

MINUTES OF COUNCIL STUDY MEETING – AUGUST 15, 2023

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, AUGUST 15, 2023 AT 4:30 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor (*electronically*)
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2 (*electronically*)
William Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

STAFF PRESENT:

Wayne T Pyle, City Manager
Nichole Camac, City Recorder
Eric Bunderson, City Attorney (*electronically*)
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
Mark Nord, RDA Director
John Flores, HR Director
Sam Johnson, Strategic Communications Director (*electronically*)
Ken Cushing, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 11, 2023

The Council considered the Minutes of the Study Meeting held July 11, 2023. There were no changes, corrections or deletions.

Councilmember Fitisemanu moved to approve the Minutes of the Study Meeting held July 11, 2023. Councilmember Huynh seconded the motion.

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

REGULAR CITY COUNCIL MEETING HAS BEEN CANCELED

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PUBLIC HEARINGS SCHEDULED FOR AUGUST 25, 2023

A. ACCEPT PUBLIC INPUT REGARDING THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR 2023-2024

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 25, 2023, in order for the City Council to hear and consider public comments regarding the Budget of West Valley City for the Fiscal Year 2023-2024.

Proposed Resolution 23-111 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: RESOLUTION NO. 23-111, ADOPT A FINAL BUDGET; MAKE APPROPRIATIONS FOR THE SUPPORT OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024; AND DETERMINE THE RATE OF TAX AND LEVYING TAXES UPON ALL REAL AND PERSONAL PROPERTY WITHIN WEST VALLEY CITY, UTAH, TAXABLE BY LAW FOR THE YEAR 2023

Wayne Pyle, City Manager, discussed proposed Resolution 23-111 that would adopt a Final Budget; Make Appropriations for the Support of West Valley City for the Fiscal Year Beginning July 1, 2023 and Ending June 30, 2024; and Determine the Rate of Tax and Levying Taxes Upon All Real and Personal Property Within West Valley City, Utah, Taxable By Law for the Year 2023.

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

West Valley City will adopt a final budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment before the final adoption of this tentative budget for FY 2023-2024.

Councilmember Whetstone stated that he had submitted questions that were answered via email previously. Those questions were as follows:

- Under Non-departmental expenses, what is Transportation Sales Tax to CIP? Why was it 32% higher? *We receive sales tax that can only be used for roads projects as part of our general sales tax revenue receipts. We then move that revenue to CIP in order to track it for reporting purposes. We've only been receiving this revenue for a couple of years and the revenue projected last year was underestimated. Projections for fiscal year 2024 reflect actual sales tax growth from previous years and what we expect to get next year*

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based on updated projections. This revenue is strictly pass-through for the CIP (transportation) projects as Jim noted. Therefore, other than being an amount shown within the budget, it doesn't really affect the general fund.

- Some of the percent change figures don't make sense. For example, under Debt Service, UCCC & Arena Equipment increased from \$0 Adopted, to \$1,210,506 Final, however the percent change is 0.0%. Also, Road Revenue Bonds was essentially the same amount as what was budgeted, however the percent change was 100%. Another example under Community & Economic Development; Neighborhood Services increased 170%, however the budget shows 100%. *Because in mathematical terms it is impossible to calculate a percentage increase when zero is the base, we have been putting in 100% when new debt service payments are included in the budget. In the case of the equipment payments, 0% was put in as a carry over from the previous year (human error). We will change it to 100% as a placeholder. In the case of the Community and Economic Development and Neighborhood Services increase, the percentage was key punched in rather than calculated because of the same issue from a previous year. We'll fix that and review all the percentages for accuracy. Good catch on a couple of those, main point being calculating from 0.*
- Under Engineering expenditures, what was the increase in Special Projects related to? *Salary and Benefits increase by 213,660 and PW decrease their Sold Services by 106,000.* The sold service (essentially grant funding) decrease in this case was due to the fluctuation in federal project money year to year. In this year's case, a decrease.
- Under Theater, Theater Revenue indicated a large decrease from the adopted. What was the reason for the decline? *Pretty much all of the revenues that come from Theatrical Productions (Ticket Sales) at the Theater are now being posted into the Foundation.* In effect, the revenue is mostly the same, but shown in the Foundation instead. It should also be noted that theater revenue will change greatly in these first few years that we're operating it as we change operations and settle into a model that works for us. Ideally of course that's an increase as ticket sales and attendance and grant funding continue to increase.

Councilmember Christensen arrived at 4:39 PM.

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Councilmember Whetstone asked how the revenues and expenditures work for the West Valley Performing Arts Theatre and how it relates to fiscal years. Jim Welch indicated that revenues are accrued back into the previous fiscal year. He stated that there is a little bit of a disconnect but noted that it evens out over time.

The City Council will consider Resolution 23-111 at the Regular Council Meeting scheduled August 25, 2023 at 6:30 P.M.

COMMUNICATIONS

A. COUNCIL CALENDAR

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

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Huynh stated that Granger Crossings is a redevelopment project near Redwood Road. He indicated that a homeless winter overflow shelter will be in place at the old liquor store building on Redwood Road north of 3500 South. Councilmember Huynh expressed concern about the homeless population spilling over into the neighboring area and would like to discuss how RDA funds can be spent to provide a “facelift” to businesses in Granger Crossings. Councilmember Whetstone asked if this would be accomplished through loans. Wayne replied that there is a program in place but no applications have been submitted. Councilmember Christensen stated that the City can’t force anyone to participate in the program if they are unwilling to. Councilmember Huynh stated that he would like businesses to be educated since the program has been in place for many years. Wayne replied that RDA is contact with all businesses in the area on a regular basis. After further discussion, the Council agreed to a communication item that explained more about the program and how funding can be used.

Councilmember Huynh stated that he would like to discuss ways of paying off Maverik Center and Utah Cultural Center debt. Wayne replied that the Council discussed this several months ago and noted that there is a current plan to pay the debt off with RDA funds. Councilmember Whetstone stated that he recalls there is an early pay-off penalty as well. Wayne agreed and added that there are other options that would involve re-financing or re-directing other City funds if the Council wanted to consider those. Councilmember Nordfelt stated that he doesn’t understand what the concern is since there is an effective payoff plan in place. Councilmember Huynh stated that he wants to see other options and suggested selling the Maverik Center. Councilmember Christensen disagreed and indicated

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that the Maverik Center is a revenue source for the City and a great amenity that residents enjoy having. Councilmember Harmon stated that he would be in favor of discussing other options to see if there is a way to reduce the cost of the Utah Cultural Celebration Center debt more quickly. After discussion, Mayor Lang suggested a 15-minute communication item so that all Councilmembers understand the options and feel good about the path forward. The Council agreed and requested information regarding City debt be provided at the meeting.

Councilmember Huyh stated that the Council received an email from a concerned resident on Maple Way. He indicated that he would like to discuss the concern. Wayne replied that this is a longtime property dispute that escalated with the relocation of a driveway. He noted that the Police Department will be meeting with the concerned residents. Councilmember Fitisemanu stated that he was satisfied with the response provided by staff and the proposed steps by the Police Department moving forward.

Wayne indicated that the Fire Department applied for a Mobile EOC Grant and were stunned to be awarded with it. He indicated that the grant would pay for \$800,000 and the City would need to contribute \$266,667. Chief Evans presented a PowerPoint presentation as follows:

- Grant Details
 - o Federal Grant of \$8,000,000 with \$266,667 from WVC to build a mobile Emergency Operations Center (EOC)
 - o Build will consist of a trailer and tow vehicle
- Justification
 - During last earthquake event City EOC was unusable – need space for key Emergency Management personnel to coordinate and meet – current trailer inadequate set up
 - Would work in tandem with Comms truck recently received and upgraded
- Funding for Match
 - o During last earthquake event City EOC was unusable – need space for key Emergency Management personnel to coordinate and meet – current trailer inadequate set up
 - o Would work in tandem with Comms truck recently received and upgraded

Councilmember Nordfelt stated that the City was fortunate to receive the grant and stated that he would be good with moving forward on this. No members of the Council expressed opposition.

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B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- NATIONAL NIGHT OUT

Councilmember Christensen stated that National Night Out has been well attended. He thanked City staff for their hard work and dedication to making these events happen. He noted that Representative Weeks told him that West Valley City is one of the few cities who really go out and do such a great job every year. Councilmember Fitisemanu agreed.

Mayor Lang stated that toward the end of the month, there will be 25-26 neighborhood events held in one night. She asked if the Council would be comfortable splitting up the events so a representative can be at each of them. The Council agreed.

C. STRATEGIC DISCUSSION LIST

Mayor Lang stated that items would continue to be discussed on the list.

MOTION FOR CLOSED SESSION

Councilmember Christensen moved to adjourn and reconvene in a Closed Session for discussion of pending litigation. Councilmember Huynh seconded the motion.

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

Councilmember Fitisemanu	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

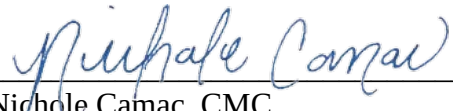
Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY AUGUST 15, 2023 WAS ADJOURNED AT 5:23 PM BY MAYOR LANG.

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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, August 15, 2023.


Nichole Camac, CMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, AUGUST 15, 2023, AT 5:27 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor (*electronically*)
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2 (*electronically*)
Will Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder
Eric Bunderson, City Attorney

The City Council met in Closed Session and discussed pending litigation.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF AUGUST 15, 2023 WAS ADJOURNED AT 5:34 P.M. BY MAYOR LANG.

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Nichole Camac – City Recorder