

**MINUTES OF COUNCIL STUDY MEETING – MARCH 25, 2014**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MARCH 25, 2014 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 PRO TEM RUSHTON.

THE FOLLOWING MEMBERS WERE PRESENT:

Corey Rushton, Mayor Pro Tem  
Lars Nordfelt, Councilmember At-Large  
Tom Huynh, Councilmember District 1  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3  
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager (Left the meeting as noted)  
Paul Isaac, Acting City Manager  
Sheri McKendrick, City Recorder

ABSENT:

Ron Bigelow, Mayor

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
Kevin Astill, Parks and Recreation Director  
Layne Morris, CPD Director  
John Evans, Fire Chief  
Sam Johnson, Strategic Communications Director  
Jim Welch, Finance Director  
Russell Willardson, Public Works Director  
Anita Schwemmer, Acting Police Chief  
Jake Arslanian, Public Works Department  
Eric Madsen, Public Works Department  
Stan Varney, Fire Department  
Steve Lehman, CED Department  
Steve Pastorik, CED Department  
Jody Knapp, CED Department  
Aaron Crim, Administration  
Craig Thomas, Administration  
Cathie Alberico, Administration  
Leslie Hudson, Administration  
Jason Nau, Administration

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**1. APPROVAL OF MINUTES OF STUDY MEETING HELD MARCH 4, 2014**

The Council read and considered Minutes of the Study Meeting held March 4, 2014. There were no changes, corrections or deletions.

After discussion, Councilmember Lang moved to approve the Minutes of the Study Meeting held March 4, 2014, as written. Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mayor Pro Tem Rushton	Yes

Unanimous.

**2. APPROVAL OF MINUTES OF STUDY MEETING HELD MARCH 11, 2014**

The Council read and considered Minutes of the Study Meeting held March 11, 2014. There were no changes, corrections or deletions.

After discussion, Councilmember Lang moved to approve the Minutes of the Study Meeting held March 11, 2014, as written. Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mayor Pro Tem Rushton	Yes

Unanimous.

**3. REVIEW AGENDA FOR COUNCIL REGULAR AND SPECIAL REDEVELOPMENT AGENCY MEETINGS SCHEDULED MARCH 25, 2014**

City Manager, Wayne Pyle, stated one new item had been added to the Agenda for the Regular Council Meeting scheduled March 25, 2014, at 6:30 P.M. He discussed the new item, other scheduled items, and items scheduled on a Redevelopment Agency meeting, as follows:

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**Item No. 6.B. – PRESENTATION OF ENGLISH ACHIEVEMENT AWARDS**

City Manager, Wayne Pyle, stated presentation of English Achievement Awards would be presented to the following individuals at the Regular Council Meeting scheduled March 25, 2014, at 6:30 P.M.:

English Skills Learning Center

Olinda Barrios

Pioneer Elementary

Lilia Hernandez

Guadealupe Cruz

Raquel Baez

Quisela Ayala

Maria Alarcon

Ana Guerrero

Ingrid Flores

Granite Peaks Learning Center

Maria Aguilera

Nadia Ahmad

Any Alvarado

Euclides Ciliezasr

Nany Lourdes Cruz

Dora Duarte

Jorge Espinosa

Cesar GTarcia

Aveline Gonzalez

Deysi Guerra

Julio Guerra

Monir Houshmand

Florida Kabula

Phouveha Khampraseutsy

Vilma Lobo

Diana Lopez

Gricelda Magdaleno

Lilliam Martinez

Jesus Matos

Cheatana Ok

Evenlyn Okwabi

Ramiro Perz

Silvia Remirez

Jorge Rodriquez

Berlis Rosario

Ketmakhone Senekham

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Villeta Vasquez  
Ana L. Liboria

The City Manager advised a list of the students had previously been provided to the City Council via e-mail.

City Manager, Wayne Pyle, left the meeting at 4:35 P.M.

**Item No. 8.A. – PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-1-2014, FILED BY WEST VALLEY CITY, REQUESTING AN ORDINANCE TEXT AMENDMENT TO AMEND THE DEFINITION OF HOUSEHOLD PETS, ALLOW CHICKENS AS HOUSEHOLD PETS AND ADDRESS INCONSISTENCIES IN THE WEST VALLEY CITY MUNICIPAL CODE BETWEEN THE ANIMAL CONTROL ORDINANCE3 (TITLE 23) AND THE ZONING ORDINANCE (TITLE 7); AND CONSIDER ORDINANCE NO. 14-19, ENACTING SECTIONS 7-2-132 AND 23-3-107 AND AMENDING SECTIONS 7-1-103, 23-1-102, 23-2-102, 23-5-106, 23-5-110, 23-6-106, AND 23-7-101 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CITY ORDINANCES GOVERNING ANIMALS**

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled March 25, 2014, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. ZT-1-2014, filed by West Valley City, requesting an ordinance text amendment to amend the definition of household pets, allow chickens as household pets and address inconsistencies in the West Valley City Municipal Code between the Animal Control Ordinance (Title 23) and the Zoning Ordinance (Title 7). He stated after the public hearing, the Council would consider proposed Ordinance No. 14-19 that would enact Sections 7-2-132 and 23-3-107 and amending Sections 7-1-103, 23-1-102, 23-2-102, 23-5-106, 23-5-110, 23-6-106, and 23-7-101 of the West Valley City Municipal Code to amend City ordinances governing animals.

Upon discussion, Councilmember Vincent advised he had suggested this item be reviewed again as Councilmembers Rushton and Buhler were excused from the last Study Meeting. Councilmember Rushton discussed researched information regarding what other cities allowed, including language regarding enforcement and other matters.

The City Council engaged in a general discussion and expressed individual opinions and comments regarding language in the proposed ordinance, including Health Department regulations.

Upon request, Layne Morris, CPD Director, answered questions regarding enforcement issues.

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Councilmember Buhler indicated penalties needed to be included in the proposed ordinance and made recommendations regarding language to that effect. He explained he desired this matter be continued to address additional issues rather than motions to amend.

Councilmember Lang discussed possible issues that could come up in the public hearing that the Council may also desire to address.

Councilmember Rushton explained he desired the City's ordinance to mirror the Health Department and State regulations.

**Special Regular Redevelopment Agency Meeting – Resolution No. 14-01, Authorize the Approval of the Development of 220,000 Square Feet Pursuant to the Agreement for Disposition of Land for Private Development (ADL) with Jordan River Marketplace, LLC**

Acting City Manager, Paul Isaac, discussed proposed RDA Resolution No. 14-01 that would authorize the approval of the development of 220,000 square feet pursuant to the Agreement for Disposition of Land for Private Development (ADL) with Jordan River Marketplace, LLC.

Mr. Isaac advised a similar resolution also had been listed on the City Council's agenda for the Regular Council Meeting scheduled later this night.

Upon inquiry there were no further questions regarding items scheduled on the subject Agendas.

**4. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED APRIL 1, 2014:**

**A. PROCLAMATION RECOGNIZING APRIL 2014 AS “CHILD ABUSE PREVENTION MONTH” IN WEST VALLEY CITY**

Acting City Manager, Paul Isaac, stated Councilmember Buhler would read a Proclamation recognizing April 2014 as “Child Abuse Prevention Month” in West Valley City, at the Regular Council Meeting scheduled April 1, 2014, at 6:30 P.M.

**B. PROCLAMATION DECLARING APRIL 2014 AS “FAIR HOUSING MONTH” IN WEST VALLEY CITY**

Acting City Manager, Paul Isaac, stated Councilmember Huynh would read a Proclamation declaring April 2014 as “Fair Housing Month” in West Valley City at the Regular Council Meeting scheduled April 1, 2014, at 6:30 P.M.

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**5. PUBLIC HEARINGS SCHEDULED APRIL 1, 2014:**

**A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2013-2014 BUDGET**

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled April 1, 2014, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding re-opening the FY 2013-2014 Budget. He discussed proposed Ordinance No. 14-20 to be considered by the City Council subsequent to the public hearing, as follows:

**ORDINANCE NO. 14-20, AMENDING THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2013 AND ENDING JUNE 30, 2014, TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS**

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 14-20 that would amend the Budget of West Valley City for the fiscal year beginning July 1, 2013 and ending June 30, 2014, to reflect changes in the Budget from increased revenues and authorize the disbursement of funds.

Mr. Isaac stated State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allowed the City to amend its budget during the year. He advised such public hearings on budget amendments were held on a quarterly basis each fiscal year. He reported all public notices had been given as required by law.

Finance Director, Jim Welch, further reviewed the proposed Ordinance, including all line item details, and answered questions from members of the City Council.

The City Council will hold a public hearing and consider Ordinance No. 14-20 at the Regular Council Meeting scheduled April 1, 2014, at 6:30 P.M.

**6. RESOLUTION NO. 14-44, APPROVE PURCHASE OF THREE VEHICLES FROM HENRY DAY FORD FOR USE BY THE POLICE DEPARTMENT**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 14-44 that would approve the purchase of three vehicles from Henry Day Ford, in an amount not to exceed \$87,300.00, for use by the Police Department.

Mr. Isaac stated Henry Day Ford had submitted a proposal to supply the following Police Department vehicles at prices lower than the State contract. He explained the City's Procurement Code allowed purchases without bidding from vendors within the City, at an amount within 1% of the State Bid. He reported the following were the vehicles proposed to be purchased, totaling \$87,261.42:

One (1) Ford Interceptor SUV	\$30,461.81
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Two (2) Ford Interceptor Sedans                      \$28,399.81

He reported these vehicles would replace a 2008 Ford Explorer with 98,000 miles and two Crown Victoria sedans (2007 and 2008 models) with 118,000 and 125,000 miles respectively. He indicated the two Crown Victoria sedans would become surplus and the Explorer would replace a 2007 line vehicle with 140,000 miles.

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

The City Council will consider proposed Resolution No. 14-44 at the Regular Council Meeting scheduled April 1, 2014, at 6:30 P.M.

7.     **RESOLUTION NO. 14-45, APPROVE AN AGREEMENT WITH J-U-B ENGINEERS, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR THE DESIGN OF BRIDGE DECK REHABILITATION WORK ON PARKWAY BOULEVARD AND 3100 SOUTH OVER I-215**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 14-45 that would approve an Agreement with J-U-B Engineers, Inc., in the amount of \$31,822.00, for professional engineering services for the design of bridge deck rehabilitation work on Parkway Boulevard and 3100 South over I-215.

Mr. Isaac stated both 3100 South and Parkway Boulevard were owned and maintained by the City and the bridge decks on these roads were in urgent need of rehabilitation. He explained according to Utah Department of Transportation (UDOT) policy; the City was responsible for maintenance of the wearing surface down to the first mat of reinforcing steel in the bridge deck on a local route passing over a state route. He indicated upon execution of the contract, J-U-B Engineers would assess existing conditions and prepare construction documents to rehabilitate the pavement surface and bridge deck on both Parkway Boulevard and 3100 South over I-215.

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

The City Council will consider proposed Resolution No. 14-45 at the Regular Council Meeting scheduled April 1, 2014, at 6:30 P.M.

8.     **RESOLUTION NO. 14-46, AUTHORIZE EXECUTION AND DELIVERY OF A MASTER LEASE AGREEMENT, EQUIPMENT SCHEDULE NO. 07, AN ESCROW AGREEMENT, AND RELATED INSTRUMENTS, AND DETERMINE OTHER MATTERS IN CONNECTION THEREWITH**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 14-46 that would authorize execution and delivery of a Master Lease Agreement, Equipment Schedule No.

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07, an Escrow Agreement, and related instruments, and determine other matters in connection therewith, in a total amount of \$666,477.00.

Mr. Isaac stated the proposal would authorize execution and delivery of the Lease-Purchase Agreement Schedule No. 7 under a Master Lease Agreement dated April 15, 2011, with SunTrust Equipment Finance & Leasing Corp. and related documents with respect to a lease for refurbishing two ambulances and purchasing new golf course maintenance equipment, authorize execution and delivery of documents required in connection therewith; and authorize the taking of all other actions necessary to consummation of the transactions contemplated by the Resolution.

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

The City Council will consider proposed Resolution No. 14-46 at the Regular Council Meeting scheduled April 1, 2014, at 6:30 P.M.

9. **RESOLUTION NO. 14-47, APPROVE THE PURCHASE OF TWO AMBULANCE CABS AND CHASSIS FROM KEN GARFF FORD FOR USE BY THE FIRE DEPARTMENT**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 14-47 that would approve purchase of two ambulance cabs and chassis from Ken Garff Ford in an amount not to exceed \$76,700.00, for use by the Fire Department.

Mr. Isaac stated the proposal would authorize purchase of the two ambulance cabs and chassis pursuant to the State contract (AR1941) from Ken Garff Ford. He advised of the following vehicles to be purchased in the total amount of \$76,618.00 financed through SunTrust Lease Schedule No. 7:

Two (2) Ford F450 ambulance cab and chassis	\$38,309.00 each
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Fire Chief, John Evans, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-47 at the Regular Council Meeting scheduled April 1, 2014, at 6:30 P.M.

10. **RESOLUTION NO. 14-48, APPROVE THE PURCHASE OF GROUND MAINTENANCE EQUIPMENT FOR STONEBRIDGE GOLF COURSE FROM TURF EQUIPMENT COMPANY AND ROCKY MOUNTAIN TURF**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 14-48 that would approve the purchase of ground maintenance equipment for Stonebridge Golf Course, in a total amount not to exceed \$518,842.88, from Turf Equipment Company and Rocky Mountain Turf.



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Mr. Isaac stated the proposed purchase of new maintenance equipment would replace old and worn equipment at the Stonebridge Golf Club. He indicated the old equipment no longer functioned as designed without requiring significant repair time and parts. He explained much of the staff time was being taken up doing repairs or being reassigned to other less efficient equipment or other tasks.

The Acting City Manager advised that the State of Utah showed the equipment requested as being available through the State Cooperative Contracts on Contract No. PD594, a Toro brand and available through Turf Equipment Company. He also reported the Parks and Recreation Department had favorable experience with Toro brand equipment at both golf courses and the parks. He also advised favorable experience had been enjoyed with the Turf Equipment Company regarding service and repairs. He stated the total purchase from this vendor would be in the amount of \$470,368.08.

The Acting City Manager stated the utility vehicles (4010 4x4 Kawasaki Mules) were available through State Cooperative Contract No. MA291 at Rocky Mountain Turf. He reported the Parks and Recreation Department had also had favorable experience with this brand and vendor. He stated the total purchase from this vendor would be in the amount of \$48,474.80.

Mr. Isaac advised the ground maintenance equipment purchase would be financed through SunTrust Lease Schedule No. 7.

Parks and Recreation Director, Kevin Astill, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-48 at the Regular Council Meeting scheduled April 1, 2014, at 6:30 P.M.

### 11. **COMMUNICATIONS:**

#### A. **LEGISLATIVE “WRAP-UP”**

Acting City Manager, Paul Isaac, requested the legislative “wrap-up” be rescheduled to the Study Meeting of April 8, 2014, in order to allow time for staff to prepare a written summary of the entire 2014 legislative session.

Upon inquiry by Mayor Pro Tem Rushton, Nicole Cottle, Assistant City Manager/CED Director, advised that lobbyist Dave Stewart would also be in attendance at the April 8<sup>th</sup> meeting.

#### B. **COMMUNICATIONS DIVISION STRATEGIC PLAN PRESENTATION**

Acting City Manager, Paul Isaac, stated time had been scheduled for a presentation by the Communications Division regarding Strategic Plan goals.

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Upon direction, Sam Johnson, Strategic Communications Director, used PowerPoint and discussed information summarized as follows:

- Current staffing levels and responsibilities
- Services: media relations, public relations, multi-media (WVCTV, website, social media), printing, design, event support, neighborhood activities, and youth engagement
- Set the Bar ... Raise the Bar:
  - Internal communications: services, employee training, and improve communications
  - External communications: accessibility, website, social media, cross promotion, WVCTV, printed materials, and press releases
  - Neighborhood services: neighborhood groups, events, and activities
  - Youth engagement: Youth City Council, school visits, and City Hall tours

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

### C. **REVIEW DRAFT AGENDAS FOR REDEVELOPMENT AGENCY AND HOUSING AUTHORITY MEETINGS SCHEDULED APRIL 1, 2014**

Acting City Manager, Paul Isaac, reviewed draft Agendas for Redevelopment Agency and Housing Authority meetings scheduled April 1, 2014. He noted that consideration of approval of minutes and public hearings and actions regarding the FY 2013-2014 Budget openings were listed on both agendas. He also answered questions from members of the City Council.

### D. **COUNCIL UPDATE**

Acting City Manager, Paul Isaac, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: March 7 – April 30, 2014: Utah Travels Photography Exhibit, UCCC; March 28, 2014: Bellator MMA 143, Maverik Center, 5:00 P.M.; April 1, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 2, 2014: Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; April 4, 2014: The Rhythm of Words – Workshop, 4:30 P.M. – 6:30 P.M. and Rhythmos – Exploring the Heartbeat of Life Performance, 7:00 P.M. at UCCC; April 4 & 5, 2014: PBR Velocity Tour, Marverik Center, Friday – 8:00 P.M. & Saturday – 7:00 P.M.; April 8, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 9, 2014: Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; April 9-11, 2014: ULCT Mid-Year Conference, St. George; April 11, 2014: Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.; April 12, 2014: Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.; April 15, 2014: Council Study Meeting, 4:00 P.M., Regular Council Meeting, 6:30 P.M.; April 16, 2014: Police Chief's Community Meeting, Police West Sub-station, 5315

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West 3100 South, 7:00 P.M. – 9:00 P.M.; April 18 & 19, 2014: Easter Activities at the Family Fitness Center and Centennial Park; April 22, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 29, 2014: Spring into Success Women’s Conference, UCCC, 8:00 A.M. – 4:00 P.M.; May 1, 2014: Utah Department of Transportation’s Annual Meeting with Salt Lake County and Municipalities, Calvin Rampton Complex, 1<sup>st</sup> Floor John Njord Conference Room, 4501 South 2700 West, 9:00 A.M. – 11:00 A.M.; May 6, 2014: Book Fair sponsored by EAC, City Hall Lobby; May 6, 2014: Council Study Meeting, 3:30 P.M., Regular Council Meeting, 6:30 P.M.; May 13, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 13, 2014: Youth Arts Festival, Fairbourne Station Plaza, 5:00 P.M. – 7:00 P.M.; May 13, 2014: Granite School District Town Hall Meeting, Hunter High School, Media Center, 7:00 P.M.; May 20, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 26, 2014: Memorial Day Holiday – City Hall closed; May 27, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 29, 2014: 2014 Jordan River Festival – Conservation Day; May 31, 2014: 2014 Jordan River Festival – Festival Celebration with festivities along the Parkway; May 31, 2014: Pioneer Crossing Bridge Grand Opening, UCCC (outdoors on the grounds), 8:00 A.M. – 9:00 A.M.; June 14, 2014: Brit Floyd – Discovery World Tour 2014, Maverik Center, 8:00 P.M.; June 19, 2014: Summer Employee Barbecue sponsored by EAC; and June 19-21, 2014: WestFest, Centennial Park.

### 12. COUNCIL REPORTS

#### A. COUNCILMEMBER STEVE BUHLER – CONGRESSIONAL DELEGATION MEETINGS AND NLC CONFERENCE

Councilmember Buhler reported regarding congressional delegation meetings while attending the National League of Cities (NLC) conference in Washington, D.C. He advised Councilmember Rushton had also attended the meetings.

#### B. MAYOR PRO TEM RUSHTON – CONGRESSIONAL DELEGATION MEETINGS AND NLC CONFERENCE, OTHER MEETINGS AND JORDAN RIVER COMMISSION

Mayor Pro Tem Rushton further reported regarding the recent National League of Cities (NLC) conference and meetings with the congressional delegation.

He discussed meetings and events at which he recently represented the City while Mayor Bigelow was out of town.

Mayor Pro Tem Rushton discussed issues recently taken up at a mayors’ meeting of member cities regarding UTOPIA.

He also reported regarding discussions at a Jordan River Commission meeting.

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, MARCH 25, 2014, WAS ADJOURNED AT 5:57 P.M., BY MAYOR PRO TEM RUSHTON.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, March 25, 2014.

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Sheri McKendrick, MMC  
City Recorder