

MINUTES OF COUNCIL STUDY MEETING – OCTOBER 17, 2017

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, OCTOBER 17, 2017, 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 BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Don Christensen, Councilmember At-Large
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

STAFF PRESENT:

Paul Isaac, Acting City Manager/Assistant City Manager/HR Director
Nichole Camac, City Recorder

Nicole Cottle, Assistant City Manager/ General Counsel/ CED Director
Eric Bunderson, City Attorney
Colleen Nolan, Police Chief
John Evans, Fire Chief
Jim Welch, Acting Finance Director
David Moss, Acting CPD Director
Russ Willardson, Public Works Director
Nancy Day, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
DeAnn Varney, Administration
Steve Lehman, CED Department
Steve Pastorik, CED Department
Jason Erikson, Parks and Recreation

APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 10, 2017

The Council considered the Minutes of the Study Meeting held October 10, 2017. There were no changes, corrections or deletions.

Councilmember Vincent moved to approve the Minutes of the Study Meeting held October 10, 2017. Councilmember Nordfelt seconded the motion.

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A voice vote was taken and all members voted in favor of the motion.

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF OCTOBER 17, 2017

Upon inquiry by Mayor Bigelow, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular City Council Meeting scheduled later this night.

AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED FOR OCTOBER 24, 2017

A. A PROCLAMATION DECLARING NOVEMBER 1, 2017 AS "EXTRA MILE DAY" IN WEST VALLEY CITY

Councilmember Nordfelt offered to read the Proclamation Declaring November 1, 2017 as “Extra Mile Day” in West Valley City at the Regular City Council Meeting scheduled October 24, 2017 at 6:30 P.M.

RESOLUTION 17-167: AUTHORIZE THE EXECUTION OF A SUBGRANT AGREEMENT BETWEEN WEST VALLEY CITY AND SALT LAKE COUNTY FOR THE CONDUCT OF A HOME INVESTMENT PARTNERSHIPS PROGRAM

Paul Isaac, Acting City Manager, discussed proposed Resolution 17-167 that would authorize the execution of a Subgrant Agreement between West Valley City and Salt Lake County for the conduct of a Home Investment Partnerships Program.

Written documentation previously provided to the City Council included information as follows:

As the lead agency in the local HOME consortium, Salt Lake County has notified West Valley City of their annual allocation of HOME funds. West Valley City will administer a Down Payment Assistance Program, and Rehabilitation Programs using these funds. West Valley City will receive ten percent administrative fees.

I.	Housing Rehabilitation Programs Total Budget	\$ 151,994.00
	a. Rehabilitations:	\$ 136,195.00
	b. Project delivery costs:	\$ 15,799.00
II.	Down Payment Assistance Program Total Budget	<u>\$ 66,000.00</u>
	a. Down payments:	\$ 60,000.00
	b. Project delivery costs:	\$ 6,000.00
	Total	\$ 217,994.00

The County has entered into a grant agreement with the U.S. Department of Housing and Urban Development (HUD) for financial assistance to conduct a HOME Investment Partnership Program (HOME Program) pursuant to the HOME Investment Partnerships Act, Title II of the Cranston-Gonzales National Affordable

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Housing Act, 42 U.S.C. 12701-12839, as amended, and subject to the Rules and Regulations, promulgated by HUD governing the conduct of HOME Investment Partnership Programs including, but not limited to , Title 24, Part 92 of the Code of Federal Regulations (CFR) (the Rules and Regulations); and the applicable Circulars published by the U.S. Office of Management and Budget (OMB Circulars).

Salt Lake County has created a consortium involving six Utah cities. West Valley City is a member of the Salt Lake County Consortium, as per the HUD HOME Interlocal Agreement signed in July 2017. Each year West Valley City has been allocated HOME funds through this partnership. The funding is restrictive allowing only residential construction, home rehabilitation and down payment assistance.

Mayor Bigelow asked if there is a set time for receiving a portion of the funds. Mr. Isaac replied that he will inquire and let the Council know prior to the Regular Meeting.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will consider Resolution 17-167 at the Regular Council Meeting scheduled October 24, 2017, at 6:30 P.M.

RESOLUTION 17-168: APPROVE AN AGREEMENT BETWEEN WEST VALLEY CITY AND SALT LAKE COUNTY TO PROVIDE "ZOO, ARTS, AND PARKS FUNDS" TO THE UTAH CULTURAL CELEBRATION CENTER

Paul Isaac, Assistant City Manager, discussed proposed Resolution 17-168 that would approve an Agreement between West Valley City and Salt Lake County to provide "Zoo, Arts, and Parks Funds" to the Utah Cultural Celebration Center.

Written documentation previously provided to the City Council included information as follows:

The Utah Cultural Celebration Center will primarily use Zoo Arts and Parks (ZAP) funding for General Program Development in four designated areas: 1) educational programming and workshops, 2) festivals, celebrations, and concerts, 3) personnel, and 4) gallery exhibitions. With this new funding, the Cultural Center will be able to expand its community-based arts and cultural programming. The Center will also be able to reach a greater number of West Valley City and Salt Lake County residents of all ages and income levels who represent many cultural and ethnic groups.

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The Cultural Center has become the preferred destination for many high quality and diverse cultural and arts events that reflect the interests of the community and enhance the image of West Valley City. The Cultural Center is poised to continue maximizing the benefits that will result from the yearly ZAP financial award. Over the next twelve months, the Center will develop community programming, continue to seek and expand diversified funding sources, and collaborate on opportunities for residents to experience quality multidisciplinary arts and cultural programming.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will consider Resolution 17-168 at the Regular Council Meeting scheduled October 24, 2017, at 6:30 P.M.

RESOLUTION 17-169: AUTHORIZE THE PURCHASE OF GLOCK FIREARMS AND ACCESSORIES FROM SALT LAKE WHOLESALE SPORTS

Paul Isaac, Acting City Manager, and Colleen Nolan, Police Chief, discussed proposed Resolution 17-169 that would authorize the purchase of Glock Firearms and Accessories from Salt Lake Wholesale Sports.

Written documentation previously provided to the City Council included information as follows:

In order to mitigate significant safety issues discovered with the current handguns being carried by West Valley City Police Officers, the Police Department needs to make a purchase of 192 Glock 17 and Glock 19 handguns and 50 Glock 19 fifteen round magazines.

The Police Department is requesting an emergency exception to the procurement process in that this is a serious equipment failure which needs to be addressed as quickly as possible. The Police Department is asking to be allowed to purchase the guns from a local supplier, Salt Lake Wholesale Sports, rather than going through a competitive sealed bid process, lengthening the time it would take to remedy this issue. The more time taken to replace these defective firearms, the greater the risk and liability to the City should the Police Department experience an accidental discharge that injures or kills one of our officers or a citizen. Salt Lake Wholesale Sports is a reputable, local dealer with competitive pricing that can handle the volume of guns we are requesting. We work with them regularly on other projects and have found them to be very reliable.

The monies for this purchase, \$83,418.00, have been found within the current Police Department budget. No additional monies from the City are required to

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complete this purchase. Any monies recovered from the return of the Sig Sauer firearms to the manufacturer will be returned to the City Budget.

Earlier this year, the Police Department moved all officers to a single platform primary duty weapon, the Sig Sauer P320, 9mm pistol, to improve officer safety. After the weapons were received and issued to all officers, a significant safety issue was discovered in that the gun will fire if dropped in a certain way or if hit on the back of the firearm. This can occur even if the gun is holstered, and occurs with no depression or interference on the gun's trigger.

This defect was initially downplayed by Sig Sauer, and the Police Department initially believed the defect could be corrected by having replacement parts sent to us by Sig Sauer and having our own certified armorers do the work to correct the defect. However, as we attempted to work through this issue with Sig Sauer, the Police Department Armorer's research found that the defect was a more complex issue than we were led to believe and that Sig Sauer's remedy would be to have all the guns sent back to Sig Sauer for refit. The solution would not guarantee that the safety issues would be corrected and would leave the Police Department's officers without a primary duty weapon, which is unacceptable. As we have discovered the seriousness of the issues involved in the defect, Sig Sauer has become unresponsive to the Police Department's queries and attempts to work with Sig Sauer to correct the defect.

In consultation with the City's Legal Department, we feel this significant safety and liability issue can only be mitigated by returning these firearms to Sig Sauer for a refund and replacing them with Glock pistols that have proven not to have these safety issues.

Councilmember Buhler stated that when the Sig Sauer purchase was proposed by Chief Russo, the Council was assured this was the best gun and was essential for active shooter situations in sharing ammo. He questioned why the defect was not known prior to the purchase and indicated that he is frustrated by this error. Chief Nolan stated that the guns were issued to members of the Police Department in May, due diligence was conducted, but a thorough investigation was conducted in August after a lawsuit from an Officer in Connecticut was issued against Sig Sauer after his firearm discharged and injured him when it was dropped. Chief Nolan stated that as the West Valley City Police Department conducted their investigation, they found that Sig Sauer's were defective and posed a significant liability. Councilmember Buhler expressed concern that the same issue will not happen with the Glock's. Chief Nolan stated that the City has used Glock's for 37 years and has a trust and positive track record with the company. She added that the cost of replacing the defective guns is less expensive than an accidental discharge. Councilmember Buhler stated that he understands and doesn't want a safety hazard for officers or citizens

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but is concerned about purchasing new guns that could have the same issue.

Blair Barfuss, Police Department, provided a timeline of the issue. Councilmember Buhler asked if the incident in Connecticut is the only documented one. Officer Barfuss replied no and detailed several incidents that have surfaced. Rulon Crandall, Police Department, discussed specific issues with the guns and the safety issues they present. He displayed videos of test performances conducted by the West Valley City Police Department that display the issues and concerns. Officer Crandall also detailed specific differences between the Sig Sauer's and Glock's and explained why the Glock's are a more trustworthy and safer weapon. Councilmember Nordfelt asked if the Glock's have also been tested by the West Valley City Police Department. Officer Crandall replied no but added that other agencies have tested them extensively.

Mayor Bigelow asked if there is any question that there is a significant safety hazard and it is in the best interest of the City and its Police Officers that the Council move forward with the purchase of the Glock's in place of the Sig Sauer's. Chief Nolan replied that there is no question in her mind that this is the best and safest course of action. Mayor Bigelow asked if this is the safest and most appropriate gun to use by the department. Chief Nolan replied that she is not well versed in guns but indicated that this gun was deemed efficient by skilled officers in the West Valley City Police Department. Mayor Bigelow asked how many other City's use the Glock currently. Officer Crandall replied most Cities in Utah use the Glock and added that it is the most carried weapon for Law Enforcement in the nation.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will consider Resolution 17-169 at the Regular Council Meeting scheduled October 24, 2017, at 6:30 P.M.

RESOLUTION 17-170: AUTHORIZE THE CITY TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT FOR THE DESIGN, DEVELOPMENT, AND CONSTRUCTION OF THE NEW PUBLIC SAFETY BUILDING

Jake Arslanian, Public Works, discussed proposed Resolution 17-170 that would authorize the City to enter into a Professional Services Contract for the design, development, and construction of the new public safety building.

Written documentation previously provided to the City Council included information as follows:

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EDA architects was chosen to design the PD Headquarters Building. EDA was also the designer on the Fairbourne Station Parking Structure and the Cultural Center remodel project. EDA has performed well on these previous projects.

The PD Headquarters Building comprises 62,000 square feet on three stories, including a forensics laboratory, ballistics testing area, evidence storage, detainee holding area, and departmental spaces for administration, investigations, patrol intelligence, records, and internal affairs.

Councilmember Vincent asked why this resolution is coming before Council after the design for the building has already been approved. Jake replied that negotiations were still being processed but the City didn't want to slow the process of development down. Mayor Bigelow asked the size of the proposed building compared to the existing Police Headquarter building. Jake replied it is anticipated to be three times the size. Mayor Bigelow asked how long the projected 10% increase is expected to last. Jake replied the building is a 50 year building and the increase is projected to last 10-20 years.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will consider Resolution 17-170 at the Regular Council Meeting scheduled October 24, 2017, at 6:30 P.M.

RESOLUTION 17-171: AWARD A CONTRACT TO LAYTON CONSTRUCTION FOR THE CONSTRUCTION OF A NEW PUBLIC SAFETY BUILDING

Jake Arslanian, Public Works, discussed proposed Resolution 17-171 that would award a contract to Layton Construction for the construction of a new public safety building.

Written documentation previously provided to the City Council included information as follows:

Four bids from pre-qualified contractors were received. The bid package included a base bid and six alternates, to allow the City to add or reduce costs, as desired. Bid alternates 1 and 2 are included in the contract award. Layton Construction was the lowest bidder on the base bid, and the lowest with bid alternates 1 and 2 included.

The PD Headquarters Building comprises 62,000 square feet on three stories, with state-of-the-art technology.

Mayor Bigelow clarified the size of the building is 66,000 square feet, not 62,000 square feet. Jake replied yes. Tom asked if this was the lowest bid. Jake replied yes and added that

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bidders were pre-qualified.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will consider Resolution 17-171 at the Regular Council Meeting scheduled October 24, 2017, at 6:30 P.M.

RESOLUTION 17-172: AUTHORIZE THE CITY TO ENTER INTO AN AMENDMENT TO A PROFESSIONAL SERVICES CONTRACT FOR THE DESIGN, DEVELOPMENT, AND CONSTRUCTION OF A PARKING STRUCTURE

Jake Arslanian, Public Works, discussed proposed Resolution 17-172 that would authorize the City to enter into an amendment to a Professional Services Contract for the design, development, and construction of a parking structure.

Written documentation previously provided to the City Council included information as follows:

This amendment authorizes an addition to the scope of the original design agreement with EDA Architects in the amount of \$493,198.00 for the addition of 500 new parking spaces on three new floors.

The City entered into an agreement with EDA architects in 2013 to design the Fairbourne Station Parking Structure. The original design included 800 parking stalls on four levels. With this amendment, the parties agree to expand the scope of the project to include 500 new spaces on three new floors, with the associated redesign of the complete structure.

Councilmember Vincent asked if UTA is involved in the funding of the parking structure. Jake replied yes and stated that they have also been involved in the design and signage and are well aware of the amount of parking they will be allotted. Councilmember Vincent asked what their dollar participation is for the project. Jake replied approximately 10 million dollars. Mayor Bigelow stated this was discussed several months ago and questioned why the Council is just now reviewing the amendment. Jake replied this is due to partnerships and negotiations but the City didn't want to slow the project down. Mayor Bigelow clarified that the courts will be reconstructed. Jake stated that the building isn't viable and options for relocation or being discussed. He further discussed goals for Fairbourne Station and possible options for the Court building.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

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The City Council will consider Resolution 17-172 at the Regular Council Meeting scheduled October 24, 2017, at 6:30 P.M.

COMMUNICATIONS

A. THE BENEFITS OF PARKS TO THE COMMUNITY

Nancy Day, Parks and Recreation Director, presented a PowerPoint Presentation summarized as follows:

- 8 Ways that Parks Improve your Health (a compilation of research and studies from The Trust for Public Land)
 - o Building New Parks & Improving Existing Parks Keep People Active
 - 95% Adults, 92% Adolescents, 58% Children do not get the recommended amount of daily physical activity.
 - More Parks = More Exercise
 - People who live closer to parks exercise more.
 - People who regularly use parks get more exercise.
 - People who use parks and open spaces are *3 times more likely* to achieve the recommended levels of physical activity than nonusers.
 - o People get the kind of exercise their bodies need most in parks
 - Raising a sweat & getting our hearts pumping - Parks are where much of this exercise happens.
 - 12% of moderate exercise takes place in neighborhood parks.
 - *50% of vigorous exercise* takes place in neighborhood parks.
 - o Parks clear the mind
 - Time spent in green outdoor spaces *boosts focus and concentration* in adults and children.
 - People who live closer to parks report better mental health.
 - People who live close to parks or woodlands not only showed lower scores for stress but also higher scores for happiness.
 - Exposure to nature can reduce stress and promote relaxation.
 - *Healing Forests* – Can trees heal people?
 - Kids with Attention Deficit Hyperactivity Disorder (ADHD) experience milder symptoms when they play outside in a natural setting.
 - o A makeover can maximize a park's potential to improve public health
 - Sprucing up a park increases the number of people who visit & exercise there.
 - The more aesthetically pleasing a park, the more likely people are to exercise there and in surrounding neighborhoods.
 - Larger parks with more facilities are more likely to be used.
 - Improving *park signage* increases park use.

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- More substantial renovations go even further.
- Park features attract park users and encourage physical activity
 - Basketball courts, pickleball courts, sports fields, walking paths, water features, playgrounds....
 - Older adults engage in over *3.5 times more physical activity* in parks with walking loops.
 - While a skate park attracts skaters, adding one increases general park use overall.
- Fitness zones encourage and increase park use
 - Fitness zones attract new users.
 - Fitness zones encourage former park users to return.
 - Fitness zones installed near playgrounds allow adults to *model healthy behavior for their children*.
- Supervised activities and programming maximize a parks public health benefits
 - Parks that offer programming (sports, clubs, classes, groups) are much more likely to be used than those that don't.
 - Classes at skate parks increase their popularity – especially among girls.
 - Organized activities in parks in low-income neighborhoods can increase park use by as much as 25%.
 - Children in summer camps at park and recreation sites report a *20% increase* in fruit and vegetable knowledge.
- Parks can help reduce health care costs
 - “Parks & Recreation...Healthcare you can Afford!” (URPA)
 - Exercise is one of the cheapest ways to stay healthy.
 - Exercise can prevent chronic diseases as effectively as medication.
 - *73% of adults* believe parks, trails, and open space are an essential part of the healthcare system.
 - Building new parks, upgrading old ones, and enriching all parks with programming and features that promote exercise (movement) is not only good medicine, it's also good for the bottom line.
- WVC Parks and Recreation Efforts
 - Maintaining & Enhancing current parks & open spaces
 - Looking for opportunities to create *Spaces of Awe*
 - Increase Marketing and Education
 - Additions:
 - Farmers Market (POP Program)
 - Community Gardens
 - Fitness Zones

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- Offsite Swim Lessons, Fitness Classes, Activities
- Activity Areas (Pickleball Courts)
- Adaptive Programs (biking, snowshoeing, hiking, sports)
- Programming in Parks (SPARK, Fitness Classes)
- Programming at Golf Courses (Veterans Golf League, Clinics)
- Tree Planting (The Ridge) – *Increase the tree canopy of WVC*

Councilmember Christensen asked if there is a specific day for the West Valley City Farmer’s Market. Nancy replied that this was discussed at length and the City is planning for Saturday morning’s. Councilmember Christensen expressed concern about the Murray City Farmer’s Market being held at the same time. Nancy replied that the City will evaluate this and will encourage residents and members of neighboring City’s to attend.

Councilmember Huynh asked if any HOA’s of existing PUD’s or townhome developments have approached the City about taking over and maintaining their parks. Nancy replied that the City often can’t take over parks due to financial restraints and City standards. Councilmember Buhler stated that the Council can talk about this on a policy level as well. Councilmember Vincent stated that there are HOA fees that are associated with parks in PUD’s that would need to be discussed. Councilmember Huynh suggested creating a criteria or standard for this.

Mayor Bigelow asked if a financial plan will be prepared to talk about some goals of the Parks and Recreation Department. Nancy replied yes.

B. PARKING IN TOWNHOME PROJECTS DISCUSSION

Steve Pastorik, CED Department, presented a PowerPoint Presentation summarized as follows:

- West Valley City Vehicles Available by Tenure
 - o Discussed the percentage versus owner-occupied units and renter-occupied units

- Townhome Parking Survey

Project Name	Address	# of Units	Total Stalls/Unit	Total Stalls	Available Stalls	Stalls/Unit Utilized*
Valley Cove	4124 W 4645 S	50	4.0	200	80	2.4
Arbor Square	5432 W Highbury	64	2.4	154	23	2.0
Truong	1559 W 3860 S	76	3.5	266	85	2.4
Jordan Meadows	1420 W 3100 S	80	2.9	232	47	2.3
Highbury Towns East	3045 S Daybury Dr	90	4.4	396	182	2.4

Members of the City Council had no further questions regarding the Council Update

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- Standards from other Cities

- Clearfield City: 2.125 stalls/unit
- Eagle Mountain: 2.33 stalls/unit
- Layton City: 2.25 stalls/unit
- Logan City: 2 stalls/units
- Millcreek: 2.33 stalls/unit
- Salt Lake City: 2 stalls/unit
- Saratoga Springs: 2.25 stalls/unit

Councilmember Vincent stated that the results from the census are inaccurate. He indicated that owner occupied townhomes don't seem to be the issue but rental unit apartment complexes and trailer park communities are. Councilmember Buhler stated that townhomes are most often reviewed by the Council. Councilmember Lang stated that having garage units, a covered space, and parking on the street seems to be an efficient mix. She indicated that on-street parking is where the issue lies. Councilmember Vincent agreed and added that it is likely a convenience issue. Councilmember Lang stated no on-street parking could be a solution. Mayor Bigelow stated that the number of vehicles per home has increased and indicated this could be a trend. He indicated the question is whether to increase parking based on the trend or leave it as is for now. Councilmember Buhler stated that public transit, bicycles, etc. are supposed to become more of a trend but this hasn't occurred in the City yet. Councilmember Huynh stated that strict requirements in PUD's or HOA's cause more on-street parking.

C. COUNCIL UPDATE

Mayor Bigelow referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events.

John Evans, Fire Chief, indicated that the Fire Crew from West Valley City traveled to a base camp in Southern California, were then sent to Santa Cruz, and will work through the night to assist in efforts. He indicated that the units from Utah were split in two different teams and will be there for 21 days. A Battalion Chief from

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the City will also be traveling there this coming weekend to assist. Councilmember Christensen asked if there is anything planned to welcome back the fire crew. Chief Evans replied he is unsure but will keep the Council apprised. Councilmember Christensen stated that it is important to thank the individuals for their extra service.

Members of the City Council had no further questions regarding the Council Update.

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

There were no potential future agenda items discussed.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- WESTERN GROWTH COALITION AND ULCT

Councilmember Christensen stated a transportation task force was presented at the Western Growth Coalition meeting. He indicated that a resolution will be proposed to the Coalition that is similar to the one ULCT passed recently. Councilmember Christensen added that he has been asked by ULCT to work on their bylaws as a representative of the City.

COUNCILMEMBER LANG- FLOWERS

Councilmember Lang thanked City staff and Council for the flowers sent to her mother-in-law's funeral service.

ADJOURN

Upon motion by Councilmember Christensen all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY OCTOBER 17, 2017 WAS ADJOURNED AT 6:26 P.M. BY MAYOR BIGELOW.

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, October 17, 2017.

Nichole Camac
City Recorder

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