

MINUTES OF COUNCIL STUDY MEETING – AUGUST 13, 2013

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, AUGUST 13, 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
Tom Huynh
Karen Lang
Corey Rushton
Steve Vincent

Paul Isaac, Acting City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Kevin Astill, Parks and Recreation Director
John Evans, Fire Chief
Anita Schwemmer, Acting Police Chief
Chris Curtis, Acting CPD Director
Dan Johnson, Acting Public Work Director
Aaron Crim, Administration
Jake Arslanian, Public Works Department
Mike Coleman, Police Department
Steve Pastorik, CED Department
Steve Lehman, CED Department
Lee Logston, CED Department

1. APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 16, 2013

The Council read and considered Minutes of the Study Meeting held July 16, 2013. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held July 16, 2013, as written. Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

2. **APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 23, 2013**

The Council read and considered Minutes of the Study Meeting held July 23, 2013. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held July 23, 2013, as written. Councilmember Lang 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.

3. **REVIEW AGENDAS FOR COUNCIL REGULAR, REDEVELOPMENT AGENCY AND HOUSING AUTHORITY MEETINGS SCHEDULED AUGUST 13, 2013**

Acting City Manager, Paul Isaac, stated no new items had been added to the Agenda for the Regular Council Meeting scheduled later this night. He advised consideration of minutes was listed on the Redevelopment Agency and Housing Authority agendas for the meetings scheduled August 13, 2013.

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

4. **PUBLIC HEARINGS SCHEDULED AUGUST 20, 2013:**

A. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING THE POLICE DEPARTMENT'S APPLICATION FOR A JUSTICE ASSISTANCE GRANT (J.A.G.) THROUGH THE U.S. DEPARTMENT OF JUSTICE PROGRAMS**

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Acting City Manager, Paul Isaac, stated a public hearing was advertised for the Regular Council Meeting scheduled August 20, 2013, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding the Police Department's Application for a Justice Assistance Grant (J.A.G.) through the U.S. Department of Justice Programs. He discussed proposed Resolution No. 13-113 to be considered by the City Council subsequent to the public hearing, as follows:

RESOLUTION NO. 13-113, AUTHORIZING THE WEST VALLEY CITY POLICE DEPARTMENT TO APPLY FOR A JUSTICE ASSISTANCE GRANT (J.A.G.) THROUGH THE U.S. DEPARTMENT OF JUSTICE PROGRAMS

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-113 which would authorize the West Valley City Police Department to apply for a Justice Assistance Grant (J.A.G.) through the U.S. Department of Justice Programs.

Mr. Isaac stated the proposal would allow the Police Department to apply for a grant of \$95,411.00 to be utilized to purchase civil disturbance equipment, forensic equipment, tactical rifles and pursuit intervention devices. He reported the Police Department would not be required to match funds as this was a non-matching grant. He also advised the 2013 J.A.G. program was a three year grant with additional funding possibly awarded in future years to continue the grant program. He explained the funds could be used to purchase equipment, fund training, fund approved programs, and pay salaries for approved programs. He stated the procedure for allocating J.A.G. funds was a formula based on population and crime statistics in combination with a minimum allocation to ensure each state and territory received an appropriate share. The Edward Byrne Memorial Justice Assistant Grant Program allowed states and local governments to support a broad range of activities to improve the criminal justice system. He further advised the J.A.G. replaced the Byrne Formula and Local Law Enforcement Block Grant programs.

The Acting City Manager also reported the West Valley Police Department was forming a civil disturbance unit which would be available for large crowd and potential hostile situations. He indicated these officers would require special protective and enforcement equipment, and a public announcement system would be required. Equipment purchased for evidence gathering would consist of the latest technologies and tactical rifles would be issued to officers for deployment as needed. He reported budget constraints had funneled resources to essential services thus not allowing for necessary upgrades in equipment and technology or training. The J.A.G. funding would be used to make those improvements.

Lt. Mike Coleman, Police Department, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

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The City Council will hold a public hearing and consider Resolution No. 13-113 at the Regular Council Meeting scheduled August 20, 2013, at 6:30 P.M.

B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-3-2013, FILED BY UTAH REAL ESTATE DEVELOPMENT, REQUESTING A ZONE CHANGE FROM ZONE ‘A’ (AGRICULTURE) TO ZONE ‘R-1-10’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET) AND ZONE ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET), FOR PROPERTY LOCATED AT 4434 AND 4471 SOUTH 5400 WEST

Acting City Manager, Paul Isaac, stated a public hearing was advertised for the Regular Council Meeting scheduled August 20, 2013, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. Z-3-2013, filed by Utah Real Estate Development, requesting a zone change from zone ‘A’ (Agriculture) to zone ‘R-1-10’ (Single-Family Residential, Minimum Lot Size 10,000 sq. ft.) and zone ‘R-1-8’ (Single-Family Residential, Minimum Lot Size 8,000 sq. ft.) for property located at 4434 and 4471 South 5400 West. He discussed proposed Ordinance No. 13-31 and proposed Resolution No. 13-114 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 13-31, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4434 AND 4471 SOUTH 5400 WEST FROM ZONE ‘A’ (AGRICULTURE) TO ZONES ‘R-1-10’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET) AND ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL MINIMUM LOT SIZE 8,000 SQUARE FEET)

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 13-31 which would amend the Zoning Map to show a change of zone for property located at 4434 and 4471 South 5400 West from zone ‘A’ (Agriculture) to zones ‘R-1-10’ (Single-Family Residential, Minimum Lot Size 10,000 sq. ft.) and ‘R-1-8’ (Single-Family Residential Minimum Lot Size 8,000 sq. ft.).

Mr. Isaac stated Utah Real Estate Development had requested a zone change on a portion of two parcels at 4434 and 4471 South 5400 West from ‘A’ to ‘R-1-7’ for the west parcel at 4434 South, and ‘R-1-8’ for the east parcel at 4471 South. He explained the west parcel was 5.11 acres, the south one-third of which was already zoned ‘R-1-7.’ The east parcel was 2.64 acres, the east half of which was already zoned ‘R-1-8.’ He indicated for the west parcel surrounding zones included ‘R-1-7’ to the south and west, ‘A’ to the north and ‘R-1-8’ to the east. For the east parcel surrounding zones included ‘R-1-7’ to the east, ‘A’ to the north and west, and ‘R-1-8’ to the south. The west parcel was surrounded by single-family homes and the east parcel was bordered by a school to the north, single-family homes to the east, a vacant lot to the south and a single-family home and vacant lot to the west. He stated

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the subject properties were designated as low density residential, which anticipated three to four units per acre in the West Valley City General Plan.

The Acting City Manager reported the applicant had submitted a concept plan which had been included and distributed to members of the City Council, showing the west property being subdivided into 19 lots and the east parcel (combined with the parcel to the south already zoned 'R-1-8') being subdivided into 14 lots. He further stated the concept plan assumed the 'R-1-7' and 'R-1-8' zoning would be approved.

He also reported that after holding two public hearings where several residents requested 'R-1-10' zoning, the Planning Commission recommended 'R-1-10' for the west property and 'R-1-8' for the east property. He advised that at the time the written information had been prepared 18 letters/e-mails (previously distributed to the City Council) had been received from residents in the area requesting 'R-1-10' zoning. He reported the applicant and landowner were opposed to the 'R-1-10' zoning recommendations made by the Planning Commission.

RESOLUTION NO. 13-114, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH UTAH REAL ESTATE DEVELOPMENT, L.L.C. FOR APPROXIMATELY 7.75 ACRES OF REAL PROPERTY LOCATED AT 4434 SOUTH AND 4471 SOUTH ON 5400 WEST
Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-114 which would authorize the City to enter into a Development Agreement with Utah Real Estate Development, L.L.C. for approximately 7.75 acres of real property located at 4434 South and 4471 South on 5400 West.

Mr. Isaac stated the proposed agreement would establish minimum standards for a new subdivision of single-family homes at the above stated location. He advised the applicant had submitted a re-zone application to change a 2.64 acre parcel on the east side of 5400 West from 'A' (Agriculture, Minimum Lot Size 1/2 Acre) zoning to 'R-1-8' (Single-Family Residential, Minimum Lot Size 8,000 sq. ft.), and a 5.11 acre parcel on the west side of 5400 West from 'A' zoning to 'R-1-7.' He reported the Planning Commission recommended approval of the zone change to 'R-1-8' for the east parcel; however, they recommended 'R-1-10' zoning for the west parcel. He stated the Planning Commission recommended approval with the condition the developer would enter into a binding development agreement with the City.

The Acting City Manager reported the proposed agreement contained requirements summarized as follows:

1. The minimum house size for all new homes shall be 1,600 square feet.
2. All new homes shall abide by the standards in Section 7-14-105 (3)(1) of the West Valley City Code, Zoning Ordinance.
3. No double frontage lots shall be allowed along 5400 West.

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

The City Council will hold a public hearing regarding Application No. Z-3-2013 and consider proposed Ordinance No. 13-31 and proposed Resolution No. 13-114 at the Regular Council Meeting scheduled August 20, 2013, at 6:30 P.M.

C. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-4-2013, FILED BY PAUL AND MANUELA OJA, REQUESTING A ZONE CHANGE FROM ZONE ‘A’ (AGRICULTURE) TO ZONE ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) FOR PROPERTY LOCATED AT 3662 SOUTH 6000 WEST

Acting City Manager, Paul Isaac, stated a public hearing was advertised for the Regular Council Meeting scheduled August 20, 2013, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. Z-4-2013, filed by Paul and Manuela Oja, requesting a zone change from zone ‘A’ (Agriculture) to zone ‘R-1-8’ (Single-Family Residential, Minimum Lot Size 8,000 sq. ft.) for property located at 3662 South 6000 West. He discussed proposed Ordinance No. 13-32 and proposed Resolution No. 13-115 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 13-32, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3662 SOUTH 6000 WEST FROM ZONE ‘A’ (AGRICULTURE) TO ZONE ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET)

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 13-32 which would amend the Zoning Map to show a change of zone for property located at 3662 South 6000 West from zone ‘A’ (Agriculture) to zone ‘R-1-8’ (Single-Family Residential, Minimum Lot Size 8,000 sq. ft.).

Mr. Isaac stated the applicants had requested a zone change for the east 150 feet of a 0.44-acre parcel at the above stated location. He indicated the west 62 feet of the subject property was already zoned ‘R-1-8,’ and surrounding zones included ‘R-1-8’ to the south and west and ‘A’ to the north and east. The surrounding land uses included single-family homes to the north, west and south and a church to the east. He explained the subject property was designated as low density residential, which anticipated three to four units per acre in the West Valley City General Plan.

He further stated if the application was approved the applicants planned to divide the property into two lots, one for the existing home built in 1940 on the east portion of

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the property and a lot for a new home on the west portion of the property. Each lot would be approximately 10,000 square feet.

The Acting City Manager reported for the development agreement the applicant had proposed to follow the point system for design features outlined in the ordinance and build a home larger than 1,600 square feet. He indicated following a site visit, staff recommended additional requirements be added to address some maintenance issues that were observed. He discussed the maintenance issues summarized as follows:

- The fence along the north side of the property was in need of paint and sagging in some places
- The landscaping in the park strips along the north and east sides was either dead or weedy
- The shrubs and trees along the east side of the property were encroaching into the public sidewalk

RESOLUTION NO. 13-115, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH PAUL AND MANUELA OJA FOR APPROXIMATELY .44 ACRES OF PROPERTY LOCATED AT 3662 SOUTH 6000 WEST

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-115 which would authorize the City to enter into a Development Agreement with Paul and Manuela Oja for approximately .44 acres of property located at 3662 South 6000 West.

Mr. Isaac stated the proposal regarding a development agreement would establish minimum standards for a new single-family home, along with property maintenance, for a project at 3662 South 6000 West. He explained the applicants had submitted a re-zone application to change a 0.44 acre parcel from 'A' to 'R-1-8,' and the Planning Commission had recommended approval of the zone change subject to a development agreement. He reported the proposed agreement contained requirements summarized as follows:

1. The minimum house size for the new home shall be greater than 1,600 square feet
2. The new home shall abide by the standards in Section 7-14-105 (3)(1) of the West Valley City Zoning Ordinance
3. The fence along the north property line shall be painted and repaired so that there are no sagging portions
4. Any dead or weedy landscaping within the park strips on the north and east sides of the property shall be maintained in a healthy, weed-free condition, or paved
5. The shrubs along the east property line shall be trimmed so as not to encroach into the public sidewalk

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6. The trees along the east property line shall be trimmed so they are at least 7 feet above the sidewalk

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

The City Council will hold a public hearing regarding Application No. Z-4-2013 and consider proposed Ordinance No. 13-32 and proposed Resolution No. 13-115 at the Regular Council Meeting scheduled August 20, 2013, at 6:30 P.M.

D. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. GPZ-2-2013, FILED BY IVORY DEVELOPMENT, REQUESTING A GENERAL PLAN CHANGE FROM LOW DENSITY RESIDENTIAL AND RURAL RESIDENTIAL TO VERY HIGH DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL; AND A ZONE CHANGE FROM ‘A’ (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) AND ‘A-1’ (AGRICULTURE, MINIMUM LOT SIZE 1 ACRE) TO ‘R-1-10’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET) AND ‘RM’ (RESIDENTIAL MULTI-FAMILY) FOR PROPERTY LOCATED AT 5886 WEST PARKWAY BOULEVARD

Acting City Manager, Paul Isaac, stated a public hearing was advertised for the Regular Council Meeting scheduled August 20, 2013, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. GPZ-2-2013, filed by Ivory Development, requesting a General Plan change from Low Density Residential and Rural Residential to Very High Density Residential and Low Density Residential; and a zone change from ‘A’ (Agriculture, Minimum Lot Size 1/2 Acre) and ‘A-1’ (Agriculture, Minimum Lot Size 1 Acre) to ‘R-1-10’ (Single-Family Residential, Minimum Lot Size 10,000 sq. ft.) and ‘RM’ (Residential Multi-Family) for property located at 5886 West Parkway Boulevard. He discussed proposed Ordinance No. 13-33 and proposed Ordinance No. 13-34 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 13-33, AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LOW DENSITY RESIDENTIAL LAND USES AND RURAL RESIDENTIAL LAND USES TO VERY HIGH DENSITY RESIDENTIAL LAND USES AND LOW DENSITY RESIDENTIAL LAND USES FOR PROPERTY LOCATED AT 5886 WEST PARKWAY BOULEVARD; AND ORDINANCE NO. 13-34, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5886 WEST PARKWAY BOULEVARD FROM ZONES ‘A’ (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) AND ‘A-1’ (AGRICULTURE, MINIMUM LOT SIZE 1 ACRE) TO ZONE ‘R-1-10’

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(SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET) AND ZONE ‘RM’ (RESIDENTIAL MULTI-FAMILY)

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 13-33 which would amend the General Plan to show a change of land use from Low Density Residential land uses and Rural Residential land uses to Very High Density Residential land uses and Low Density Residential land uses for property located at 5886 West Parkway Boulevard; and proposed Ordinance No. 13-34 which would amend the Zoning Map to show a change of zone for property located at 5886 West Parkway Boulevard from zones ‘A’ (Agriculture, Minimum Lot Size 1/2 Acre) and ‘A-1’ (Agriculture, Minimum Lot Size 1 Acre) to zone ‘R-1-10’ (Single-Family Residential, Minimum Lot Size 10,000 sq. ft.) and zone ‘RM’ (Residential Multi-Family).

Mr. Isaac stated Ivory Development had submitted the above described application for 44.4 acres and to support the application had also submitted a letter and proposed development agreement standards including several drawings illustrating the proposed development. He summarized information contained in the documents previously distributed to the City Council as follows:

- Concept Plan – Shows a proposed planned unit development (PUD) which includes 94 single-family home lots ranging from 6,400 square feet to over 19,000 square feet, with an average size of 9,205 square feet, and 230 apartments housed in three buildings that are three stories tall. The density for the single-family home portion of the project is 2.7 units per acre and the density of the apartment portion is 23.2 units per acre. The overall density is 7.3 units per acre.
- Exhibit B Ivy Parkway – Proposed standards for a development agreement.
- Ivy Parkway Apartments – Conceptual elevations and floor plans for the proposed apartments.
- 2013 Ivory Home Designs – Home plans proposed for the single-family lots.
- Letter from Chris Gamvroulas with Ivory Development – Outlines the justification for this request.

The Acting City Manager reported both City staff and the Planning Commission recommended denial of the application based on considerations from the General Plan. He stated these considerations included: maintaining the character of the neighborhood, minimizing potential conflicts between new residents and the Rocky Mountain Raceway, limiting development within an area with a high water table and alkaline soils, focusing higher density housing along opportunity corridors near transit, and encouraging a variety of housing. He indicated that while Ivory did propose standards for a development agreement, staff had not included a development agreement with this application since the Planning Commission recommended denial. He stated if the Council so directed a development agreement would be prepared for consideration.

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Steve Pastorik, CED Department, further reviewed and discussed the Application and proposed Ordinances. He also displayed a map and answered questions from members of the City Council. He advised that the Planning Commission had recommended denial, therefore; if the Council desired to approve the application, staff would first request a motion to continue the matter until a development agreement could be drafted for consideration by the City Council.

Mayor Winder informed that Chris Gamvroulas, Ivory Homes, was in attendance at the meeting and available to answer questions, if any. Upon inquiry from some members of the Council, Mr. Gamvroulas discussed the size of proposed units and advised the subject property was adjacent to the Mountain View Corridor interchange with on/off ramps; therefore, it had been concluded multi-family would be the best use of the property. He further discussed amenities as shown on the concept plan.

The City Council will hold a public hearing regarding Application No. GPZ-2-2013 and consider proposed Ordinance Nos. 13-33 and 13-34 at the Regular Council Meeting scheduled August 20, 2013, at 6:30 P.M.

E. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. SNC-1-2013, FILED BY WEST VALLEY CITY, REQUESTING A COMMEMORATIVE STREET NAME OF CESAR CHAVEZ DRIVE TO BE ADDED TO THE COORDINATE OF 2320 SOUTH BETWEEN 1000 WEST AND REDWOOD ROAD

Acting City Manager, Paul Isaac, stated a public hearing was advertised for the Regular Council Meeting scheduled August 20, 2013, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. SNC-1-2013, filed by West Valley City, requesting a commemorative street name of Cesar Chavez Drive to be added to the coordinate of 2320 South between 1000 West and Redwood Road. He discussed proposed Ordinance No. 13-35 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 13-35, APPROVING A COMMEMORATIVE STREET NAME BE ADDED TO THE COORDINATE OF 2320 SOUTH BETWEEN 1000 WEST AND REDWOOD ROAD

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 13-35 which would approve a commemorative street name be added to the coordinate of 2320 South between 1000 West and Redwood Road.

Mr. Isaac advised that Dale Cox, President of the AFL-CIO, had submitted a petition to add the commemorative name of Cesar Chavez Drive to the street coordinate as

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described above. He discussed the three reasons for the requested change outlined by Mr. Cox, as follows:

1. The commitment to honor and celebrate cultural diversity and the positive impact that can foster within a community.
2. The rich historic and agricultural heritage of this area and how it grew from the efforts of farmers and laborers.
3. A fitting addition to the Union Labor Center campus, home to many working men and women of the Utah labor movement who promote safe working conditions for all Utah families.

The Acting City Manager stated the proposal would not change the official street name of 2320 South. He explained although the proposal would not require residents and/or commercial property owners to change their address it could potentially cause confusion about which street name to use. He indicated to help eliminate problems the commemorative name would be filed with the Salt Lake County Addressing Department. The commemorative name would be entered into the County's centerline database for emergency services. The commemorative name and accompanying coordinate would also be recognized by the Valley Emergency Communications Center (VECC) in the event residents and/or business owners called for service using the commemorative name.

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

The City Council will hold a public hearing regarding Application No. SNC-1-2013 and consider proposed Ordinance No. 13-35 at the Regular Council Meeting scheduled August 20, 2013, at 6:30 P.M.

5. **RESOLUTION NO. 13-116, APPROVE AN AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION FOR LANDSCAPE MAINTENANCE OF PROPERTY LOCATED AT 5400 SOUTH 7000 WEST ON STATE ROUTE 173**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-116 which would approve an Agreement with the Utah Department of Transportation (UDOT) for landscape maintenance of property located at 5400 South 7000 West on State Route 173.

Mr. Isaac stated the proposed agreement would authorize landscaping to be installed within the public right-of-way by Hexcel along their frontage on 5400 South. He indicated as part of the Agreement for Disposition of Land for Private Development (ADL) between the City and Hexcel, Hexcel agreed to install landscaping along their frontage road, which was just over one mile in length. He explained Hexcel had already completed the first two phases of landscaping and the proposed agreement would be for the third and final phase on the east side of the property adjacent to the Mountain View Corridor. He further explained since

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some of the landscaping to be installed fell within UDOT right-of-way, a landscape maintenance agreement with UDOT must be executed before the landscaping could be installed. He stated UDOT would only enter into a landscape maintenance agreement with the City and not a private entity. For this reason, he recommended entering into the agreement which would require the City to maintain the landscaping within the right-of-way. He explained the City, in turn, would enter into a landscape maintenance agreement with Hexcel since they would actually be maintaining the landscaping.

Steve Pastorik, CED Department, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 13-116 at the Regular Council Meeting scheduled August 20, 2013, at 6:30 P.M.

6. RESOLUTION NO. 13-117, APPROVE AN AGREEMENT WITH HEXCEL CORPORATION FOR LANDSCAPE MAINTENANCE OF PROPERTY LOCATED AT 5400 SOUTH 7000 WEST ON STATE ROUTE 173

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-117 which would approve an Agreement with Hexcel Corporation for landscape maintenance of property located at 5400 South 7000 West on State Route 173.

Mr. Isaac stated the proposed agreement would authorize landscaping to be installed within the public right-of-way by Hexcel along their frontage on 5400 South. He indicated as part of the Agreement for Disposition of Land for Private Development (ADL) between the City and Hexcel, Hexcel agreed to install landscaping along their frontage road, which was just over one mile in length. He explained Hexcel had already completed the first two phases of landscaping and the proposed agreement would be for the third and final phase on the east side of the property adjacent to the Mountain View Corridor. He further explained since some of the landscaping to be installed fell within Utah Department of Transportation (UDOT) right-of-way, a landscape maintenance agreement with UDOT must be executed before the landscaping could be installed. He stated UDOT would only enter into a landscape maintenance agreement with the City and not a private entity. For this reason, he recommended entering into the agreement which would require the City to maintain the landscaping within the right-of-way. He explained the City, in turn, would enter into a landscape maintenance agreement with Hexcel since they would actually be maintaining the landscaping.

Steve Pastorik, CED Department, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 13-117 at the Regular Council Meeting scheduled August 20, 2013, at 6:30 P.M.

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7. RESOLUTION NO. 13-118, APPROVE SPONSORSHIP AGREEMENT BETWEEN WEST VALLEY CITY AND LAND O'FROST

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-118 which would approve a Sponsorship Agreement between West Valley City and Land O'Frost.

Mr. Isaac stated Land O'Frost desired to advertise their products by being a sponsor of West Valley City recreation programs and was willing to pay the City \$12,000.00 for a one year sponsorship in return for having their name on uniforms and signs. He explained Land O'Frost was a food distributor to grocery stores who had chosen to advertise their products across the country by sponsoring local recreational programs.

The Acting City Manager reported the Land O'Frost name and logo would be put on team uniforms, coupons would be distributed to the teams, a banner would be displayed at the programs, and other promotions undertaken as outlined in the contract. He advised that the Parks and Recreation Department often used sponsorships as a way to off-set costs of programs and keep participation prices affordable to participants. He stated the Land O'Frost proposal was similar to sponsorships done in the past.

Kevin Astill, Parks and Recreation 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. 13-118 at the Regular Council Meeting scheduled August 20, 2013, at 6:30 P.M.

8. CONSENT AGENDA SCHEDULED AUGUST 20, 2013:

A. RESOLUTION NO. 13-119, RATIFY THE CITY MANAGER'S REAPPOINTMENT OF SANDRA NAEGLE AS A MEMBER OF THE BOARD OF ADJUSTMENT, TERM: JULY 1, 2013 – JULY 1, 2018

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-119 which would ratify the City Manager's reappointment of Sandra Naegle as a member of the Board of Adjustment for the term July 1, 2013, through July 1, 2018.

Mr. Isaac stated Ms. Naegle had expressed an interest in serving another term of the Board. He indicated she had been a valuable and contributing member since July 2003. He advised Ms. Naegle was currently employed at the Utah Governor's Office as a budget and accounting officer and was a certified governmental financial manager and her background had provided valuable information in evaluating Board of Adjustment applications.

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B. RESOLUTION NO. 13-120, RATIFY THE CITY MANAGER'S REAPPOINTMENT OF SCOTT SPENDLOVE AS A MEMBER OF THE BOARD OF ADJUSTMENT, TERM: JULY 1, 2013 – JULY 1, 2018

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-120 which would ratify the City Manager's reappointment of Scott Spendlove as a member of the Board of Adjustment for the term July 1, 2013, through July 1, 2018.

Mr. Isaac stated Mr. Spendlove had expressed an interest in serving another term on the Board. He indicated Mr. Spendlove had been a valuable and contributing member of the Board since July 1, 2003, and was employed at ATK-Thiokol Propulsion, with an educational background in political science, international relations, sociology, criminology, social psychology and philosophy from the University of Utah and Weber State University. He stated these qualifications and others provided valuable evaluation skills while serving on the Board.

C. RESOLUTION NO. 13-121, AUTHORIZE THE CITY TO GRANT A RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER ON A PORTION OF CITY PROPERTY LOCATED AT 4109 SOUTH HOLDER DRIVE

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-121 which would authorize the City to grant a Right of Way Easement in favor of Rocky Mountain Power on a portion of City property located at 4109 South Holder Drive.

Mr. Isaac stated the proposed easement would allow Rocky Mountain Power to install underground electrical lines to provide power for a UTOPIA utility location. He advised the electrical lines would run within an existing public utility easement and then within a non-exclusive right-of-way easement in favor of Rocky Mountain Power. He also indicated the alignment of the proposed Right of Way Easement was shown on Exhibit A attached to documentation previously provided to the City Council.

D. RESOLUTION NO. 13-122, AUTHORIZE THE CITY TO GRANT A RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER ON A PORTION OF CITY PROPERTY LOCATED AT 4314 WEST 4100 SOUTH

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-122 which would authorize the City to grant a Right of Way Easement in favor of Rocky Mountain Power on a portion of City property located at 4314 West 4100 South.

Mr. Isaac stated the proposed easement would allow Rocky Mountain Power to install underground electrical lines to provide power for a UTOPIA utility location. He advised the lines would be installed at Fire Station #72 and the alignment of the proposed Right of Way Easement was shown on Exhibit A previously distributed to the City Council.

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- E. RESOLUTION NO. 13-123, AUTHORIZE THE CITY TO GRANT A RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER ON A PORTION OF CITY PROPERTY LOCATED AT 4087 SOUTH 3670 WEST**
Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-123 which would authorize the City to grant a Right of Way Easement in favor of Rocky Mountain Power on a portion of City property located at 4087 South 3670 West.

Mr. Isaac stated the proposed easement would allow Rocky Mountain Power to install underground electrical lines to provide power for a UTOPIA utility location. He reported the alignment of the proposed Right of Way Easement was shown on Exhibit A previously distributed to the City Council.

- F. RESOLUTION NO. 13-124, APPROVE A RIGHT OF ENTRY AGREEMENT BETWEEN WEST VALLEY CITY AND TERRAVENTURE RESERVE, LLC, FOR CONSTRUCTION OF A PORTION OF THE SR-201 FRONTAGE ROAD AS PART OF THE 7200 WEST ROAD WIDENING PROJECT**
Acting City Manager, Paul Isaac, discussed proposed Resolution No. 13-124 which would approve a Right of Entry Agreement between West Valley City and Terraventure Reserve, LLC, for construction of a portion of the SR-201 Frontage Road as part of the 7200 West Road Widening Project.

Mr. Isaac stated the proposed agreement with Terraventure Reserve, LLC, would allow the City to construct a portion of the SR-201 Frontage Road as described above. He advised the parcel located at 7186 West Gates Avenue was one of the properties affected by construction of the SR-201 Frontage Road and 7200 West Road Widening Project extending from 6400 West to 7200 West, currently under construction. He reported Terraventure had agreed to deed 210 square feet of land to the City to allow for construction of the project. He also stated pending review of the conveyance documents by the property owner's legal counsel, the owner had signed a Right of Entry Agreement to allow construction to continue until a special warranty deed had been executed conveying the land to the City.

The City Council will consider proposed Resolution Nos. 13-119 through 13-124 at the Regular Council Meeting scheduled August 20, 2013, at 6:30 P.M.

9. COMMUNICATIONS:

A. COUNCIL UPDATE

Acting City Manager, Paul Isaac, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: July 11 – August 28, 2013: "Face of Utah Sculpture 9" Art Exhibit, UCCC; August 14, 2013: Reception hosted by Clean & Beautiful Committee, UCCC: 6:00 P.M. – Socializing and Refreshments; 6:30 P.M. – Presentation of Yard Awards; August 16, 2013: Live After Five Concert Series – BD Howes, Plaza at Fairbourne Station, 6:00 P.M.;

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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: 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 22, 2013: ChamberWest Business Matters Luncheon – Speaker: Rep. Jim Matheson, 11:45 A.M., UCCC; 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: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; 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 7, 2013: Neighborhood Block Party, 6780 West 4060 South, 1:30 P.M. – 8:00 P.M.; September 10, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 13, 2013: Live After Five Concert Series – Paul Boruff, Plaza at Fairbourne Station, 6:00 P.M.; September 17, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 24, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 1, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 1, 2013: Cirque Masica, Maverik Center, 7:30 P.M.; October 8, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 9, 2013: Meet the Candidates Night for Municipal General Election, UCCC, 6:30 P.M. – 8:30 P.M.; October 11, 2013: A Night of Hope with Joel Osteen, Maverik Center, 7:30 P.M.; October 15, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 19, 2013: Gabriel Iglesias, Maverik Center, 7:30 P.M.; October 22, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 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); October 26, 2013: Macklemore & Ryan Lewis, Maverik Center, 7:30 P.M.; November 5, 2013: Municipal General Election; November 5, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 11, 2013: Veteran's Day Holiday – City Hall closed; November 12, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 19, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting and Canvass of Municipal General Election, 6:30 P.M.; November 26, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 28, 2013: Thanksgiving Holiday – City Hall closed; December 3, 2013: Council Study

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Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 10, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 14, 2013: George Lopez, Maverik Center, 8:00 P.M.; December 17, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; and December 25 & 26, 2013: Christmas Holiday – City Hall closed.

B. CITY MANAGER UPDATE

Upon direction of the Acting City Manager, an update and PowerPoint presentation regarding the Jordan River Suspension Bridge Project was given by Dan Johnson, Public Works Department, summarized as follows:

- Design constraints
- Alternative design
- Photographs of similar design in Arizona
- New concept
- Timeline and next steps

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

10. COUNCIL REPORTS:

A. COUNCILMEMBER KAREN LANG - NEIGHBORHOOD MEET-UP REPORT REQUEST

Councilmember Lang stated she recently attended the last neighborhood meet-up event. She requested the numbers of residents attending such events be provided in a report or combined with reporting on other events such as the Friday night concerts at Fairbourne Station Plaza.

B. COUNCILMEMBER STEVE VINCENT – ARTS COUNCIL’S PRODUCTION OF *FOOTLOOSE*

Councilmember Vincent reported regarding the Arts Council’s production of *Footloose*. He advised there was \$8,000 in ticket sales and attendance of 2,200. He discussed the big improvement in attendance from past years and indicated the Arts Council was looking forward to putting out an RFP for next year's production. He requested input and suggestions from members of the City Council.

C. COUNCILMEMBER STEVE BUHLER – NNO SCHEDULE

Councilmember Buhler discussed the National Night Out (NNO) schedule and advised some events on the schedule had been misidentified regarding Council districts.

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D. COUNCILMEMBER DON CHRISTENSEN – NNO EVENTS, LIVE AFTER FIVE CONCERT, LATINO EVENT AND UTA CELEBRATION

Councilmember Christensen advised he had recently attended many National Night Out (NNO) events. He stated those events had been well done and residents had expressed appreciation for the Neighborhood Services Division. He indicated most events had been well attended. He suggested neighborhood associations meet the same schedule printed and given to the City Council.

He reported regarding neighborhood meet-up events he attended and discussed his observations of those meetings.

He discussed the recent Live After Five concert held at the Fairbourne Station Plaza and stated there had been good audience participation in that event. He advised of approximately 50 people in attendance.

Councilmember Christensen stated he recently attended a Latino event held at the Utah Cultural Celebration Center (UCCC) facility and police chiefs from many communities including West Valley City had attended. He indicated they had participated in a question and answer session.

He also reported regarding a recent Utah Transit Authority (UTA) celebration regarding five lines completed in five years.

E. COUNCILMEMBER COREY RUSHTON – JORDAN VALLEY WATER CONSERVANCY DISTRICT, RIBBON CUTTINGS, GRANGER ELEMENTARY SCHOOL EVENT, MAGNA MAIN STREET COMMUNITY DEVELOPMENT PROJECT AND SALT LAKE VALLEY CONFERENCE OF MAYORS

Councilmember Rushton discussed a water report from the Jordan Valley Water Conservancy District and indicated he had placed copies in the Council office for review. He requested time be allotted at a Study Meeting scheduled in October for a representative to give the report to the City Council.

He reported his attendance at five ribbon cuttings the previous week while the Mayor had been on vacation.

He also attended and participated in a back to school event at Granger Elementary sponsored by local businesses.

Councilmember Rushton requested staff's observation regarding the Magna Main Street Community Development project and the effect that project may have on the Highbury area.

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He discussed a recent meeting of the Salt Lake Valley Conference of Mayors and issues discussed including the future of broadband. He stated they currently had persons with technical expertise and desired some elected officials to serve on a committee, and he submitted written information to the Acting City Manager.

F. MAYOR MIKE WINDER – CONCERTS AT MAVERIK CENTER AND USANA, GRANGER HIGH SCHOOL PRINCIPAL'S CAR ROBBED AND UCCC EVENTS

Mayor Winder discussed sold out concerts recently held at the Maverik Center and the USANA Amphitheater. He also discussed traffic challenges alleviated by the Mountain View Corridor regarding USANA and for people using TRAX attending events at the Maverik Center.

Mayor Winder reported regarding a recent robbery incident when Granger High School Principal Jerry Haslam's car had been broken into and student registration money was stolen. He stated Principal Haslam had requested his apologies be passed on to the City Council for any embarrassment the incident might have caused the City. Mayor Winder clarified the robbery incident had not taken place in West Valley City, but rather in the Millcreek area.

He discussed an event recently held at the Utah Cultural Celebration Center (UCCC), including a Polynesian Cultural Center performance and candidate “meet and greet” event during the National Night Out (NNO) kick-off event. He expressed that it was great to see the UCCC being used for such community purposes.

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 and pending litigation. Councilmember Rushton 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.

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, AUGUST 13, 2013, WAS ADJOURNED AT 6:07 P.M., BY MAYOR WINDER.

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THE WEST VALLEY CITY COUNCIL MET IN AN EXECUTIVE SESSION ON TUESDAY, AUGUST 13, 2013, AT 6:12 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
Tom Huynh
Karen Lang
Corey Rushton
Steve Vincent

Paul Isaac, Acting City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF AUGUST 13, 2013, WAS ADJOURNED AT 6:28 P.M., BY MAYOR WINDER.

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SWORN STATEMENT

As the Mayor, I presided at a closed meeting of the West Valley City Council on August 13, 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 13th day of August, 2013.

MAYOR

ATTEST:

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, August 13, 2013.

Sheri McKendrick, MMC
City Recorder