELOPMENT AGENCY, HOUSING AUTHORITY, AND BUILDING AUTHORITY MEETINGS SCHEDULED DECEMBER 4, 2012**

City Manager, Wayne Pyle, stated no new items had been added to the Regular Meeting scheduled December 4, 2012. He discussed items listed on that Agenda and items scheduled on the Redevelopment Agency, Housing Authority, and Building Authority Agendas, on December 4, 2012, as follows:

Item No. 9.A. - APPLICATION NO. GP3-2012, FILED BY TIM SOFFE WITH ASWN + JSA ARCHITECTS, REQUESTING TO AMEND THE GENERAL PLAN FROM MEDIUM DENSITY RESIDENTIAL (7 TO 12 UNITS/ACRE) TO HIGH DENSITY RESIDENTIAL (12 TO 20 UNITS/ACRE) FOR PROPERTY LOCATED AT APPROXIMATELY 2600 SOUTH ANNA CAROLINE DRIVE (PUBLIC HEARING HELD AT REGULAR MEETING OF OCTOBER 16, 2012; ACTION TABLED AND ITEM CONTINUED IN ORDER TO BE PLACED BACK ON AGENDA WITH AMENDED DEVELOPMENT AGREEMENT)

City Manager, Wayne Pyle, discussed Application No. GP-3-2012, filed by Tim Soffe with ASWN + JSA Architects, requesting to amend the General Plan from Medium Density Residential (7 to 12 units/acre) to High Density Residential (12 to 20 units/acre) for property located at approximately 2600 South Anna Caroline Drive. He also reviewed proposed Ordinance No. 12-41 (General Plan amendment) and proposed Resolution No. 12-159 (Development Agreement) to be considered by the City Council.

Mr. Pyle stated a public hearing had been held at the Regular Meeting of October 16, 2012, with action tabled and the matter continued in order to be placed back on an agenda to be considered with an amended development agreement. He indicated the proposal would amend the Development Agreement between the City and Colony Partners, LLC, to establish minimum standards for an apartment development.

The City Manager reminded that the Council was previously provided with copies of the concept plan and elevations for the proposed project. The documentation also included a letter from Mr. Soffe that supported the application as well as proposed language for a new development agreement.

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The City Manager reported Colony Partners, LLC now proposed an amendment to allow for apartments as part of a General Plan change (Application No. GP-3-2012), and he discussed information included in the amended agreement summarized as follows:

- A cap of 278 on the number of units
- Prescribed unit sizes and a unit mix
- Standards for exterior and interior finishes such as granite countertops and 9-foot ceilings
- Standards for the amenities like garages, a clubhouse and swimming pool
- A cash contribution of \$96,000 for the development of the Cross Towne Trail as proposed by the applicant
- A cash payment of \$250,000 to fund construction of a bridge over the Riter Canal to facilitate traffic from the apartment development as required by City staff. The applicant proposed a \$100,000 contribution for the bridge.

Upon direction, Steve Pastorik, CED Department, updated the City Council regarding most recent discussions with the applicant and the proposed amendments to the development agreement, including timing of payment of funds for the bridge over the Riter Canal. He also distributed a final draft of the proposed agreement to be considered by the City Council later this night.

City Manager, Wayne Pyle, and Mr. Pastorik answered questions from members of the City Council.

Upon discussion, Mayor Winder praised efforts of the City Manager and staff in working with the developer on this project. In response, the City Manager stated this was a fair compromise and the developer/applicant had expressed concurrence with the language in the agreement. Upon inquiry, there were no further questions regarding the proposal.

REDEVELOPMENT AGENCY MEETING SCHEDULED DECEMBER 4, 2012

Item No. 7.A. – RESOLUTION NO. 12-19, AUTHORIZE PREPARATION OF A DRAFT OF THE ENTERTAINMENT DISTRICT COMMUNITY DEVELOPMENT PROJECT AREA PLAN

City Manager, Wayne Pyle, reviewed proposed RDA Resolution No. 12-19 which would authorize preparation of a draft of the Entertainment District Community Development Project Area Plan. He reminded this item was discussed in detail at the Council's Study Meeting last week.

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Item No. 7.B. – RESOLUTION NO. 12-20, AUTHORIZE EXECUTION OF AN INCENTIVE AGREEMENT WITH THERMO KING

Upon direction, Nicole Cottle, CED Director, related a recent conversation with Bart Warner who had expressed appreciation to the City for making the truck center area a well-known destination area in the City.

Keith Morey, CED Department, used PowerPoint and discussed information summarized as follows:

- Background information regarding Thermo King
- Details regarding incentive request
- Benefit to West Valley City
- Site Plan

Mr. Morey also answered additional questions from members of the City Council during the above presentation of information.

Item No. 7.C. – RESOLUTION NO. 12-21 – APPROVE AGREEMENT WITH PENNA POWERS BRIAN HAYNES FOR PUBLIC RELATIONS AND COMMUNICATION SERVICES RELATED TO THE FAIRBOURNE STATION DEVELOPMENT

Upon direction, CED Director Nicole Cottle discussed background information regarding the relationship and agreement with Penna Powers, including specific goals regarding the Fairbourne Station project. She also answered questions from members of the City Council.

HOUSING AUTHORITY AND BUILDING AUTHORITY MEETINGS SCHEDULED DECEMBER 4, 2012

City Manager, Wayne Pyle, stated consideration for approval of Minutes was listed on the Agendas for the Housing Authority and Building Authority Meetings scheduled December 4, 2012.

Upon inquiry by the City Manager, there were no further questions or comments from members of the City Council regarding the above referenced agenda items.

4. **RESOLUTION NO. 12-160, A RESOLUTION OF THE CITY COUNCIL OF WEST VALLEY CITY, UTAH (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$9,300,000 AGGREGATE PRINCIPAL AMOUNT OF SALES TAX REVENUE AND REFUNDING BONDS, SERIES 2013; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE**

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BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING AND APPROVING THE EXECUTION OF A SUPPLEMENTAL INDENTURE, A PRELIMINARY OFFICIAL STATEMENT, AN OFFICIAL STATEMENT, A BOND PURCHASE AGREEMENT, AN ESCROW AGREEMENT AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; 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, discussed proposed Resolution No. 12-160 which would authorize the issuance and sale of not more than \$9,300,000 aggregate principal amount of Sales Tax Revenue and Refunding Bonds, Series 2013; fix the maximum aggregate principal amount of the Bonds, the maximum number of years over which the Bonds may mature, the maximum interest rate which the Bonds may bear, and the maximum discount from par at which the Bonds may be sold; delegate to certain officers of the issuer the authority to approve the final terms and provisions of the Bonds within the parameters set forth herein; provide for the publication of a Notice of Public Hearing and Bonds to be Issued; provide for the running of a contest period; authorize and approve the execution of a Supplemental Indenture, a Preliminary Official Statement, an Official Statement, a Bond Purchase Agreement, an Escrow Agreement, and other documents required in connection therewith; authorize the taking of all other actions necessary to the consummation of the transactions contemplated by this Resolution; and related matters.

Mr. Pyle stated the Series 2008A Sales Tax Bonds had originally been issued to finance construction of the West Valley City animal shelter and a police storage facility. He advised market analysis indicated substantial interest savings could be realized by refinancing the bonds at current market rates. He indicated by refinancing the City could realize net present value savings of approximately 8% depending on market conditions at the time of the sale, which translated to approximately \$600,000 over the life of the bonds. He indicated this refunding would not extend the maturity of the original bonds but would reduce the annual payments for the term of the issue.

The City Manager discussed the City's anticipated need to replace aging essential capital equipment and financing replacement of capital equipment, concurrent with a new bond issue, and could present opportunities to take advantage of efficiency thus reducing costs of borrowing.

Finance Director, Jim Welch, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

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The City Manager advised Laura Lewis of Lewis Young Robertson & Burningham, the City's financial advisor, was in attendance and Ms. Lewis discussed details and summarized the proposed transaction. City Council members made several inquiries and all questions were answered by the City Manager, the Finance Director and Ms. Lewis.

The City Council will consider proposed Resolution No. 12-160 at the Regular Council Meeting scheduled December 11, 2012, at 6:30 P.M.

5. **ORDINANCE NO. 12-46, ENACT SECTION 5-2-109 OF THE WEST VALLEY CITY MUNICIPAL CODE TO GIVE CERTAIN PREFERENCES IN PROCUREMENT TO PROVIDERS**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 12-46 which would enact Section 5-2-109 of the West Valley City Municipal Code to give certain preferences in procurement to providers.

Mr. Pyle stated the proposal would give preferences in procurement to veterans and providers who engaged in certain employment practices with one, several, or all of the following employment programs: veteran hiring and recruitment, safety, drug testing, job training, health insurance, and non-discrimination. He advised the amount of such preference would be determined by the City and included in bid documents. He reported Salt Lake City and Taylorsville City had adopted provisions giving preferences in procurement to veterans and certain providers for building improvement and public works projects.

The City Manager advised changes had been made over time to the procurement ordinance by which purchases were made in an efficient and effective way.

The City Council discussed and commented on language in the proposed ordinance and expressed individual opinions. Upon inquiry, the City Attorney, Eric Bunderson, explained the State definition of veteran as used in the proposed ordinance.

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. 12-46 at the Regular Council Meeting scheduled December 11, 2012, at 6:30 P.M.

6. **NEW BUSINESS SCHEDULED DECEMBER 22, 2012:**

A. **APPLICATION NO. S-1-2008, FILED BY KYLE CHRISTENSEN, REQUESTING FINAL PLAT APPROVAL FOR RUSHTON HEIGHTS SUBDIVISION LOCATED AT 3878 SOUTH 5200 WEST**

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City Manager, Wayne Pyle, discussed Application No. S-1-2008, filed by Kyle Christensen, requesting final plat approval for Rushton Heights Subdivision located at 3878 South 5200 West.

Mr. Pyle stated the subject subdivision had initially been approved by the City in 2008, but due to market conditions was put on hold. He indicated the applicant had purchased the property from the original owner and was now moving forward to finish the application. He advised the property was presently zoned 'R-1-8' and bordered by residential housing on the north and west, with the property to the south being vacant and zoned agricultural. He indicated the subdivision would consist of six lots on 2.2 acres; the original subdivision consisted of eight lots on 2.45 acres and included a flag lot that had been removed as part of the new subdivision design. He further stated due to the configuration of the property, two variances had been granted from the Board of Adjustment regarding the frontage of lots 4 and 5 that were designed with a frontage of approximately 73 feet. He indicated these widths were due in part to a 24-foot access road along the north side of what would be lot 4. He also explained although the frontage was less than the required 80 feet the lots met the minimum lot area of the 'R-1-8' zone.

The City Manager reported access would be gained from 5260 West which was stubbed from the Amber Subdivision to the north. The developer would extend 5260 West to the south in order to provide access as vacant land developed to the south. The developer would be required to install all improvements where needed and as approved by the Public Works Department to the southern end of 5260 West.

Mr. Pyle advised that due to the length of 5260 West a turnaround would be needed for the Fire Department. He stated that in past developments, the Fire Department had allowed a temporary turnaround to be located within residential driveways, and although that had worked in past developments, there was a better alternative in this case. He indicated a 24-foot access drive would be installed to serve the existing dwelling on lot 6, which would also serve as a natural turnaround meeting the Fire Department requirements.

He further advised the Amber Subdivision had been approved with a 50-foot right-of-way and the City's current right-of-way width was 54 feet. The City Engineer had recommended the new road meet the current standard for a 54-foot right-of-way to include a five-foot parkstrip and five-foot sidewalk. He stated the plat had been designed to accommodate that width.

City Manager, Wayne Pyle, explained the subdivision was located to the north of agriculturally zoned property and the developer would be required to install a six-foot chain link fence along the entire south property line. In addition, a note

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would be placed on the plat indicating the agricultural zone and its potential impacts to residential living.

He also explained property to the south had been irrigated for many years and Fred and Glen Brock met with staff and expressed concern regarding the tail water from their property. As a result of those concerns, staff and the developer had coordinated a solution regarding this matter involving an easement in favor of the landowners and piping of the tail water out to 5200 West.

Mr. Pyle reported a soils report had been prepared for the subdivision showing ground water had been encountered at a depth of 21 feet therefore no specific basement elevations would be noted. He further reported however all other recommendations outlined in the report relating to compaction and construction would be required.

Mr. Pyle concluded the subdividing of the property would abandon an existing 25-foot access easement that ran parallel to and encroached upon the Amber Subdivision by 12.5 feet. The access easement had been used for many years to provide access to two single-family dwellings at the west end of the proposed subdivision. The access easement extended the length of the entire property from 4200 West. The removal of the easement would now provide owners of the Amber Subdivision the opportunity to fence their entire lot including the 12.5 feet previously used for this easement.

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

The City Council will consider Application No. S-1-2008 at the Regular Council Meeting scheduled December 11, 2012, at 6:30 P.M.

7. **STRATEGIC PLAN PRESENTATION – COMMUNITY PRESERVATION DEPARTMENT**

City Manager, Wayne Pyle, advised in preparation for the City Council's Strategic Planning Meeting scheduled in February 2013, department presentations would begin this week. He also explained there would be an update from No More Homeless Pets (NMHP) after the scheduled CPD presentation.

Upon direction, Layne Morris, CPD Director, used PowerPoint and discussed information summarized as follows:

- Introduction of CPD staff and representatives of NMHP in attendance
- Housing/Grants – CDBG funding

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- Code Enforcement – current beat map, results of annual code and graffiti surveys
- Animal Services – licensing, volunteers, animal intake statistics for cats and dogs
- Council Strategic Plan goals, department action items, benchmarks and report

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

Upon recognition, Anna Gonce of No More Homeless Pets (aka Best Friends Animal Society), distributed written information to members of the City Council, and used PowerPoint to discuss information summarized as follows:

- Statistics regarding adoptions, animals returned to owners, "save rate" for dogs and cats
- Goals in Memorandum of Understanding (MOU) and progress towards those goals
- Financials
- Personnel commitment
- Steering committee
- Next steps in achieving "no kill" shelter status
- Community involvement key to success

During the above presentation of information, Ms. Gonce answered questions from members of the City Council.

Mayor Winder extended appreciation to City staff and the Best Friends for their efforts in working together to achieve great results.

8. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: November 15 – December 27, 2012: Trees of Diversity Exhibit, UCCC; November 19 – January 5, 2013: Project Zero, Fitness Center; December 5, 2012: WinterFest Celebration at Valley Fair Mall – Starlite Dance Academy Performance, 7:00 P.M.; December 6, 2012: Salt Lake County Council of Governments (COG) Legislative Luncheon, UCCC, 12:00 P.M. – 1:00 P.M.; December 6, 2012: EAC Holiday Luncheon, Stonebridge Clubhouse, 12:00 P.M. – 2:00 P.M.; December 8, 2012: Breakfast with Santa, Fitness Center, 9:00 A.M.; December 10, 2012: Beehive Statesmen Christmas Concert, UCCC; December 11, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 12, 2012: International Christmas Celebration, UCCC, 5:00 P.M. – 10:00 P.M.; December 13, 2012: Employee Holiday Celebration, Lobby, 2:00 P.M. – 4:00 P.M.; December 14, 2012: Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; December 15, 2012: Breakfast with Santa, Fitness Center, 9:00 A.M.; December 15, 2012: Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; December 17, 2012: Bonnie Harris Christmas

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Concert, UCCC; December 18, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 19, 2012: Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; December 21, 2012: Utah Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; December 24 & 25, 2012: Christmas Holiday – City Hall closed; December 28, 2012: Holiday Movie Night for Members, Fitness Center, 7:00 P.M.; December 28, 2012: Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.; December 29, 2012: Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.; December 31, 2012: Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.; January 1, 2013: New Years' Day – City Hall closed; January 8, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M. ; January 15, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 21, 2013: Martin Luther King, Jr. Holiday – City Hall closed; January 22, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 30, 2013: ULCT Local Officials' Day at the Legislature and February 1 & 2, 2013: Council's Strategic Planning Meeting, Stonebridge Clubhouse.

9. **COUNCIL REPORTS:**

A. **COUNCILMEMBER STEVE VINCENT – ARTS COUNCIL**

Councilmember Vincent stated the Arts Council received two RFP's (Request for Proposals) for the summer theater production, which they would review at their next meeting.

B. **COUNCILMEMBER DON CHRISTENSEN – NLC CONFERENCE**

Councilmember Christensen reported he attended the National League of Cities (NLC) conference held the previous week and had e-mailed a report to members of the Council.

C. **COUNCILMEMBER COREY RUSHTON – ENGLISH LANGUAGE INITIATIVE AND NLC CONFERENCE**

Councilmember Rushton discussed the English Language Initiative program and the positive press coverage received regarding the awards presentation. He discussed ideas to take the program to the next level that included sharing City information, inviting students to neighborhood meetings, an interpreter list, finding ways to integrate students into the community, and others.

He submitted a written report and other information regarding the National League of Cities (NLC) conference that he attended the previous week.

D. **MAYOR MIKE WINDER – MOLINA HEALTH CARE EVENT, BRAINSTORMING SESSION WITH ASCENT CONSTRUCTION AND MEGAPLEX THEATER GRAND OPENING**

Mayor Winder reported regarding a recent event held by Molina Health Care.

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He also reported regarding a brainstorming session with representatives of Ascent Construction related to the Jordan River Marketplace project.

Mayor Winder advised he attended the grand opening of the Megaplex Theater.

10. MOTION FOR EXECUTIVE SESSION

After discussion, Councilmember Rushton moved to adjourn and reconvene in an Executive Session for discussion of pending litigation. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	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, DECEMBER 4, 2012, WAS ADJOURNED AT 6:20 P.M., BY MAYOR WINDER.

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THE WEST VALLEY CITY COUNCIL MET IN AN EXECUTIVE SESSION ON TUESDAY, DECEMBER 4, 2012, AT 6:21 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 WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, DECEMBER 4, 2012, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Steve Buhler
Don Christensen
Tom Huynh
Karen Lang
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Eric Bunderson, City Attorney
Nicole Cottle, CED Director
Ed Domian, CED
Steve Pastroik, CED
Aaron Crim, Administration

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF DECEMBER 4, 2012, WAS ADJOURNED AT 6:33 P.M., BY MAYOR WINDER.

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting and Executive Session of the West Valley City Council held Tuesday, December 4, 2012.

Sheri McKendrick, MMC
City Recorder