

MINUTES OF COUNCIL STUDY MEETING – JULY 2, 2013

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JULY 2, 2013, 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
Karen Lang
Corey Rushton
Steve Vincent

Paul Isaac, Acting City Manager
Carel Hicks, Acting City Recorder

ABSENT:

Tom Huynh

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Kevin Astill, Parks and Recreation Director
Jim Welch, Finance Director
Russell Willardson, Public Works Director
Layne Morris, CPD Director
John Evans, Fire Chief
Anita Schwemmer, Acting Police Chief
Aaron Crim, Administration
Jake Arslanian, Public Works Department
Steve Pastorik, CED Department
Steve Lehman, CED Department
Brent Garlick, CED Department
Keith Morey, CED Department
Jeff Nosack, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 18, 2013**
The Council read and considered Minutes of the Study Meeting held June 18, 2013. There were no changes, corrections or deletions.

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After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held June 18, 2013, as written. Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

2. PRESENTATION, JONNY ARBUCKLE – VALLEY FAIR MALL UPDATE

Acting City Manager, Paul Isaac, stated time had been scheduled for the City Council to be updated regarding the Valley Fair Mall. He introduced Johnny Arbuckle, of Valley Fair Mall.

Mr. Arbuckle reviewed the history of what he referred to as the awesome story of City and private developer partnership. He stated the mall currently is currently 93% occupied. While most malls have a typical three mile radius trade area, Valley Fair Mall's is much larger drawing shoppers from Tooele County, from Salt Lake County's westside and some from the east side of the County. The mall has a population of 337,000 in their trade area.

Mr. Arbuckle showed a slide of the mall area in 2009 comparing it to what it looks like today. He stated it was a call from Brent Garlick, CED Department, that convinced investors to purchase the mall. Mr. Garlick told them West Valley City was 100% behind them and would help in any way they could. He continued, there is still a small area left to develop. They are currently trying to lock in junior anchors at the mall, when these are added, it will allow another entrance to mall.

Mr. Arbuckle stated a town center concept was used in reconstructing the mall. The MegaPlex Theaters were designed to drive foot traffic into the mall. The theaters were completed at the end of 2012 and have over 19% of market share in Salt Lake County. The theaters will bring 1,000,000 new visitors to the City Center area.

He stated with the increase in foot traffic and the sales growth at Valley Fair Mall, they were able to lock existing national tenants into long-term renewals. Seven new store fronts will be completed this year. The interior of the mall has as streetscape theme. There is a new food court. Four of the tenants out sell their counterpart stores at Fashion Place Mall. The Olive Garden is #1 nationwide. The Wells Fargo bank is #1 in the State

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of Utah. Wingers and TGI Fridays are #2 and #3 in a multi state region. Footlocker is #2 in a multi state region.

Mr. Arbuckle stated the Larry Miller name associated with the theaters brings in shoppers who would not come to the mall before. Crime stats are incredible and the perception of the mall is changing. People are coming who have not been here in years. He added, the focus is now on the inside of the mall. Councilmember Rushton inquired about a possible Fanzz expansion.

Mr. Arbuckle said they have just committed to a ten-year lease so that is possible. Councilmember Vincent inquired about other stores that may be coming to the mall. Mr. Arbuckle he could not name possible junior tenants at this time, but increasing sales volume shows other stores the profitability at Valley Fair Mall.

Mayor Winder thanked Mr. Arbuckle for his time and the information presented.

3. **REVIEW AGENDAS FOR COUNCIL REGULAR, REDEVELOPMENT AGENCY AND HOUSING AUTHORITY MEETINGS OF JULY 2, 2013**

Acting City Manager, Paul Isaac, stated there were no new items on the agenda for the Council's regular meeting and reviewed items on the agendas for the Redevelopment Agency and Housing Authority meetings scheduled for tonight.

Upon inquiry, there were no questions from the City Council regarding the Council's regular or Housing Authority agendas.

Nicole Cottle, CED Director, reviewed the process of approving incentives. She stated the guidelines are followed every time. Typically the focus is on infrastructure but the infrastructure in the area around Petzl was already in place.

Keith Morey, CED Department, reviewed and answered questions from the City Council. Councilmember Vincent asked if the city is paying 50% of the building fees. Mr. Morey answered they are reevaluating the numbers.

4. **PUBLIC HEARINGS SCHEDULED JULY 9, 2013:**

A. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-14-2013, FILED BY PAT HARRIS, REQUESTING FINAL PLAT APPROVAL FOR C. R. ENGLAND SUBDIVISION AND THE AMENDMENT OF LOTS 1, 2 AND 3 OF THE HONEYWELL ELECTRONIC MATERIALS AMENDED AND RESTATED SUBDIVISION ALONG WITH CERTAIN PUBLIC UTILITY EASEMENTS LOCATED AT APPROXIMATELY 4701 WEST 2100 SOUTH**

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Acting City Manager, Paul Isaac, stated a public hearing was advertised for the Regular Council Meeting scheduled July 9, 2013, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. S-14-2013, filed by Pat Harris, requesting final plat approval for C.R. England Subdivision and the amendment of Lots 1, 2 and 3 of the Honeywell Electronic Materials Amended and Restated Subdivision along with certain public utility easements located at approximately 4701 West 2100 South. He discussed proposed Ordinance No. 13-29 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 13-29 APPROVING THE AMENDMENT OF THE AMENDED AND RESTATED HONEYWELL ELECTRONIC MATERIALS INC. SUBDIVISION

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 13-29 which would approve the Amendment of the Amended and Restated Honeywell Electronic Materials Inc. Subdivision.

Mr. Isaac stated the proposed new subdivision would be known as the C.R. England Subdivision with the purpose of creating a newly configured lot (Lot 1) in order to construct a new office building. He indicated to help accomplish that objective the proposed subdivision would amend Lots 1 and 2 and 3 of the Honeywell Electronic Materials Amended and Restated Subdivision along with certain public utility easements recorded in June of 2008.

He explained the proposed subdivision was located in the manufacturing zone adjacent to 2100 South where C.R. England desired to construct a new office building as part of an expansion to the existing campus. The new building would be constructed over the existing west property line of the Honeywell Subdivision and to eliminate that problem it had been proposed to amend the plat.

The Acting City Manager reported access to the subdivision would be gained from 2100 South and from a new access road proposed through Lots 3 and 4. The private road would cross Lots 3 and 4 and provide access to Lot 2. He indicated appropriate language for this access would be placed on the plat to ensure perpetual access for Lot 2.

Mr. Isaac reported the future building to be located on Lot 1 would be a conditional use and be reviewed by the Planning Commission. He stated the subdivision plat would illustrate easements and access information applicable to the division of this property.

Steve Lehman, CED Department, further reviewed and discussed the Application and proposed Ordinance and answered questions from members of the City Council.

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The City Council will hold a public hearing regarding Application No. S-14-2013 and consider proposed Ordinance No. 13-29 at the Regular Council Meeting scheduled July 9, 2013, at 6:30 P.M.

B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-15-2013, FILED BY CORY ANGELL, REQUESTING FINAL PLAT APPROVAL FOR MOULTON FARMS SUBDIVISION – LOT 3 AMENDED, LOCATED AT 4448 SOUTH 3600 WEST

Acting City Manager, Paul Isaac, stated a public hearing was advertised for the Regular Council Meeting scheduled July 9, 2013, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. S-15-2013, filed by Cory Angell, requesting final plat approval for Moulton Farms Subdivision – Lot 3 Amended, located at 4448 South 3600 West. He discussed proposed Ordinance No. 13-30 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 13-30, APPROVING THE AMENDMENT TO LOT 3 OF THE MOULTON FARMS SUBDIVISION

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 13-30 which would approve the Amendment to Lot 3 of the Moulton Farms Subdivision located at 4448 South 3600 West.

Mr. Isaac stated the applicant had requested to subdivide Lot 3 so the existing duplex could be converted into a town home unit. He advised the Moulton Farms Subdivision had been recorded in December of 2012 and consisted of 3 lots.

The Acting City Manager explained that during the original subdivision process, the applicant proposed a development plan to create three independent lots for each residential building allowing each building to reside on its own property. He advised there were two duplex units and one single-family dwelling, and to date one of the duplex units had been converted into a single-family dwelling, while working toward conversion of the second duplex into a town home. He stated the proposal was viewed as positive because all of the residential units would have the ability of being owner occupied whereas prior to the original subdivision four of the residential units were being rented.

He reported the City's zoning ordinances allowed an existing two family dwelling to be converted into attached single-family dwellings provided they complied with all building and fire codes and other City ordinances related to an 'R-1-8' zone. He also reported the applicant was working with the Building Inspections Division regarding all necessary permits for each of the three dwellings in the subdivision.

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The Acting City Manager stated as part of the lot division requirements, the applicant would be required to apply various home improvements related to the existing duplex. Some of those improvements were things such as new windows, rain gutters, landscaping, carports and/or garages, and others. He advised that during the rezoning and subdivision processes the applicant informed these modifications would take place and most likely exceed the improvement requirements listed in the ordinances.

Steve Lehman, CED Department, further reviewed and discussed the Application and proposed Ordinance and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. S-15-2013 and consider proposed Ordinance No. 13-30 at the Regular Council Meeting scheduled July 9, 2013, at 6:30 P.M.

5. RESOLUTION NO. 13-96, AWARD CONTRACT TO ACME CONSTRUCTION FOR THE SR-201 FRONTAGE ROAD AND 7200 WEST WIDENING PROJECT

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-96 which would award a contract to Acme Construction, in the amount of \$815,999.05 with authorization to spend an amount not to exceed \$856,800.00 through change orders, for the SR-201 Frontage Road and 7200 West Widening Project.

Mr. Isaac stated bids had been solicited and five bids received as follows:

Acme Construction:	\$815,999.05
Jordan Valley:	\$854,312.40
Kilgore:	\$931,703.02
Lyndon Jones:	\$1,022,687.35
Geneva Rock:	\$1,114,157.47

The Acting City Manager reported Acme Construction had submitted the lowest responsible bid.

He also reported the project included roadway widening along 7200 West and the SR-201 South Frontage Road from approximately 6400 West to 7200 West. He stated the road would be widened on both sides of the frontage road and provide one lane in each direction, with a two-way center turn lane. He indicated the project would include an asphalt overlay along the frontage road, storm drain improvements, and other items normally encountered in road work.

Russ Willardson, Public Works Director, 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. 13-96 at the Regular Council Meeting scheduled July 9, 2013, at 6:30 P.M.

6. RESOLUTION NO. 13-97, AWARD CONTRACT TO KILGORE CONTRACTING FOR THE 2013 ASPHALT OVERLAY PROJECT

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-97 which would award a contract to Kilgore Contracting, in the amount of \$1,229,730.64 with authorization to spend an amount not to exceed \$1,291,217.10 through change orders, for the 2013 Asphalt Overlay Project.

Mr. Isaac stated bids had been solicited and four bids received as follows:

Kilgore Contracting:	\$1,229,730.64
Staker & Parsons:	\$1,273,700.00
Granite Construction:	\$1,290,292.44
Geneva Rock:	\$1,373,969.36

He reported Kilgore Contracting had submitted the lowest responsible bid.

The Acting City Manager also reported the project included rotomilling and overlay of various streets and other related work. He advised also included was placement of a high density mineral bond seal on selected streets, and included reconstruction and stabilization of selected streets and other associated work. He discussed the following locations of the work proposed under the contract:

City streets:

Parkway Boulevard
3200 West
West Point Drive
LeMaur Street
Westlake Village Subdivision
Woodledge Subdivision
Ted Way – Holder Way
Westview Subdivision
Carrie Drive – 3965 South
Maple Meadows Subdivision

High Density Mineral Bond Seal:

Lehi Drive
Westlake Drive
Flats Circle
Designer Court
3800 South

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3780 South

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

The City Council will consider proposed Resolution No. 13-97 at the Regular Council Meeting scheduled July 9, 2013, at 6:30 P.M.

7. **RESOLUTION NO. 13-98, APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH KILGORE CONTRACTING FOR THE WESTRIDGE BOULEVARD CUL-DE-SAC PROJECT**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-98 which would approve Change Order No. 1 to the contract with Kilgore Contracting, in the amount of \$7,500.75, for the Westridge Boulevard Cul-de-sac Project.

Mr. Isaac stated the proposed change order would cover various items of additional work. He indicated that after the bid had been awarded the decision was made to overlay the existing parking lot with a one- inch asphalt overlay which would be in place of patching large areas of deteriorating asphalt and slurry sealing the entire parking lot. He explained the overlay would cost a little more than the treatments included in the original bid, but would provide better long-term value to the parking lot. He reported the change order also covered other minor items of work changed during construction.

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

The City Council will consider proposed Resolution No. 13-98 at the Regular Council Meeting scheduled July 9, 2013, at 6:30 P.M.

8. **RESOLUTION NO. 13-99, APPROVE PURCHASE OF A 2013 JOHN DEERE 624K LOADER FROM HONNEN EQUIPMENT FOR USE BY THE PUBLIC WORKS DEPARTMENT**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-99 which would approve purchase of a 2013 John Deere 624K Loader from Honnen Equipment in an amount not to exceed \$142,101.85, with trade-in value of \$140,800.00, making a net expenditure of \$1,301.85, for use by the Public Works Department.

Mr. Isaac stated Honnen Equipment held the State contract for the subject equipment, which included a one year trade-in option. He further stated the proposal would authorize purchase of a 2013 John Deere 624K Front End Loader with the trade-in of the 2012 loader purchased last year. He reported the trade-in allowance of the 2012 Loader would be in the amount of \$140,800.00, with the price of the new 2013 Loader at \$142,101.85, making a net cost to the City of \$1,301.85. He indicated the cost would be far less than the cost of leasing a loader or amortizing the full purchase price. He advised

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maintenance costs would also be reduced because of the new equipment, and the Operations Division would have a brand new loader every 12 months at little cost to the City.

He reported the Fleet Manager had met with the Operations Division and determined this equipment would best suit the needs of the department and be the most efficient equipment for their intended purposes.

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

The City Council will consider proposed Resolution No. 13-99 at the Regular Council Meeting scheduled July 9, 2013, at 6:30 P.M.

9. **RESOLUTION NO. 13-100, AUTHORIZE EXECUTION OF AN AGREEMENT WITH KEDDINGTON & CHRISTENSEN, CERTIFIED PUBLIC ACCOUNTANTS, LLC, TO PROVIDE AUDITING SERVICES TO WEST VALLEY CITY**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-100 which would authorize execution of an agreement with Keddington & Christensen, Certified Public Accountants, LLC, in the amount of \$76,384.00, to provide auditing services to West Valley City.

Mr. Isaac stated West Valley City was required by law to engage an independent audit firm to audit the City's financial operations and Keddington & Christensen had demonstrated experience and proficiency in municipal audits and knowledge of City operations. He explained the audit would be conducted in accordance with auditing standards generally accepted in the United States of America – the standards for financial audits contained in the Government Auditing Standards issued by the Comptroller General of the United States.

He further advised Keddington & Christensen, Certified Public Accountants, LLC. provided auditing services for West Valley City in the past and had the technical expertise to evaluate and review all aspects of the City's complex operations.

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

The City Council will consider proposed Resolution No. 13-100 at the Regular Council Meeting scheduled July 9, 2013, at 6:30 P.M.

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10. RESOLUTION NO. 13-101, APPROVE AN AMENDMENT TO THE AGREEMENT WITH GREG CURTIS, DBA CURTIS CONSULTING, FOR PROFESSIONAL SERVICES AT THE UTAH STATE LEGISLATURE

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-101 which would approve an Amendment to the Agreement with Greg Curtis, dba Curtis Consulting, in the amount of \$15,000.00 for 2013 and \$40,000.00 for 2014, for professional services at the Utah State Legislature.

Mr. Isaac stated due to two clerical errors in the previously approved agreement, the amount of compensation for services was required to be corrected. He noted the proposed amendment would correct the compensation amount for services provided during the 2013 and 2014 legislative sessions.

He indicated the City Council recognized the need for professional lobbying services in its approval of the subject agreement. He advised due to clerical errors that occurred in the transfer of the agreement the incorrect agreement had inadvertently been presented to the City Council. He reported the correct agreement, upon which all of the parties relied, had not been sent to the City Recorder for execution. He explained the difference between the compensation approved by the City Council for 2013 was \$15,000.00 (the Council approved \$25,000 for 2013 and the number should have been \$40,000), and \$40,000 for 2014 (the Council approved \$25,000 and the number should have been \$65,000). He advised the proposed Amendment to the Agreement would correct both amounts of compensation to reflect what both parties agreed to based on the scope of work.

Nicole Cottle, CED Director, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 13-101 at the Regular Council Meeting scheduled July 9, 2013, at 6:30 P.M.

11. CONSENT AGENDA SCHEDULED JULY 9, 2013:

A. RESOLUTION NO. 13-102, ACCEPT A PUBLIC SIDEWALK LIGHT AND UTILITY EASEMENT FROM SUMMER VILLAGE COMMERCIAL, INC. FOR PROPERTY LOCATED AT 1920 WEST 3500 SOUTH

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-102 which would accept a Public Sidewalk Light and Utility Easement from Summer Village Commercial, Inc., for property located at 1920 West 3500 South.

Mr. Isaac stated the proposed easement was for the proposed International Market Center project and subject to requirements of the 2500 South Streetscape calling for wider sidewalks and landscape frontage along with decorative street lighting

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on 3500 South. He explained as portions of the proposed sidewalk and lighting fell outside of the public right-of-way, a Public Sidewalk, Lighting and Utility Easement would be required as a condition of approval for the project.

B. RESOLUTION NO. 13-103, ACCEPT A WARRANTY DEED FROM SUMMER VILLAGE COMMERCIAL, INC., FOR PROPERTY LOCATED AT 1920 WEST 3500 SOUTH

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-103 which would accept a Warranty Deed from Summer Village Commercial, Inc. for property located at 1920 West 3500 South.

Mr. Isaac stated Summer Village Commercial, Inc. had executed a Warranty Deed for additional right-of-way on 3500 South. He explained Summer Village Commercial, Inc. was the owner of the proposed International Market Center project west of the existing Saigon Plaza. He reported as a condition of approval for a building permit, additional right-of-way on 3500 South had been required to be deeded to the City.

C. RESOLUTION NO. 13-104, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM YOUNG FAMILY RACING PROPERTIES, INC., FOR PROPERTY LOCATED AT APPROXIMATELY 6555 WEST 2100 SOUTH

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-104 which would accept a Grant of Temporary Construction Easement from Young Family Racing Properties, Inc., for property located at approximately 6555 West 2100 South.

Mr. Isaac stated the proposed easement would allow for construction of a portion of the SR-201 Frontage Road Widening Project. He advised the parcel was located at 6555 West 2100 South and the site of the Rocky Mountain Raceways and one of the properties affected by construction of the SR-201 Frontage Road Widening Project extending from 6400 West to 7200 West. He indicated the easement would allow for construction of improvements within the existing frontage road right-of-way along a portion of the Rocky Mountain Raceways' (Young Family Racing Properties, Ltd.) property.

The City Council will consider proposed Resolution Nos. 13-102, 13-103 and 13-104 as listed on the Consent Agenda at the Regular Council Meeting scheduled July 9, 2013, at 6:30 P.M.

12. COMMUNICATIONS:

A. JORDAN RIVER MARKETPLACE UPDATE

Acting City Manager, Paul Isaac, stated an update had been scheduled regarding the Jordan River Marketplace.

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Nicole Cottle, CED Director, addressed the Council and stated staff has had very little interaction with the developer since approval. She informed Ascent Construction and their brokers were trying to secure an anchor tenant. They are looking at Marianna's, a full service grocery store including a juice bar and tortilla factory, restaurant and bakery. Also, an International Market Place which is headquartered in Las Vegas. Ms. Cottle indicated Brent Garlick, CED Department, was reaching out to the developers and offering the City's help every couple of weeks. She indicated Ascent's focus was on tenant recruitment right now. Ms. Cottle stated staff was in a "holding pattern" and asked if the Council had a message they would like her to convey to Ascent. Councilmember Christensen said he was not in favor of a Jordan Market "restaurant row" and Councilmember Rushton indicated he does not look favorably on chain operations. Members of the City Council indicated their desire for the Jordan River Marketplace to be unique place.

B. COUNCIL UPDATE

Acting City Manager, Paul Isaac, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: July 4, 2013: Independence Day Holiday – City Hall closed; July 4, 2013: Neighborhood Block Party, 4347 Stane Avenue, 6:00 P.M. – 11:00 P.M.; July 5, 2013: Live After Five Concert Series – Anke Summerhill, Plaza at Fairbourne Station, 6:00 P.M.; July 8-13, 2013: West Valley City Arts Council's Production of Footloose, 8:00 P.M.; July 9, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 10, 2013: Mountain View Mobile Home Park Neighborhood Watch – Junior Neighborhood Watch Meeting, Clubhouse, 2795 South 2540 West, 1:00 P.M. – 2:30 P.M.; July 11-28, 2013: "Face of Utah Sculpture 9" Art Exhibit, UCCC (Opening Reception on July 11th from 6:00 P.M. – 8:00 P.M.); July 12, 2013: Live After Five Concert Series – Ramblewood, Plaza at Fairbourne Station, 6:00 P.M.; July 12, 2013: Barry Manilow, Maverik Center, 8:00 P.M.; July 13, 2013: Council District 3 Neighborhood "Meet-up" at Centennial Park, 5415 West 3100 South, 9:00 A.M. – 11:00 A.M.; July 15, 2013: WorldStage Summer Concert – West Valley Symphony, UCCC, 8:00 P.M.; July 16, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 19, 2013: Live After Five Concert Series – Cabana Band, Plaza at Fairbourne Station, 6:00 P.M.; July 19, 2013: Willow Cove/Delta Park Neighborhood Watch Block Party, Corner of Stanton Drive and Harbor Street, 6:00 P.M. – 10:00 P.M.; July 22, 2013: WorldStage Summer Concert - Los Hermanos de los Andes, UCCC, 8:00 P.M.; July 23, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 24, 2013: Pioneer Day Holiday – City Hall closed; July 25, 2013: One Direction, Maverik Center, 7:30 P.M.; July 25 & 26, 2013: WorldStage Summer Concert – Polynesian Cultural Center, UCCC, 8:00 P.M.; July 26, 2013: Live After Five Concert Series – Better off with the Blues, Plaza at Fairbourne Station, 6:00 P.M.; July 27, 2013: Mountain View Mobile Home Park

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Events, Clubhouse, 2795 South 2540 West; July 29, 2013: WorldStage Summer Concert, UCCC, 8:00 P.M.; July 30 – August 9, 2013: Early Voting for Municipal Primary Election, City Hall Lobby, 10:30 A.M. – 3:30 P.M. (weekdays only); July 30, 2013: No Council Meeting scheduled (5th Tuesday); August 1, 2013: GIGANTOUR 2013, Maverik Center, 4:30 P.M.; August 2, 2013: Live After Five Concert Series – Cabana Band, Plaza at Fairbourne Station, 6:00 P.M.; August 2, 2013: Bruno Mars, Maverik Center, 7:30 P.M.; August 5, 2013: Honorary Colonels Golf Tournament, Stonebridge Golf Course, Registration at 7:00 A.M. & Shotgun Start at 8:00 A.M.; August 5, 2013: National Night Out Kick-off Event, UCCC; 5:30 P.M. – 8:00 P.M.; August 5, 2013: "Meet and Greet" the Candidates for Primary Election, UCCC, 5:30 P.M. – 8:00 P.M. (During NNO Kick-off Event); August 5, 2013: WorldStage Summer Concert – Hired Guns, UCCC, 8:00 P.M.; August 6, 2013: No Council Meeting scheduled (National Night Out); August 6, 2013: National Night Out – Neighborhood Block Parties, Various Locations in the City; August 9, 2013: Live After Five Concert Series – River House, Plaza at Fairbourne Station, 6:00 P.M.; August 10, 2013: Council District 4 Neighborhood "Meet-up" at West View Park, 4100 South 6000 West, 9:00 A.M. – 11:00 A.M.; August 10, 2013: Hunter Community Outreach National Night Out Block Party, LDS Church Building at 5000 W. Janette Avenue, 6:00 P.M. – 8:00 P.M.; August 12, 2013: WorldStage Summer Concert – World Travelers, UCCC, 8:00 P.M.; August 13, 2013: Municipal Primary Election; August 13, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 16, 2013: Live After Five Concert Series – BD Howes, Plaza at Fairbourne Station, 6:00 P.M.; August 16 & 17, 2013: National Night Out – Police Safety Fair, Valley Fair Mall, 1:00 P.M. – 7:00 P.M.; August 19, 2013: National Night Out – Family Safety Fair, Fitness Center, 4:00 P.M. – 6:00 P.M.; August 19, 2013: WorldStage Summer Concert – Asante African Performing Arts, UCCC, 8:00 P.M.; August 20, 2013: National Night Out – Senior Safety Fair, Harman Senior Center, 11:00 A.M. – Noon; August 20, 2013: August 20, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 21, 2013: Neighborhood Watch Meeting, City Hall, PR Offices/Suite 230, 6:30 P.M. – 8:00 P.M.; August 23, 2013: Live After Five Concert Series – Otter Creek, Plaza at Fairbourne Station, 6:00 P.M.; August 24, 2013: Westwatch Neighborhood Watch – National Night Out Block Party, 3046 South 3140 West, 3:00 P.M. – 9:00 P.M.; August 26, 2013: WorldStage Summer Concert, UCCC, 8:00 P.M.; August 27, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting & Canvass of Municipal Primary Election, 6:30 P.M.; August 30, 2013: Live After Five Concert Series – Chad and Kristo, Plaza at Fairbourne Station, 6:00 P.M.; September 2, 2013: Labor Day Holiday – City Hall closed; September 3, 2013: VOLBEAT & HIM, Maverik Center, 6:45 P.M.; September 6, 2013: Live After Five Concert Series – Ramblewood, Plaza at Fairbourne Station, 6:00 P.M.; September 11, 2013: Lake Park Golf Social, Stonebridge Golf Course, Breakfast at 8:00 A.M. and Golf at 9:00 A.M.; September 13, 2013: Live After Five Concert Series – Paul Boruff, Plaza at Fairbourne Station, 6:00 P.M.;

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October 1, 2013: Cirque Masica, Maverik Center, 7:30 P.M.; October 9, 2013: Meet the Candidates Night for Municipal General Election, UCCC, 6:30 P.M. – 8:30 P.M.; October 22 – November 1, 2013: Early Voting for Municipal General Election, City Hall Lobby, 10:30 A.M. – 3:30 P.M. (weekdays only); November 5, 2013: Municipal General Election; November 11, 2013: Veteran's Day Holiday – City Hall closed; November 28, 2013: Thanksgiving Holiday – City Hall closed; and December 25 & 26, 2013: Christmas Holiday – City Hall closed.

Upon inquiry, the Acting City Manager discussed attendance at the recent Live After Five Concerts held on the plaza at Fairbourne Station on Friday evenings. He also answered questions regarding purchasing tickets for West Valley City Arts Council's production of *Footloose*.

13. COUNCIL REPORTS

A. COUNCILMEMBER COREY RUSHTON – AUDIT REVIEW COMMITTEE AND SURVEY OF RESIDENTS

Councilmember Rushton reported on the recent Audit Review Committee meeting. He stated the meeting had full attendance of its members except for Wayne Pyle who was away on other business. The committee is serving its purpose, getting better, asking better questions and expertise is being gained. The auditors work for the City Council. They do not audit 100% of the transactions in the City. Small transactions can create complex legal problems or political problems. He informed the State of Utah is changing audit requirements.

Councilmember Rushton passed out copies of his survey of approximately 250 politically active residents on the importance of the new Police Chief living in West Valley City. The handout included comments from those residents.

B. COUNCILMEMBER DON CHRISTENSEN – FACEBOOK SURVEY

Councilmember Christensen informed his wife submitted a similar survey on Facebook. The comments received are not repeatable. They took the site down. He said he thinks citizens believe representatives, and staff of the city should live in the city. He realizes it is hard to tell someone they have to move here. Maybe the city should make it a requirement of executive staff and key positions to reside here. Possibly City Council should pass an ordinance or resolution about staff living in the city and giving a time-line to move to the city. Mayor Winder suggested making it a condition for new hires. He said he would fight anything that would force current employees to move.

C. COUNCILMEMBER STEVE VINCENT – 4700 SOUTH

Councilmember Vincent inquired about the condition of 4700 South. Russ Willardson, Public Works Director said he would look into it.

MINUTES OF COUNCIL STUDY MEETING – JULY 2, 2013

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D. MAYOR MIKE WINDER – FAIRBOURNE STATION PROMOTIONAL VIDEO

Mayor Winder requested information regarding the Fairbourne Station promotional video being shown at the MegaPlex. Nicole Cottle, CED Director said she would get details on how often the video was being shown.

11. MOTION FOR EXECUTIVE SESSION

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

A roll call vote was taken:

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

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, JULY 2, 2013, WAS ADJOURNED AT 6:15 P.M., BY MAYOR WINDER.

MINUTES OF COUNCIL STUDY MEETING – JULY 2, 2013

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THE WEST VALLEY CITY COUNCIL MET IN AN EXECUTIVE SESSION ON TUESDAY, JULY 2, 2013, AT 6:20 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

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

Paul Isaac, Acting, City Manager
Carel Hicks, Acting City Recorder

ABSENT:

Tom Huynh

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
John Evans, Fire Chief

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF JULY 2, 2013, WAS ADJOURNED AT 6:31 P.M., BY MAYOR WINDER.

MINUTES OF COUNCIL STUDY MEETING – JULY 2, 2013

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SWORN STATEMENT

As the Mayor, I presided at a closed meeting of the West Valley City Council on July 2, 2013. Pursuant to Section 52-4-206(6)(a) Utah Code annotated, 1953 as amended, I hereby sign this sworn statement and affirm that the sole purpose for closing the meeting was to discuss the character, professional competence, or physical or mental health of an individual.

SWORN to this 2nd day of July 2013.

MAYOR

ATTEST:

Acting City Recorder

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, July 2, 2013.

Carel Hicks, MMC
Acting City Recorder