



A Special Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, June 20, 2023, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>.

WILLIAM WHETSONE, CHAIR
SCOTT HARMON, VICE CHAIR

A G E N D A

1. Call to Order
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. June 13, 2023
5. Resolutions:
 - A. Accept Public Input Regarding Re-Opening the FY 2022-2023 Budget

Action: Consider Resolution 23-05, Amend the Budget of West Valley City Municipal Building Authority for the Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds
6. Adjourn

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING – JUNE
13, 2023
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THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN SPECIAL SESSION ON TUESDAY, JUNE 13, 2023, AT 7:17 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN WILLIAM WHETSTONE.

THE FOLLOWING MEMBERS WERE PRESENT:

William Whetstone, Chair
Jake Fitisemanu (*electronically*)
Scott Harmon
Tom Huynh
Karen Lang
Don Christensen
Lars Nordfelt

STAFF PRESENT:

Wayne Pyle, City Manager (*electronically*)
Nichole Camac, City Recorder
Nicole Cottle, Assistant City Manager/ General Counsel
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director
Nancy Day, Parks and Recreation Director
John Flores, HR Director (*electronically*)
Sam Johnson, Strategic Communications Director (*electronically*)
Mark Nord, RDA Director (*electronically*)
Ken Cushing, IT (*electronically*)

APPROVAL OF MINUTES OF THE REGULAR MEETING HELD JUNE 6, 2023

The Board considered Minutes of the Regular Meeting held June 6, 2023. There were no changes, corrections or deletions.

Mr. Fitisemanu moved to approve the Minutes of the Regular Meeting held June 6, 2023.
Mr. Christensen seconded the motion.

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

**RESOLUTION 23-04: AUTHORIZE THE EXECUTION OF A PUBLIC WAY
LEASE AGREEMENT WITH THE BUILDING AUTHORITY OF WEST VALLEY
CITY AND THE UTAH TRANSIT AUTHORITY FOR THE MIDVALLEY BUS
RAPID TRANSIT PROJECT**

Wayne Pyle, City Manager, presented proposed Resolution 23-04 that would authorize the Execution of a Public Way Lease Agreement With the Building Authority of West Valley City and the Utah Transit Authority for the Midvalley Bus Rapid Transit Project.

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

UTA is building the Midvalley Connector BRT that will connect Murray Central Frontrunner/Trax Station to the SLCC Redwood Campus and West Valley Central Station at the bus hub near City Hall. In October 2021, the City executed a Memorandum of Agreement with UTA establishing general criteria with which the City would participate with UTA in the construction of the Midvalley Connector BRT, including the lease of these properties.

This new agreement provides UTA with the right to operate and construct the BRT in the City and defines the roles with respect to design and construction, and operation and maintenance.

Under the agreement the City agrees to lease to UTA property defined in the agreement, including a portion of the former America First Credit Union parking lot for the expansion of the existing bus hub. The City will also lease portions of City streets whereon UTA Facilities will be built at and in between bus stations. The value of the leased property and roadway areas are estimated to be \$510,000, which the City is donating to UTA as an in-kind contribution to the project. The term of the lease includes an initial term of 50 years, with an automatic renewal of an additional term of 25 years.

UTA agrees to build perimeter parking lot and drainage improvements in the America First parking lot that coordinate with the City's plans to incorporate that lot into the City Hall main parking lot, including landscaping along the shared boundary. UTA will also rebuild the trash enclosure in a new location in the parking lot.

UTA agrees to design and build an 8-foot-tall concrete privacy wall along the east side of 2700 West between 4100 South and Westshire Drive. A portion of the wall will be UTA funded, and a portion will be funded by the City. UTA's share will

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING – JUNE
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cover roughly a quarter of the cost to build this segment of wall. The City will acquire all right-of-way for the wall construction. The Public Works Department intends to extend the limits of wall construction (ultimately from 4100 South to approximately 3870 South) beyond the limits defined in this agreement by a future contract. The \$600,000 for the wall is being paid with existing funds from the City's CIP and General Fund.

UTA's project will be installing an electrical transformer to charge electric buses and grant to the City the use of excess capacity of 1000 KVA for vehicle charging stations in the City Hall parking lot. Rocky Mountain Power will provide the City's charging stations at a later date and is planned to include four DCFC (Direct Current Fast Charging) stations, two-150 kW stations, and two-350-kW stations.

A portion of the leased property is owned by West Valley City, and a portion is owned by the Municipal Building Authority of West Valley City.

Upon inquiry by Chairman Whetstone there were no further questions from members of the Authority, and he called for a motion.

Mr. Christensen moved to approve Resolution 23-04.

Ms. Lang seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Harmon	Yes
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chair Whetstone	Yes

Unanimous.

MOTION TO ADJOURN

Upon motion by Ms. Lang, all voted in favor to adjourn.

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THERE BEING NO FURTHER BUSINESS OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, THE SPECIAL MEETING OF TUESDAY, JUNE 13, 2023, WAS ADJOURNED AT 7:19 PM. BY CHAIRMAN WHETSTONE.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the Municipal Building Authority of West Valley City held Tuesday, June 13, 2023.

Nichole Camac
Secretary

Item: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____
Budget Opening Required: _____

ISSUE:

Approve a resolution to re-open the fiscal year 2022-2023 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the Building Authority of West Valley to amend its budget during the year. The Building Authority of West Valley City may hold public hearings on budget amendments on a quarterly basis each fiscal year.

BACKGROUND:

A Public Notice was posted June 8, 2023, in public view at City Hall, the Family Fitness Center and UCCC; also, posted on the Public Notice Website and West Valley City's Website. Notice was given that a public hearing is to be held June 20, 2023, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

RECOMMENDATION:

City staff recommends approval of the resolution amending the budget of the Building Authority of West Valley City for the fiscal year beginning July 1, 2022, and ending June 30, 2023, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE BUDGET OF THE
MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY
CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2022
AND ENDING JUNE 30, 2023 TO REFLECT CHANGES IN
THE BUDGET FROM INCREASED REVENUES AND
AUTHORIZE THE DISBURSEMENT OF FUNDS.**

WHEREAS, the Board of Trustees of the Municipal Building Authority of West Valley City adopted a resolution approving the budget of the Municipal Building Authority for the fiscal year beginning July 1, 2022 and ending June 30, 2023, in accordance with the requirements of state law; and

WHEREAS, the Treasurer of the Municipal Building Authority has prepared the proposed amendments to the adopted budget for consideration by the Board of Trustees and inspection by the public; and

WHEREAS, said proposed amendments reflect changes in the budget from increased revenues and transfers as reflected; and

WHEREAS, notice was duly given of a public hearing to be held on June 20, 2023, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on June 20, 2023 in accordance with said notice, at which hearing all interested parties were afforded an opportunity to be heard for or against said proposed amendments; and

WHEREAS, all conditions precedent to the amendment of the budget have been accomplished;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Municipal Building Authority of West Valley City, Utah as follows:

Section 1. The budget amendments attached hereto and made a part of this Resolution are hereby adopted and incorporated into the budget of the Municipal Building Authority of West Valley City for the fiscal year beginning July 1, 2022 and ending June 30, 2023, in accordance with the requirements of state law.

Section 2. The Secretary is directed to have this Resolution certified by the Treasurer and filed with the State Auditor, as required by law.

Section 3. The Resolution takes effect upon passage.

PASSED and APPROVED this _____ day of _____, 2023.

MUNICIPAL BUILDING AUTHORITY
OF WEST VALLEY CITY

PRESIDENT

ATTEST:

SECRETARY

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
REVENUE STATEMENT

	Adpoted 2022-2023	Sept 2022 Openings	March 2023 Openings	June 2023 Openings
BUILDING AUTHORITY:				
Interest Income	0	0	0	0
Funding Other Sources	0	5,500,000	5,500,000	5,530,000 ¹
Total Revenues	0	5,500,000	5,500,000	5,530,000
Total Revenues	0	5,500,000	5,500,000	5,530,000

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
EXPENDITURE STATEMENT

	Adpoted 2022-2023	Sept 2022 Openings	March 2023 Openings	June 2023 Openings
BUILDING AUTHORITY:				
Inter-Departmental Transfers-In:				
Capital Reserve-Theater	(50,000)	(50,000)	(50,000)	(50,000)
Capital Reserve-Arena	(100,000)	(100,000)	(100,000)	(100,000)
Capital Reserve (FFC)	(30,000)	(30,000)	(30,000)	(30,000)
Transfer In from CIP	0	0	(10,073)	(10,073)
PW Shop/Stn 75 (GF/DS)	0	0	0	0
MBA S 2016 Fire 71,72,76 (GF)	(517,600)	(517,600)	(517,600)	(517,600)
MBA S 2017 (GF)	(3,323,250)	(3,323,250)	(3,323,250)	(3,323,250)
MBA S 2019 Parks/PW (CRoads)	(256,411)	(256,411)	(256,411)	(256,411)
MBA S 2019 Parks/PW (SW)	(256,411)	(256,411)	(256,411)	(256,411)
MBA S 2019 Parks/PW (Sanit)	0	0	0	0
MBA S 2019 Parks/PW (GF)	(211,454)	(211,454)	(211,454)	(211,454)
MBA S 2022-Courts Reno	0	0	0	(380,174) ²
Maverik Center Refunding (RDA)	(2,400,700)	(2,400,700)	(2,400,700)	(2,400,700)
Subtotal Transfers-In	(7,145,826)	(7,145,826)	(7,155,899)	(7,536,073)
EXPENDITURES:				
Theater Capital Reserve	50,000	50,000	50,000	50,000
Arena Capital Reserve	100,000	100,000	100,000	100,000
Arena Capital Projects	0	0	0	0
Fitness Center Capital Reserve	30,000	30,000	30,000	0 ¹
MBA S 2010 Fire Station/PW	0	0	0	0
MBA S 2016 Fire 71, 72 & 76	517,600	517,600	517,600	517,600
MBA S 2017 Parking, PD & Court	3,320,750	3,320,750	3,320,750	3,320,750
MBA S 2019 Parks/PW	721,776	721,776	721,776	721,776
MBA S 2022-Courts Reno	0	0	0	380,174 ²
MBA S 2016 Arena Refund	2,398,200	2,398,200	2,398,200	2,398,200
Bond Issuance Costs/Fees	7,500	7,500	17,573	17,573
Transfers Out	0	5,500,000	5,500,000	5,560,000 ¹
Subtotal Expenditures	7,145,826	12,645,826	12,655,899	13,066,073
Total Expenditures	0	5,500,000	5,500,000	5,530,000

As authorized by the Uniform Fiscal Procedures Act for Utah Cities, the operating budget of West Valley City is periodically amended to accommodate regular and necessary changes in expenditures and revenues that occur throughout the fiscal year. These budget modifications are called "budget openings". They are considered by the City Council and accompanied by a public hearing to provide authorization to expend resources for grants received, rollovers of projects from the prior years, emergency expenditures, take advantage of economic opportunities, or other expenditures deemed to be appropriate and timely. Regular budget openings are necessary to maintain regular and orderly city operations and stay in compliance with State laws.

BUDGET OPENING
APR 2023 - JUN 2023
BUILDING AUTHORITY OF WEST VALLEY CITY
FISCAL YEAR 2022-2023

No.	Amount	Description	Source
1	\$ 60,000.00	Fitness Center - VFD for Indoor Pool Motors <i>(Installation of Variable Frequency Drives on the Indoor Pool Motors)</i>	R & R Fund in Buliding Authority Transfer to Fitness Center
2	\$ 380,173.61	Justice Courts Reno Bond Payment <i>(MBA Lease Revenue Bonds Series 2022 Bond Payment for FY 2023)</i>	Transfer from General Fund Balance

Previously Approved Budget Openings

BUDGET OPENING
JULY 2022 - SEPT 2022
BUILDING AUTHORITY OF WEST VALLEY CITY
FISCAL YEAR 2022-2023

No.	Amount	Description	Source
1	\$ 5,500,000.00	Transfer MBA Series 2022 Constructions Funds to CIP <i>(Additional Funding for the City Court/Legal Bldg Construction Project)</i>	Bond Proceeds

BUDGET OPENING
JAN 2023 - MAR 2023
BUILDING AUTHORITY OF WEST VALLEY CITY
FISCAL YEAR 2022-2023

No.	Amount	Description	Source
1	\$ 10,073.00	MBA WVC Lease Revenue Bonds 2022 (Justice Court Project) Issuance Fees <i>(Transfer to Cover Issuance Fees in Building Authority)</i>	Transfer from CIP to Building Authority