



The Regular Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, October 3, 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>.

WILL WHETSTONE, 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. July 18, 2023 (Special Meeting)
5. Public Hearings:
 - A. Accept Public Input Regarding Re-Opening the FY 2023-2024 Budget

Action: Consider Resolution 23-07, Amend the Budget of West Valley City
Municipal Building Authority for the Fiscal Year Beginning July 1, 2023 and

- 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.

Ending June 30, 2024 to Reflect Changes in the Budget from Increased Revenues
and Authorize the Disbursement of Funds

6. Adjourn

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING – JULY
18, 2023
-1-**

THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN SPECIAL SESSION ON TUESDAY, JULY 18, 2023, AT 7:14 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 VICE CHAIRMAN SCOTT HARMON.

THE FOLLOWING MEMBERS WERE PRESENT:

Scott Harmon- Vice Chair
Jake Fitisemanu (*electronically*)
Tom Huynh
Don Christensen
Lars Nordfelt
Karen Lang

ABSENT:

William Whetstone, Chair

STAFF PRESENT:

Wayne Pyle, City Manager (*electronically*)
Nichole Camac, City Recorder
Bradley Jepps, Acting City Attorney (*electronically*)
Colleen Jacobs, Police Chief
John Evans, Fire Chief (*electronically*)
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
Mark Nord, RDA Director (*electronically*)
Sam Johnson, Strategic Communications Director (*electronically*)
Ken Cushing, IT

APPROVAL OF MINUTES OF SPECIAL MEETING HELD JUNE 20, 2023

The Board considered Minutes of the Special Meeting held June 20, 2023. There were no changes, corrections or deletions.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING – JULY
18, 2023**

-2-

Ms. Lang moved to approve the Minutes of the Special Meeting held June 20, 2023. Mr. Huynh seconded the motion.

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

RESOLUTION 23-06: AUTHORIZE THE AUTHORITY TO EXECUTE AN UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER

Wayne Pyle, City Manager, discussed proposed BA Resolution 23-06 that would authorize the Authority to Execute an Underground Right of Way Easement in Favor of Rocky Mountain Power

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

Rocky Mountain Power is requesting an Underground Right-of-way Easement across Municipal Building Authority property located at 3600 S Constitution Blvd. in order to install infrastructure for future charging facilities for the UTA Bus Hub expansion and the electric vehicle charging stations to be built in the City Hall parking lot.

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

Mr. Nordfelt moved to approve Resolution 23-06.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Vice Chair Harmon	Yes
Chair Whetstone	N/A

Unanimous.

MOTION TO ADJOURN

Upon motion by Mr. Huynh, all voted in favor to adjourn.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING – JULY
18, 2023**

-3-

THERE BEING NO FURTHER BUSINESS OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, THE SPECIAL MEETING OF TUESDAY, JULY 18, 2023, WAS ADJOURNED AT 7:16 PM. BY VICE CHAIRMAN HARMON.

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, July 18, 2023.

Nichole Camac
Secretary

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

ISSUE:

Approve a resolution to re-open the fiscal year 2023-2024 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 to amend its budget during the year. The Building Authority may hold public hearings on budget amendments on a quarterly basis each fiscal year.

BACKGROUND:

A Public Notice was posted September 21, 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 October 3, 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, 2023 and ending June 30, 2024, 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, 2023
AND ENDING JUNE 30, 2024 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, 2023 and ending June 30, 2024, 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 October 3, 2023, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on October 3, 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, 2023 and ending June 30, 2024, 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

	Adopted 2023-2024	Sept 2023 Openings
BUILDING AUTHORITY:		
Misc. Revenue	0	0
Interest Income	0	0
Funding Other Sources	0	158,442 1
Total Revenues	0	158,442
Total Revenues	0	158,442

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings
BUILDING AUTHORITY:		
Inter-Departmental Transfers-In:		
Capital Reserve-Theater	(50,000)	(50,000)
Capital Reserve-Arena	(100,000)	(100,000)
Capital Reserve (FFC)	(30,000)	(30,000)
MBA S 2016 Fire 71,72,76 (GF)	(524,500)	(524,500)
MBA S 2017 (GF)	(3,325,450)	(3,325,450)
MBA S 2019 Parks/PW (CRoads)	(267,867)	(267,867)
MBA S 2019 Parks/PW (SW)	(267,867)	(267,867)
MBA S 2019 Parks/PW (GF)	(220,791)	(220,791)
MBA S 2022-Courts Reno	(382,500)	(382,500)
Maverik Center Refunding (RDA)	(2,375,000)	(2,375,000)
Subtotal Transfers-In	(7,543,975)	(7,543,975)
EXPENDITURES:		
Theater Capital Reserve	50,000	208,442 1
Arena Capital Reserve	100,000	100,000
Arena Capital Projects	0	0
Fitness Center Capital Reserve	30,000	30,000
MBA S 2010 Fire Station/PW	0	0
MBA S 2016 Fire 71, 72 & 76	522,000	522,000
MBA S 2017 Parking, PD & Court	3,322,950	3,322,950
MBA S 2019 Parks/PW	754,025	754,025
MBA S 2022-Courts Reno	380,000	380,000
MBA S 2016 Arena Refund	2,375,000	2,375,000
Bond Issuance Costs/Fees	10,000	10,000
Transfers Out	0	0
Subtotal Expenditures	7,543,975	7,702,417
Total Expenditures	0	158,442

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
JULY 2023 - SEPT 2023
BUILDING AUTHORITY OF WEST VALLEY CITY
FISCAL YEAR 2023-2024

No.	Amount	Description	Source
1	\$ 158,442.02	Theater Boiler Replacement <i>(Boiler is at End of Life)</i>	Theater R&R Reserves