

MINUTES OF COUNCIL STUDY MEETING – JANUARY 6, 2015

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JANUARY 6, 2015, 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
Corey Rushton, Councilmember At-Large (Arrived as noted)
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2 (Arrived as noted)
Karen Lang, Councilmember District 3 (Arrived as noted)
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Kevin Astill, Parks and Recreation Director
Lee Russo, Police Chief
Layne Morris, CPD Director
Russell Willardson, Public Works Director
John Evans, Fire Chief
Jim Welch, Finance Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
Willie Moon, CPD Department
Chris Curtis, CPD Department
Celia Kenney, CPD Department
Jennifer Siebach, CPD Department
Nathan Beckstead, CPD Department
Steve Lehman, CED Department
Steve Pastorik, CED Department
Ed Domian, CED Department
Margo Hoyt, CED Department
Lee Logston, CED Department
Mark Nord, CED Department
Chris Barnhurst, CED Department
Jeff Jackson, CED Department

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Pauline Davies, CED Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD DECEMBER 9, 2014 AND DECEMBER 16, 2014**

The Council read and considered Minutes of the Study Meeting held December 9, 2014 and December 16, 2014. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held December 9, 2014, and December 16, 2014, as written. Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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|---------------|-----|
| Mr. Vincent | Yes |
| Mr. Huynh | Yes |
| Mr. Nordfelt | Yes |
| Mayor Bigelow | Yes |

Unanimous.

2. **REVIEW AGENDAS FOR COUNCIL REGULAR, REDEVELOPMENT AGENCY AND HOUSING AUTHORITY MEETINGS SCHEDULED JANUARY 6, 2015**

Mayor Bigelow advised one item had been added to the Agenda for the Council Regular Meeting scheduled January 6, 2015, at 6:30 P.M., as follows:

Councilmembers Buhler and Councilmember Lang arrived at 4:32 P.M.

Councilmember Rushton arrived at 4:33 P.M.

Item No. 8.G. – RESOLUTION NO. 15-13, OPPOSING THE RELOCATION OF THE UTAH STATE PRISON TO THE PROPOSED LOCATION AT THE INTERCHANGE OF INTERSTATE 80 AND 7200 WEST

Mayor Bigelow discussed proposed Resolution No. 15-13 that would oppose the relocation of the Utah State Prison to the proposed location at the interchange of Interstate 80 and 7200 West.

The proposed location was currently ranked among the top choices under evaluation by the Prison Relocation Commission as a future site for the prison. The subject area was close to the boundaries of West Valley City and would have a significant negative impact on economic development, particularly in the Class A industrial development currently ongoing. Moving the prison to the proposed location would have a negative impact on West Valley City's image and establish the prison at a primary gateway to the City. The proposed location, like the current location of the prison, was located near a major

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interstate highway and would create significant social and economic disruption for neighboring communities.

Councilmember Vincent inquired if it the proposed Resolution was being done in support of Salt Lake City.

City Manager, Wayne Pyle, reviewed background and strategy in keeping a close eye regarding the prison relocation issue and potential impact on and interest of West Valley City. He stated our major concern was related to economic development. He also discussed reasons for adding the proposed resolution to the agenda and making a recommendation at this time. He recommended if there would not be a consensus for approval, the item could be pulled from the agenda or tabled.

Members of the Council discussed and expressed concerns with adding the item to the agenda at the last minute as they desired time to review all issues as was customary. Members indicated they had questions regarding the background, premise, and consequences. Some members requested clarification on some issues and expressed concerns regarding certain language in the proposed resolution. Some members of the Council stated they would rather consider a resolution that opposed having a prison in Salt Lake County. The Council also discussed property valuation of land near a prison. It was mentioned the governor and legislature were making this decision so it would be highly likely the prison would be moved. Some members indicated wherever the prison was located, it would discourage residential development and possibly economic development.

The Council advised they desired more time to “wordsmith” the proposed resolution, as additional background information regarding possible impacts was needed. Members of the Council discussed because this was an issue of great importance the Council should seriously consider weighing in on it after more information was received and studies had been reviewed.

Some members of the Council expressed appreciation for not taking actions on short notice in order to discuss the finer points of an action; however, this was a very fluent process and the City could get stuck in “analysis paralysis.” Therefore, staff should be trusted regarding recommendations and timing in matters such as this and be proactive.

Some members of the Council expressed opposition based upon environmental issues.

Discussion was had regarding a West Jordan site that would have been worse for West Valley City than the Salt Lake City site and some members indicated the Council should have made their opposition known earlier.

It was also suggested to simplify reasons or have less reasons in the proposed resolution.

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City Manager, Wayne Pyle, answered questions by members of the City Council during the above discussions.

Regarding scheduled items on the Redevelopment and Housing Authority Meeting Agendas, Mayor Bigelow advised consideration of approval of Minutes were the only items scheduled for the meetings to be held later this night.

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

3. **RESOLUTION NO. 15-07, APPROVE AN AGREEMENT WITH J-U-B ENGINEERS, INC. TO PROVIDE PROFESSIONAL SERVICES FOR DEVELOPMENT OF A STORM WATER COMMUNITY OUTREACH AND EDUCATION PLAN**

Public Works Director, Russell Willardson, discussed proposed Resolution No. 15-07 that would approve an Agreement with J-U-B Engineers, Inc., in the amount of \$71,500.00, to provide professional services for development of a Storm Water Community Outreach and Education Plan.

He stated West Valley City was required by the Utah Department of Environmental Quality to have a public education and outreach element in its Storm Water Management Program, one that was targeted to specific residential and business audiences. The objective was to increase community engagement and change public behavior to reduce storm water pollution.

J-U-B Engineers had been the only firm to respond to the Request for Proposals to develop a Storm Water Public Education and Business Training Incentive Program. Nevertheless, J-U-B Engineers and their sister company, The Langdon Group, had a unique combination of storm water expertise and public information ability that made them well suited for the work.

Under the subject contract, J-U-B would develop a custom community education and outreach plan specifically for West Valley City's residential and business demographics. To understand what stakeholders knew about the causes of storm water pollution, what they needed to know to make behavioral changes, and what communication and outreach channels would be most effective, J-U-B would conduct 22 individual interviews with representative stakeholders, and telephone surveys of both 400 residents and 100 businesses.

After approval of the community education and outreach plan by the City, a second agreement with J-U-B was anticipated for plan implementation.

Mr. Willardson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

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The City Council will consider proposed Resolution No. 15-07 at the Regular Council Meeting scheduled January 13, 2015, at 6:30 P.M.

4. **RESOLUTION NO. 15-08, AUTHORIZE THE CITY TO ENTER INTO A RIGHT-OF-WAY AGREEMENT WITH NNA ENTERPRISES, LLC, A UTAH LIMITED LIABILITY COMPANY, FOR PROPERTY LOCATED AT 5558 WEST 2455 SOUTH AND TO ACCEPT A SPECIAL WARRANTY DEED**

Public Works Director, Russell Willardson, discussed proposed Resolution No. 15-08 that would authorize the City to enter into a Right-of-Way Agreement with NNA Enterprises, LLC, a Utah Limited Liability Company, for property located at 5558 West 2455 South and to accept a Special Warranty Deed.

He stated NNA had signed a Right-of-Way Agreement and agreed to sign a Special Warranty Deed for a portion of property located at 5558 West 2455 South (Parcel 14-24-301-001).

The subject parcel was one of the properties affected and benefitted by construction of the 2400 South 4800 West Roadway Extension Project that would extend from 2400 South eastward to 4800 West and north to the SR-201 South Frontage Road. Compensation for purchase of the 32,239 square feet of property would be in the amount of \$233,733.00. The amount had been agreed to through negotiation and mediation based on an appraisal report prepared by the DH Group, LLC, indicating a value of \$206,900.00.

Mr. 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. 15-08 at the Regular Council Meeting scheduled January 13, 2015, at 6:30 P.M.

5. **RESOLUTION NO. 15-09, APPROVE A RIGHT-OF-WAY AGREEMENT WITH SUBURBAN LAND RESERVE, INC. A UTAH CORPORATION, FOR PROPERTY LOCATED AT 5139 WEST 2400 SOUTH AND ACCEPT A SPECIAL WARRANTY DEED, STORM DRAINAGE EASEMENT AND TWO GRANTS OF TEMPORARY EASEMENTS**

Russell Willardson, Public Works Director, discussed proposed Resolution No. 15-09 that would approve a Right-of-Way Agreement with Suburban Land Reserve, Inc., a Utah Corporation, for property located at 5139 West 2400 South and accept a Special Warranty Deed, Storm Drainage Easement and two Grants of Temporary Easements.

He stated Suburban Land Reserve, Inc. had signed a Right-of-Way Agreement, Special Warranty Deed, Storm Drainage Easement, and two Grant of Temporary Easements for property located at 5139 West 2400 South (Parcel 14-24-400-008).

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The subject parcel was one of the properties affected and benefitted by construction of the 2400 South 4800 West Roadway Extension Project that would extend from 2400 South eastward to 4800 West and north to the SR-201 South Frontage road. Compensation for the 13,129 square feet (0.301 acres) of property would be in the amount of \$65,700.00 based on an appraisal report prepared by the DH Group, LLC.

Mr. 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. 15-09 at the Regular Council Meeting scheduled January 13, 2015, at 6:30 P.M.

6. CONSENT AGENDA SCHEDULED JANUARY 13, 2015:

A. RESOLUTION NO. 15-10, ACCEPT A QUIT CLAIM DEED FROM DAVID W. AMOLDUS AND TRINIDAD B. AMOLDUS FOR A PORTION OF PROPERTY LOCATED AT 3605 SOUTH 7200 WEST

Mayor Bigelow discussed proposed Resolution No. 15-10 that would accept a Quit Claim Deed from David W. Amoldus and Trinidad B. Amoldus for a portion of property located at 3605 South 7200 West.

David W. Amoldus and Trinidad B. Amoldus had signed a Quit Claim Deed for right-of-way on 7200 West, and were owners of the property for a proposed single-family residence. The current right-of-way on the east side of 7200 West was dedicated as a 33-foot half width and needed to be widened to a 40-foot half width in accordance with the City's Major Street Plan. Conveyance of an additional seven feet of right-of-way was a condition of approval for a building permit on the subject property.

B. RESOLUTION NO. 15-11, APPROVE A DELAY AGREEMENT WITH DAVID W. AMOLDUS AND TRINIDAD B. AMOLDUS FOR PROPERTY LOCATED AT 3605 SOUTH 7200 WEST

Mayor Bigelow discussed proposed Resolution No. 15-11 that would approve a Delay Agreement with David W. Amoldus and Trinidad B. Amoldus for property located at 3605 South 7200 West.

David and Trinidad Amoldus had requested delay of construction of off-site improvements for a single-family residence. The improvements would include installation of curb, gutter, sidewalk and asphalt tie-in to the existing roadway.

At the present time there were no existing improvements along the subject property and postponing construction of the improvements would allow time for additional development to provide similar improvements. The combination of the improvements from this agreement and others collected as development

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progressed would provide a more complete and contiguous design of curb and gutter.

C. **RESOLUTION NO. 15-12, ACCEPT A QUIT CLAIM DEED FROM GBL INVESTMENTS, LLC, FOR A PORTION OF PROPERTY LOCATED AT 6379 WEST SR-201 SOUTH FRONTAGE ROAD**

Mayor Bigelow discussed proposed Resolution No. 15-12 that would accept a Quit Claim Deed from GBL Investments, LLC, for a portion of property located at 6379 West SR-201 South Frontage Road (Parcels 14-23-100-003 and 14-23-100-004).

GBL Investments had signed a Quit Claim Deed for right-of-way on the SR-201 South Frontage Road. GBL was the owner of the property for the proposed Varney Trucking site. Description for the subject property currently included a portion of the SR-201 South Frontage Road. As the right-of-way had not been previously dedicated or conveyed to the City, conveyance of right-of-way for the frontage road had been required as a condition of approval.

Upon inquiry, there were no questions regarding items on the Consent Agenda for the Regular Council Meeting scheduled January 13, 2015, at 6:30 P.M.

7. **COMMUNICATIONS:**

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

City Manager, Wayne Pyle, explained the Community Preservation Department had been scheduled to give their department strategic plan presentation. He explained this would be the first of several presentations to be given to the Council in preparation for the Strategic Planning Meeting scheduled in the month of February.

Layne Morris, Community Preservation Director, used PowerPoint and discussed information summarized as follows:

- Introduced Community Preservation Department staff in attendance at the meeting

Code Enforcement Division

- Courtesy notice for code violations
- Code enforcement “thank you” postcard sent to residents when properties were cleaned up after receiving courtesy notice
- Map showing code enforcement beats
- 2014 survey of code violations including results and violation trend

Animal Services Division

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- Volunteers
- Licenses
- Animal intake and trend
- Partnership with Best Friends organization
- Animal Shelter designated as a “no kill” shelter

Housing/Grants Division

- CDBG funding

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

B. **STRATEGIC PLAN PRESENTATION – COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**

Assistant City Manager/CED Director, Nicole Cottle, used PowerPoint and discussed information summarized as follows:

- Introduced CED staff in attendance at the meeting

Building Inspection Division

- 2014 construction – valuation, building permit fees, total building permits, new single-family dwellings, new apartment units
- Commercial construction activity
- Paperless inspections

Planning and Zoning Division

- Zone change applications
- Conditional use applications
- Permitted use applications
- Subdivision applications
- Planning Commission agenda items
- Residential building permits
- Business licensing
- Other projects – General Plan update, re-zoning moratorium, moderate income housing plan, impact fees, single family design standards, off-street parking requirements, household pets, ordinance, food trucks, alternative financial services ordinance
- Additional on-going efforts: Neighborhood enhancement, business license compliance task force, Fairbourne Station, economic development support and review and update of all of Title 7 (Land Use Code)

Economic Development Division

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- Staff - professional, intuitive, experienced, committed, aggressive, smart and addicted to success
- Economic Development Strategic Plan
- Return on investment analysis
- Consistent daily strategy
- Relationship building
- Project pipeline

Accelerate efforts for new business and economic development:

- Goals
- Benchmarks
- Performance Metrics (2014)
- New jobs
- New capital investment
- New retail sales
- Return on investment
- Project pipeline
- Recruitment through retention
- New construction
- Photographs of completed projects including Valley Fair Mall, Bed Bath & Beyond and ULTA at Valley Fair Mall, Residences at Fairbourne Station
- 5600 West update - Cinemark Theaters and Marriot Townplace at Highbury Centre
- Petzl – North American Headquarters
- Molina Medical
- Saigon Plaza II

Projects in the “pipeline”:

- Freeport West Industrial Park Building C
- CR England expansion
- IHC expansion at Lake Park
- Highbury Centre Phase III
- Innovasis Medical Products
- Valley Fair Mall – interior remodel
- Commerce 201 development Building B
- SilencerCo expansion
- Wakeboard Park
- Godfrey Trucking expansion
- Sunlitho expansion

Various photographs:

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- Thermo King
- Hexcel expansion
- Old Dominion
- 201 Commerce Building A
- ARA Industrial Park
- IHC expansion at Lake Park
- Innovasis headquarters

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

C. **WEST VALLEY FIBER NETWORK UPDATE**

The City Manager reported there was no updated information at the present time regarding the West Valley fiber network.

D. **COUNCIL UPDATE**

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

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| January 7, 2015 | Meet with Mayor Bigelow, City Hall, 4:30 P.M. – 6:00 P.M. |
| January 7, 2015 | Community Meeting with Mayor Bigelow, City Hall, 7:00 P.M. – 8:30 P.M. |
| January 7, 2015 | Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M. |
| January 9, 2015 | Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M. |
| January 10, 2015 | Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M. |
| January 13, 2015 | Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M. |
| January 19, 2015 | Martin Luther King, Jr. Holiday – City Hall closed |
| January 19, 2015 | Utah Grizzlies vs. Ontario Reign, Maverik Center, 1:35 P.M. |
| January 20, 2015 | Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M. |

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| January 23, 2015 | Utah Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M. |
| January 26, 2015 | Utah State Legislative Session Begins |
| January 27, 2015 | Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M. |
| January 31, 2015 | PBR Blue Def Velocity Tour, Maverik Center, 7:00 P.M. |
| February 3, 2015 | Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M. |
| February 5, 2015 | Dancing With The Stars: Live! Tour, Maverik Center, 8:00 P.M. |
| February 6, 2015 | Utah Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M. |
| February 7, 2015 | WWE Live – Road to Wrestlemania, Maverik Center, 1:00 P.M. |
| February 7, 2015 | Utah Grizzlies vs. Bakersfield Condors, Maverik Center, 8:05 P.M. |
| February 10, 2015 | Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M. |
| February 16, 2015 | President’s Day Holiday – City Hall closed |
| February 16, 2015 | Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 1:35 P.M. |
| February 17, 2015 | Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M. |
| February 18, 2015 | Police Department Awards Banquet, UCCC, 7:00 P.M. – 9:00 P.M. |
| February 20 & 21, 2015 | Council Strategic Planning Meeting, Family Fitness Center |
| February 24, 2015 | Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M. |

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| February 25, 2015 | Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M. |
| February 27, 2015 | Employee Bowling Tournament Sponsored by EAC, Delton Lanes, Noon – 3:00 P.M. |
| February 28, 2015 | Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M. |
| March 2, 2015 | Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M. |
| March 6, 2015 | Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M. |
| March 7, 2015 | Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M. |
| March 7-11, 2015 | NLC Congressional City Conference, Washington, D.C. |
| March 9, 2015 | Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M. |
| March 12, 2015 | Utah State Legislative Session Ends |
| March 20, 2015 | Utah Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M. |
| March 21, 2015 | Utah Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M. |
| March 25, 2015 | Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M. |
| March 27, 2015 | WVC Employee Appreciation Night at Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M. |
| March 28, 2015 | Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M. |
| April 3, 2015 | Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M. |
| April 4, 2015 | Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M. |

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April 20, 2015

Barry Manilow “One Last Time” Concert, Maverik
Center, 7:30 P.M.

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| April 22, 2015 | Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M. |
| April 23, 2015 | Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M. |
| April 24, 2015 | Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M. |
| April 25, 2015 | Cirque de Soleil – Varekai, Maverik Center, 4:00 P.M. & 7:30 P.M. |
| April 26, 2015 | Cirque de Soleil – Varekai, Maverik Center, 1:30 P.M. & 5:00 P.M. |

E. POTENTIAL FUTURE AGENDA ITEMS

The City Manager advised that staff had reserved meeting rooms at the Family Fitness Center for the Council’s Strategic Planning Meeting in February.

8. COUNCIL REPORTS:

A. COUNCILMEMBER STEVE VINCENT – UTA BUS STOP ON 5600 WEST AND PEGGY LANE AND EMAIL FROM ORCHARD ELEMENTARY

Councilmember Vincent reported regarding a UTA bus stop on 5600 West and Peggy Lane that had been moved so as not to obstruct traffic. He expressed desire to schedule further discussion with Senator Karen Mayne and representatives of the Utah Transit Authority regarding this issue.

He also discussed an e-mail from Orchard Elementary regarding problems with steepness of the driveway and possibility of changing the traffic flow to the west. He indicated the School District would need to work with the City’s Public Works Department. City Manager, Wayne Pyle, noted the information and stated he would look into the matter.

B. MAYOR RON BIGELOW – POLICE DEPARTMENT PROMOTIONS AND 2015 LEGISLATIVE SESSION ISSUES

Mayor Bigelow discussed his attendance at the Police Department promotion ceremony. He complimented Police Chief Russo on the very nice event.

He advised the 2015 legislative session would begin soon and he would work on issues regarding of importance to the Salt Lake Valley Conference of Mayors (COM) and the Salt Lake County Council of Governments (COG) and others.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, JANUARY 6, 2015, WAS

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ADJOURNED AT 6:20 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, January 6, 2015.

Sheri McKendrick, MMC
City Recorder

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