WEST VALLEY CITY

The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, May 26, 2026, at 4:30 PM, in the Multipurpose Room, 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.

A G E N D A

1. Call to Order

2. Roll Call

3. Approval of Minutes:

   A. May 12, 2026

4. Presentations:

   A. Introduction of New Employees

5. Review Agenda for Regular City Council, Special Redevelopment Agency, and Special Municipal Building Authority Meetings of May 26, 2026

   A. Regular City Council Meeting Agenda

West Valley City does not discriminate based on race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you would like to attend this public meeting and, due to a disability, need assistance in understanding or participating, please notify the City Recorder, Nichole Camac, eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required.

B. Special RDA and MBA Meeting Agendas

6. Public Hearings Scheduled For June 9, 2026

A. Accept Public Input Regarding Application Z-1-2026, Filed by Granger Hunter Improvement District, Requesting a Zone Change from A-2 (Agriculture, Minimum Lot Size 2 Acres) to R-1-10 (Single Unit Dwelling Residential, Minimum Lot Size 10,000 Square Feet) for Property Located at 5901 West Parkway Blvd.

Action: Consider Ordinance 26-22, Amend the Zoning Map to Show a Change of Zone from A-2 (Agriculture, Minimum Lot Size 2 Acres) to R-1-10 (Single Unit Dwelling Residential, Minimum Lot Size 10,000 Square Feet) for Property Located at 5901 West Parkway Blvd

Action: Consider Resolution 26-59, Authorize the City to Enter Into a Development Agreement with Granger Hunter Improvement District for Approximately 0.56 Acres of Property Located at Approximately 6158 West 2920 South

B. Accept Public Input Regarding Re-Opening the FY 2025-2026 Budget

Action: Consider Ordinance 26-23, Amend the Budget of West Valley City for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

7. Ordinances:

   A. 26-24: Amend Chapter 5-3 of the West Valley City Municipal Code to Update Certain Procurement Requirements

   B. 26-25: Amend Section 1-2-107 of the West Valley City Municipal Code to Update Certain Parks and Recreation Fees

8. Resolutions:

   A. 26-60: Authorize the Execution of an Agreement with the State of Utah for Funding for the Sugar Plum Trail

9. Consent Agenda Scheduled for June 9, 2026

   A. Reso 26-61: Authorize the City to Enter Into an Easement Purchase Agreement and Accept a Temporary Construction Easement With and From Rebecca and Trent Moyer for Property Located at 6955 West 3500 South

10. Authorize Consent Agenda for Regular Meeting of June 9, 2026

11. Review Agendas for the Regular Redevelopment Agency and Municipal Building Authority Meetings Scheduled June 9, 2026

   A. RDA Meeting Agenda

   B. BA Meeting Agenda

12. Communications:

    A. Discussion Regarding City-Owned Property at 4063 South 7200 West

    B. Council Calendar

13. New Business:

    A. Potential Future Agenda Items

    B. Council Reports

14. Motion for Closed Session (if necessary)

15. Adjourn

WEST VALLEY CITY
City Council Study Meeting
May 12, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, MAY 12, 2026 AT 4:31 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
Lars Nordfelt, Councilmember At-Large *(arrived as noted)*
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Cindy Wood, Councilmember District 4

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director
Paula Melgar, HR Director *(electronically)*
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Harold Moleni, Administrative Analyst
Lauren McPeak, Administrative Analyst
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 28, 2026

The Council considered the Minutes of the Study Meeting held April 28, 2026. There were no changes, corrections or deletions.

Councilmember Whetstone moved to approve the Minutes of the Study Meeting held April 28, 2026. Councilmember Christensen seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF MAY 12, 2026
Upon inquiry by Mayor Lang, 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.

Councilmember Nordfelt arrived at 4:32 PM.

ADOPTION OF THE WEST VALLEY CITY TENTATIVE/INTERIM BUDGET SCHEDULED FOR MAY 26, 2026

A. **AN EXECUTIVE OFFICER OR BUDGET OFFICER OF THE CITY INTENDS TO STATE IN THIS PUBLIC MEETING THAT THE TENTATIVE BUDGET INCLUDES A PROPOSED TAX RATE INCREASE**
Mayor Lang stated that an executive officer or budget officer of the City intends to state in this public meeting that the tentative budget includes a proposed tax rate increase.

B. **AN EXECUTIVE OFFICER OR BUDGET OFFICER OF THE CITY STATES THAT THE TENTATIVE BUDGET INCLUDES A PROPOSED TAX RATE INCREASE AND PRESENTS A PROPERTY TAX IMPACT SCHEDULE AS DEFINED IN UTAH CODE SECTION 59-2-924**
Jim Welch, Finance Director, stated that the tentative budget includes a proposed tax rate increase and presents a property tax impact schedule as defined in Utah Code Section 59-2-924.

C. **THE CITY INTENDS TO STATE THAT THE CITY IS CONSIDERING LEVYING A TAX RATE THAT EXCEEDS THE CITY'S CERTIFIED TAX RATE (THE "PROPOSED TAX RATE INCREASE"). THE CITY WILL ALSO STATE THE APPROXIMATE DOLLAR AMOUNT AND PURPOSE FOR ADDITIONAL AD VALOREM TAX REVENUE THAT WOULD BE GENERATED BY THE PROPOSED TAX RATE INCREASE. THE CITY WILL ALSO STATE THE APPROXIMATE PERCENTAGE INCREASE IN AD VALOREM TAX REVENUE FOR THE CITY BASED ON THE PROPOSED TAX RATE INCREASE. THE CITY WILL ALSO STATE THAT IF THE CITY PROCEEDS WITH THE PROPOSED TAX RATE INCREASE, THE CITY WILL PROVIDE NOTICE OF AND**

CONDUCT A PUBLIC HEARING, AS REQUIRED BY UTAH CODE SECTION 59-2-919(4)(C), AT WHICH MEMBERS OF THE PUBLIC WILL HAVE AN OPPORTUNITY TO PROVIDE COMMENTS ON THE PROPOSED TAX RATE INCREASE

Mayor Lang stated that the City intends to state that the City is considering levying a tax rate that exceeds the City's certified tax rate (the "proposed tax rate increase"). She noted that the City will also state the approximate dollar amount and purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase. Mayor Lang indicated that the City will also state the approximate percentage increase in ad valorem tax revenue for the City based on the proposed tax rate increase. She added that the City will also state that if the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code Section 59-2-919(4)(c), at which members of the public will have an opportunity to provide comments on the proposed tax rate increase.

D. **THE CITY IS CONSIDERING LEVYING A TAX RATE THAT EXCEEDS THE CITY'S CERTIFIED TAX RATE. THE PROPOSED TAX RATE INCREASE WOULD GENERATE APPROXIMATELY $1,907,662 OF ADDITIONAL AD VALOREM TAX REVENUE TO BE USED TO PAY FOR ADDITIONAL OPERATIONAL AND EMPLOYEE COMPENSATION COSTS. THE PROPOSED TAX RATE INCREASE WOULD INCREASE THE CITY'S AD VALOREM TAX REVENUE BY APPROXIMATELY 5%. IF THE CITY PROCEEDS WITH THE PROPOSED TAX RATE INCREASE, THE CITY WILL PROVIDE NOTICE OF AND CONDUCT A PUBLIC HEARING, AS REQUIRED BY UTAH CODE SECTION 59-2-919(4)(C)**

Jim Welch, Finance Director, stated that the City is considering levying a tax rate that exceeds the City's certified tax rate. The proposed tax rate increase would generate approximately $1,907,662 of additional ad valorem tax revenue to be used to pay for additional operational and employee compensation costs. He noted that the proposed tax rate increase would increase the City's ad valorem tax revenue by approximately 5%. If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code Section 59-2-919(4)(c).

E. **BUDGET OFFICER PRESENTS THE PROPERTY TAX IMPACT SCHEDULE**

Mayor Lang stated that the City's Budget officer will now present the property tax impact schedule.

Jim Welch, Finance Director, stated that he is presenting the property tax impact schedule to the Council today. He noted that it has been included in the Council's packets as a separate document from all other budget documents. Jim noted that

copies are also available attached to the agenda on the Utah public notice website and on the City website. He added that the property tax impact schedule can also be found on the website at wvc-ut.gov and clicking the truth in taxation button on the main page to find it. Jim stated that copies are also available at the back of the room or upon request to himself or the City Recorder, Nichole Camac.

F. **ACCEPT PUBLIC COMMENT REGARDING THE TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled May 26, 2026 in order for the City Council to hear and consider public comments regarding the Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027.

Proposed Resolutions 26-54, 26-55, and 26-56 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: RESOLUTION 26-54, ADOPT A TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027 AND SET AUGUST 11, 2026 AS THE DATE FOR A PUBLIC BUDGET HEARING

Jim Welch, Finance Director, discussed proposed Resolution 26-54 that would adopt a Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027 and Set August 11, 2026 as the Date for a Public Budget Hearing.

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

> This resolution adopts the tentative budget for West Valley City for the 2026-2027 fiscal year and sets a date for public comment at a hearing to be held on August 11, 2026.
>
> West Valley City will adopt a tentative 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 2026-2027.

ACTION: RESOLUTION 26-55, CONFIRM THAT CERTAIN STATEMENTS WERE MADE AND DOCUMENTS MADE AVAILABLE AS REQUIRED BY STATE LAW

Jim Welch, Finance Director, discussed proposed Resolution 26-55 that would confirm that Certain Statements were Made and Documents Made Available as Required by State Law.

ACTION: RESOLUTION 26-56, CONFIRM THAT CERTAIN ADDITIONAL STATEMENTS WERE MADE AS REQUIRED BY STATE LAW AND DIRECT THE BUDGET OFFICER TO NOTIFY THE TAX COMMISSION AND THE SALT LAKE COUNTY AUDITOR OF A PROPOSED TAX INCREASE AND THE DATE, TIME, AND PLACE OF A PUBLIC HEARING AS REQUIRED BY STATE LAW

Jim Welch, Finance Director, discussed proposed Resolution 26-56 that would confirm that Certain Additional Statements were Made as Required by State Law and Direct the Budget Officer to Notify the Tax Commission and the Salt Lake County Auditor of a Proposed Tax Increase and the Date, Time, and Place of a Public Hearing as Required by State Law.

Jim explained that "ad valorem" refers to the value of property and is commonly associated with property taxes. Jim stated that the proposed property tax increase would help fund nine new firefighter positions to improve emergency response in West Valley City, as well as support salary increases needed to retain and recruit employees and maintain essential operations. He noted that the required property tax impact statement is available on the City website and that all related statements and disclosures were reviewed by the City's attorneys.

Jim also reviewed the proposed general operating budget for the City, totaling approximately $124 million. Similar to prior years, approximately 55% of the budget is allocated to public safety, with the remainder distributed among other City operations. He explained that the proposed budget reflects an increase of approximately $4 million from the previous year, primarily due to salary adjustments, insurance and utility costs, and personnel increases within the Fire and Police Departments. Jim stated that the tentative budget, now referred to as the interim budget under updated requirements, would proceed to a public hearing the following week to allow for public comment prior to adoption.

Councilmember Whetstone asked whether the projected increase in sales tax revenue was unusually high and inquired about the factors used in developing the sales tax forecast. Jim explained that sales tax revenue receives significant attention during the forecasting process because it represents a large portion of the City's revenue. He stated that projections are based in part on prior revenue trends, but broader economic conditions are also a major factor, including inflation rates. Jim noted that recent inflation figures exceeded many economists' projections and are incorporated into the City's calculations. He further explained that commercial retail building permits are also considered as part of the forecasting process. Jim stated that the projections are intended to be reasonable estimates and expressed confidence that the actual revenue would likely fall near the projected range.

Councilmember Huynh asked whether staff had an opportunity to review population trends within the City and determine how many individuals could potentially move into the City each month. Jim responded that the newly established state population committee had

recently released updated population estimates for West Valley City, showing the City at approximately 138,000 residents, which was lower than the City's internal projection of approximately 144,000 residents. Jim explained that sales tax distributions are based on the population committee's estimates and noted that the reported decrease in population impacts the City's revenue projections. He stated that there is no appeal process for the committee's determinations. Jim further explained that the estimates rely heavily on new development permits, particularly high-density and residential housing units, as well as countywide population growth figures that are then allocated among individual communities. He noted that the City monitors these estimates closely due to their financial significance. Councilmember Huynh suggested that the City further study population growth and spending trends associated with new residents moving into the community. He referenced discussions with staff and representatives from other cities regarding estimated monthly population increases and expressed interest in developing approximate estimates of the economic impact and spending generated by new residents. Councilmember Huynh stated that having generalized figures and visual data would help provide a clearer understanding of the City's growth and related economic activity. Jim responded that one way to estimate the economic impact of population growth would be to divide the amount of sales tax collected by the City's population to develop a general per-capita estimate. He noted that while he did not have the exact figures available at the time, the calculation could provide a rough estimate tied to population increases. Councilmember Huynh clarified that his interest was specifically related to understanding population growth and increases within the City. Councilmember Huynh stated that population and growth projections can be useful in long-term planning efforts, including evaluating future traffic impacts and infrastructure needs such as roads and bridges. He noted that other agencies and communities use population trend data to project growth over five- and ten-year periods and expressed that this type of information is valuable for understanding and planning for the City's future development.

Councilmember Wood asked what the licenses and permits refer to. Jim explained that a significant portion of the City's licenses and permits revenue is generated through new construction and building permits within West Valley City. He noted that the category also includes other revenue sources such as dog licenses and business licenses, though construction-related activity accounts for the majority of the revenue. Jim also discussed projected decreases in interest earnings, noting that forecasting interest rates is not an exact science. He stated that when preparing the budget, staff recognized the possibility of declining rates and some resulting flexibility in projections. Jim further commented that he did not currently see significant factors pushing interest rates higher and indicated that downward pressure on rates could impact the City's interest earnings from reserve funds.

Councilmember Nordfelt asked about the budget process. Jim explained that the City would be adding a timeline related to the Truth in Taxation process on the City's website as part of a new webpage containing budget and tax-related information. He reviewed changes to the

budget adoption process, noting that the City has historically adopted a tentative budget, now referred to under state requirements as the interim budget, which allows for minor adjustments before adoption of the final budget. Jim stated that the interim budget would be adopted in two weeks and would authorize continued City operations until adoption of the final budget. He explained that the final budget would be adopted either at the end of June if no property tax increase is proposed, or in August if a property tax increase is pursued. He further noted that the City traditionally conducts a Truth in Taxation hearing in August related to the judgment levy and explained that the County no longer performs those calculations on the City's behalf, requiring City staff to complete them internally. Jim stated that the anticipated judgment levy is expected to remain under $50,000 unless unforeseen judgments arise. Jim also reviewed updated public hearing requirements, noting there would be multiple public hearings throughout the process, including hearings for the interim budget and the final budget. He explained that under recent legislative changes, any City Council agenda item involving the budget would also require staff to read the property tax impact statement aloud to comply with state transparency and public communication requirements.

Councilmember Whetstone asked what the impact would be if the Council chose not to approve the proposed 5% increase or considered adopting a lower percentage increase instead. Jim responded that the most significant impacts of reducing or not approving the proposed increase would likely affect staffing and hiring commitments already made by the City. He explained that if the City intends to retain newly hired employees and fulfill obligations associated with existing grants, additional revenue would need to be identified or budget reductions would need to occur elsewhere. Jim compared the situation to managing a household budget, stating that funding priorities ultimately require either sufficient revenue or corresponding reductions in expenditures.

Councilmember Harmon asked if anything will be added to the fund balance with this budget. Jim explained that the proposed budget does not include a specific allocation to fund balance, noting that the City has historically relied on year-end balances rather than routinely budgeting additional contributions to fund balance. He stated that the City generally operates with a conservative budget approach and occasionally uses available fund balance for one-time expenditures such as fleet purchases or other important capital needs. Jim further explained that throughout the year, various budget items and one-time expenditures may come before the City Council for consideration. He noted that some of those expenditures may be funded through available fund balance while others may be supported by increased revenues. He added that these actions are part of the City's normal operations and provide the Council with opportunities to review expenditures exceeding established purchasing limits. Councilmember Harmon suggested that it would be helpful to provide a 30- to 60-day forecast estimating the City's anticipated fund balance at the end of the fiscal year on June 30, including whether additional funds may remain available to contribute to the fund

balance. Jim explained that final fund balance figures are dependent on the year-end closing process and completion of the annual audit. He stated that although the City's books close on June 30, the audit process typically takes approximately five months to finalize. Jim noted that staff prepares interim estimates to monitor projected balances, but final expenditure totals are often not fully known until the end of August due to outstanding invoices and pending expenses. Jim stated that staff could provide a rough estimate of available fund balance by the end of May and indicated that fund balance projections are regularly monitored and discussed internally. He noted that maintaining adequate reserve funds is an important topic during the City's strategic planning discussions and stated that staff works to keep fund balance projections updated throughout the year.

The City Council will consider Resolutions 26-54, 26-55, and 26-56 at the Regular Council Meeting scheduled May 26, 2026 at 6:30 P.M.

PUBLIC HEARINGS SCHEDULED FOR MAY 26, 2026

A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION SA-3-2026, FILED BY WEST VALLEY LAND HOLDINGS, LLC, REQUESTING APPROVAL OF A FIVE-LOT SUBDIVISION WITH A STREET VACATION**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled May 26, 2026 in order for the City Council to hear and consider public comments regarding Application SA-3-2026, Filed by West Valley Land Holdings, LLC, Requesting Approval of a Five-Lot Subdivision with a Street Vacation.

Proposed Ordinance 26-17 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-17, APPROVE THE VACATION OF A PORTION OF CONSTITUTION BOULEVARD IN CONJUNCTION WITH THE WASATCH WEST VALLEY SUBDIVISION

Steve Pastorik, CD Director, discussed proposed Ordinance 26-17 that would approve the Vacation of a Portion of Constitution Boulevard in Conjunction with the Wasatch West Valley Subdivision.

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

> The purpose of this subdivision is to amend two lots from the WVLH Subdivision that was recorded in 2023, as well as take the remaining parcels owned by West Valley Land Holdings, LLC, and create a new subdivision consisting of 5 lots. The

subdivision will modify the parcel lines where the current office tower sits and creates 4 additional lots for future commercial land uses. Three parcels recently acquired from the West Valley City RDA will also be incorporated into the new subdivision. Shared access to the subdivision will be gained from Lehman Avenue, which will be handled through an existing easement from the WVLH Subdivision, and from Constitution Blvd through a proposed access easement that will be maintained in common by the owners of Lots 1, 2, 3, and 4. The subdivision will vacate 314 square feet of right-of-way along Constitution Blvd, in favor of Lot 2. Approximately 1,328 square feet will be dedicated on the same street.

Councilmember Harmon noted that this had been previously discussed when a potential Starbucks was proposed. Steve replied that is correct but noted that it never came to fruition.

The City Council will consider Ordinance 26-17 at the Regular Council Meeting scheduled May 26, 2026 at 6:30 P.M.

ORDINANCE 26-18: AMEND SECTIONS 1-2-113, 10-1-110, 10-2-502, 10-2-503, 10-2-504, 10-2-506, 10-2-507, 10-2-508, 10-2-510, 10-2-511, 10-2-601, 10-3-204, 10-3-501, AND 10-3-701 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING ADMINISTRATIVE CODE ENFORCEMENT

Eric Bunderson, City Attorney, presented proposed Ordinance 26-18 that would amend Sections 1-2-113, 10-1-110, 10-2-502, 10-2-503, 10-2-504, 10-2-506, 10-2-507, 10-2-508, 10-2-510, 10-2-511, 10-2-601, 10-3-204, 10-3-501, and 10-3-701 of the West Valley City Municipal Code to Amend Certain Requirements Concerning Administrative Code Enforcement.

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

The Legal Department and City staff routinely review the City Code to ensure legal compliance and alignment with best practices. The proposed amendments reflect current best practices for efficient governance.

First, the Administrative Appeals Board is no longer necessary. Administration and the City Council are aligned on code enforcement priorities and practices, and the current ALJ serves as an independent third party.

Second, Code Enforcement has requested additional tools to address repeat offenders. Level 2 NOVs have been effective in addressing issues involving rental properties and businesses and would also be useful when applied to individual homeowners.

Third, requiring amendments to the City Code each time departments are reorganized is inefficient. The City Manager already has legal authority to organize departments. Repealing and reenacting Title 3 preserves that authority, along with all other legal requirements, while removing unnecessary codification of specific departmental structures.

Finally, legislation passed during the 2026 legislative session requires that provisions concerning City Council vacancies and disposal of City property be enacted and amended. Vacancies on the City Council are filled in accordance with state law. This ordinance would establish the process of breaking a tie. If a vote results in a tie between two candidates, the winner is determined by a coin toss. If two candidates tie for second place and no candidate has a majority, a coin toss determines who advances. For ties involving three or more candidates, a random card draw is used to eliminate all but the top two candidates. A final vote is then held between the remaining candidates, with any resulting tie decided by a coin toss. This ordinance also simplifies or repeals portions of the code related to disposal of City property.

The City Council will consider Ordinance 26-18 at the Regular Council Meeting scheduled May 26, 2026 at 6:30 PM.

ORDINANCE 26-19: REPEAL AND REENACT TITLE 3 OF THE WEST VALLEY CITY MUNICIPAL CODE

Eric Bunderson, City Attorney, presented proposed Ordinance 26-19 that would Repeal and Reenact Title 3 of the West Valley City Municipal Code.

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

The Legal Department and City staff routinely review the City Code to ensure legal compliance and alignment with best practices. The proposed amendments reflect current best practices for efficient governance.

First, the Administrative Appeals Board is no longer necessary. Administration and the City Council are aligned on code enforcement priorities and practices, and the current ALJ serves as an independent third party.

Second, Code Enforcement has requested additional tools to address repeat offenders. Level 2 NOVs have been effective in addressing issues involving rental properties and businesses and would also be useful when applied to individual homeowners.

Third, requiring amendments to the City Code each time departments are reorganized is inefficient. The City Manager already has legal authority to organize departments. Repealing

and reenacting Title 3 preserves that authority, along with all other legal requirements, while removing unnecessary codification of specific departmental structures.

Finally, legislation passed during the 2026 legislative session requires that provisions concerning City Council vacancies and disposal of City property be enacted and amended. Vacancies on the City Council are filled in accordance with state law. This ordinance would establish the process of breaking a tie. If a vote results in a tie between two candidates, the winner is determined by a coin toss. If two candidates tie for second place and no candidate has a majority, a coin toss determines who advances. For ties involving three or more candidates, a random card draw is used to eliminate all but the top two candidates. A final vote is then held between the remaining candidates, with any resulting tie decided by a coin toss. This ordinance also simplifies or repeals portions of the code related to disposal of City property.

Councilmember Harmon clarified that the City Council will still approve the City Manager's recommendations for Department Heads. Eric replied yes.

The City Council will consider Ordinance 26-19 at the Regular Council Meeting scheduled May 26, 2026 at 6:30 PM.

ORDINANCE 26-20: AMEND SECTION 4-2-101, AND REPEAL SECTION 4-5-102 OF THE WEST VALLEY CITY MUNICIPAL CODE TO MAKE UPDATES REQUIRED BY STATE LAW

Eric Bunderson, City Attorney, presented proposed Ordinance 26-20 that would amend Section 4-2-101, and Repeal Section 4-5-102 of the West Valley City Municipal Code to make Updates Required by State Law

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

The Legal Department and City staff routinely review the City Code to ensure legal compliance and alignment with best practices. The proposed amendments reflect current best practices for efficient governance.

First, the Administrative Appeals Board is no longer necessary. Administration and the City Council are aligned on code enforcement priorities and practices, and the current ALJ serves as an independent third party.

Second, Code Enforcement has requested additional tools to address repeat offenders. Level 2 NOVs have been effective in addressing issues involving rental properties and businesses and would also be useful when applied to individual homeowners.

Third, requiring amendments to the City Code each time departments are reorganized is inefficient. The City Manager already has legal authority to organize departments. Repealing and reenacting Title 3 preserves that authority, along with all other legal requirements, while removing unnecessary codification of specific departmental structures.

Finally, legislation passed during the 2026 legislative session requires that provisions concerning City Council vacancies and disposal of City property be enacted and amended. Vacancies on the City Council are filled in accordance with state law. This ordinance would establish the process of breaking a tie. If a vote results in a tie between two candidates, the winner is determined by a coin toss. If two candidates tie for second place and no candidate has a majority, a coin toss determines who advances. For ties involving three or more candidates, a random card draw is used to eliminate all but the top two candidates. A final vote is then held between the remaining candidates, with any resulting tie decided by a coin toss. This ordinance also simplifies or repeals portions of the code related to disposal of City property.

The City Council will consider Ordinance 26-20 at the Regular Council Meeting scheduled May 26, 2026 at 6:30 PM.

RESOLUTION 26-57: APPROVE THE PURCHASE OF SOFTWARE AND RELATED SERVICES FROM CIVICPLUS

Candace Whitaker, Parks and Recreation, presented proposed resolution 26-57 that would approve the Purchase of Software and Related Services from CivicPlus.

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

The current software vendor, CivicRec, provides online registration and amenities preferred for operations.

Six qualifying vendors responded to the RFP, and CivicRec scored higher than the others in the requested specifications of services , including price, quality, warranty, and work timeline.

Mayor Lang asked if CivicRec has been used by the City before. Candace replied yes and noted that they are the current provider.

The City Council will consider Resolution 26-57 at the Regular Council Meeting scheduled May 26, 2026 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF MAY 26, 2026
The Council chose to add no items to the Consent Agenda for the May 26, 2026 Regular City Council Meeting at 6:30 PM.

REVIEW AGENDAS FOR SPECIAL REDEVELOPMENT AGENCY AND MUNICIPAL BUILDING AUTHORITY MEETINGS SCHEDULED MAY 26, 2026
Mayor Lang noted that there would be Special Redevelopment Agency and Municipal Building Authority Meetings scheduled May 26, 2026

REDEVELOPMENT AGENCY

A. **ACCEPT PUBLIC COMMENT REGARDING THE TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027**
Mayor Lang informed a public hearing had been advertised for the Special Redevelopment Agency Meeting scheduled May 26, 2026 in order for the Agency to hear and consider public comments regarding the Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027.

Proposed RDA Resolution 26-03 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: RESOLUTION 26-03, ADOPT A TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027 AND SET JUNE 9, 2026 AS THE DATE FOR A PUBLIC BUDGET HEARING
Jim Welch, Finance Director, discussed proposed Resolution 26-03 that would adopt a Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027 and set June 9, 2026 as the Date for a Public Budget Hearing.

Written documentation previously provided to the Agency included information as follows:

> This resolution adopts the tentative budget for the Redevelopment Agency of West Valley City for the 2026-2027 fiscal year. A public hearing for the tentative budget has been noticed and scheduled for May 26, 2026. A public hearing and adoption of the final budget has been scheduled for June 9, 2026.
>
> The Redevelopment Agency will adopt a tentative 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 2026-2027.

The Redevelopment Agency will consider Resolution 26-03 at the Special Redevelopment Agency Meeting scheduled May 26, 2026 at 6:30 P.M.

RESOLUTION 26-04: DESIGNATE A SURVEY AREA TO DETERMINE THE FEASIBILITY OF ESTABLISHING A COMMUNITY REINVESTMENT PROJECT AREA

Jonathan Springmeyer, Economic Development, presented proposed resolution 26-04 that would designate a Survey Area to Determine the Feasibility of Establishing a Community Reinvestment Project Area.

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

RDA staff would like the opportunity to study the proposed area for the purposes of creating a Community Reinvestment Area. The Proposed Resolution designates the area in the attached map as a Survey Area for the purposes of creating a Community Reinvestment Area, known as Lake Park CRA.

RDA Staff believes the redevelopment efforts in the Lake Park Business Park can benefit greatly from the creation of a Redevelopment Area Project Area.

State Code requires the adoption of a Survey Area Resolution to study a proposed area as a potential Project Area.

Councilmember Harmon asked if the boundary line could be moved further north. Jon replied that is in an existing project area.

Councilmember Huynh asked how large this area is. Steve Pastorik, CD, Director reported that it was approximately 600 acres. Councilmember Huynh asked if someone request this or if staff is proposing it. Jon explained that redevelopment project areas are sometimes established proactively in hopes of attracting future development and investment opportunities. However, he noted that redevelopment efforts more commonly occur when the City has identified a specific area as a redevelopment priority and has interested development partners willing to participate. Jon stated that in this case, both conditions were present, with interested development parties involved and the project aligning with the City's current redevelopment focus and priorities. Councilmember Huyh asked how many landowners are involved and specifically if the new hospital was part of it. Jon explained that the proposed survey area includes several landowners, including West Valley City as one of the primary property owners. Jon stated that among the private landowners, the largest ownership interest is held by Wasatch through various LLCs and corporate entities, although there are several additional property owners within the area. He noted that a number of buildings in the proposed survey area are experiencing vacancy issues similar to other nearby properties. Jon further explained that the hospital was not included because it is a tax-exempt entity and does not generate

property tax revenue. He noted that redevelopment project areas based on property tax increment cannot include properties that do not pay property taxes, similar to the Maverik Center while it remains under City ownership.

Councilmember Nordfelt asked why the portion owned by the school district was not included. Jon stated that he recently met with the business manager for Granite School District. Jon explained that he informed the District that its property was not currently included in the proposed survey area because the District had not previously expressed interest in developing or disposing of the property. He stated that if the District later indicated interest in participating, the City could amend the survey area resolution to include the property either immediately or at a later date. Jon further explained that negotiations with Granite School District would be significant if the project moves forward because the District accounts for approximately 42% of the property tax participation within the area. He stated that he did not want to presume the District wished to participate and noted that the District planned to review the matter with its committee the following week.

The Redevelopment Agency will consider Resolution 26-04 at the Special Redevelopment Agency Meeting scheduled May 26, 2026 at 6:30 P.M

MUNICIPAL BUILDING AUTHORITY

A. **ACCEPT PUBLIC COMMENT REGARDING THE TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027**
Mayor Lang informed a public hearing had been advertised for the Special Municipal Building Authority Meeting scheduled May 26, 2026 in order for the Authority to hear and consider public comments regarding the Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027.

Proposed BA Resolution 26-02 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: RESOLUTION 26-02, ADOPT A TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027 AND SET JUNE 9, 2026 AS THE DATE FOR A PUBLIC BUDGET HEARING
Jim Welch, Finance Director, discussed proposed Resolution 26-02 that would adopt a Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027 and set June 9, 2026 as the Date for a Public Budget Hearing.

Written documentation previously provided to the Authority included information as follows:

This resolution adopts the tentative budget for the Municipal Building Authority of West Valley City for the 2026-2027 fiscal year. A public hearing for the tentative budget has been noticed and scheduled for May 26, 2026. A public hearing and adoption of the final budget has been scheduled for June 9, 2026.

The Municipal Building Authority will adopt a tentative 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 2026-2027.

The Municipal Building Authority will consider Resolution 26-02 at the Special Municipal Building Authority Meeting scheduled May 26, 2026 at 6:30 P.M.

A. 4100 SOUTH FENCING REQUIREMENTS

Steve Pastorik, CD Director, explained that approximately five years earlier, the City Council adopted an ordinance requiring a specific type of fencing for new front yard fences along 4100 South in West Valley City. He stated that the requirement was implemented following a City project along 4100 South between Bangerter Highway and approximately 5600 West, during which the City installed decorative wrought iron-style fencing in front yards and precast wall fencing in backyard areas. Steve explained that the intent of the ordinance was to maintain consistency with the fencing installed as part of the City project when residents construct new fences in the area. He noted that the ordinance has been in effect for approximately five years and referenced a resident who had expressed concerns and requested permission to install a different type of fence.

Mayor Lang asked if this includes side-yards. Steve explained that for corner lots, the backyard-facing portions of the property were typically constructed with precast wall fencing, while the portions facing the front or street frontage utilized the decorative wrought iron-style fencing. He stated that this has been the standard approach used for corner lot fencing within the project area.

Councilmember Wood stated that she had reviewed the fencing requirements along 4100 South and observed that the existing fencing styles throughout the corridor are inconsistent. She noted that while decorative wrought iron fencing had originally been installed as part of the City's beautification efforts, many properties along the corridor currently contain a variety of fencing materials, including vinyl, chain link, wood, precast walls, and stucco fencing. Councilmember Wood explained that the subject property is located west of the Mountain View Corridor, does not directly face 4100 South, and already contains existing vinyl fencing that the property owner wishes to continue. She further noted that east of Bangerter Highway there are also numerous fencing types and very few wrought iron fences remaining. Councilmember Wood expressed concern that the original intent of maintaining a consistent beautification standard along 4100 South has not been consistently achieved in

practice. She also noted that the City originally paid for installation of the decorative fencing during the roadway project, whereas property owners are now required to bear the significantly higher cost of installing similar fencing themselves. Councilmember Wood stated that this may create a financial burden for residents and could discourage fence maintenance or replacement. She suggested that the City revisit the ordinance or evaluate fencing applications on a case-by-case basis to determine what is appropriate for individual properties.

Councilmember Harmon stated that portions of the decorative black fencing along 4100 South have been damaged multiple times by vehicle accidents and are currently in poor condition. He commented that while he prefers the appearance of the black decorative fencing and would like to see greater uniformity along the corridor, achieving a completely consistent fencing standard may not be practical.

Councilmember Huynh suggested that the City could consider a long-term beautification effort in which the City assists residents with replacing fencing along 4100 South over time as funding becomes available. He discussed the possibility of gradually improving fencing consistency throughout the corridor over the next several years as part of future City projects and beautification efforts. Councilmember Huynh stated that he likes the appearance of the decorative wrought iron fencing but acknowledged that the fencing along the corridor is currently inconsistent. He also noted that fencing damage appears to occur regardless of fencing type, referencing repeated vehicle impacts to fencing.

The Mayor and Council agreed to review a potential change to this ordinance at a future study meeting.

COMMUNICATIONS

B. SALT LAKE COUNTY COUNCIL UPDATE

Salt Lake County Council Chair Aimee Winder Newton presented a Powerpoint presentation summarized as follows:

- History of Salt Lake County
    - Established Cities
        - Salt Lake City (1850)
        - Sandy (1893)
        - Murray (1902)
        - Midvale (1909)
        - South Jordan (1935)
        - South Salt Lake (1938)
        - West Jordan (1941)
        - Riverton (1948)
        - Town of Alta (1970)
        - Draper (1978)

        - Bluffdale (1978)
        - West Valley City (1980)
        - Taylorsville (1996)
        - Herriman (1999)
        - Holladay (1999)
        - Cottonwood Heights (2005)
        - Town of Brighton (2020)
        - Millcreek (2016)
        - Kearns (May 2024)
        - Magna (May 2024)
        - White City (May 2024)
        - Emigration Canyon (May 2024)
        - Town of Copperton (May 2024)
            - *** H.B. 330 (2024) now requires all "islands" to annex or incorporate by July 2027*

- Will Wall-to-Wall Cities reduce the need for the County?
    - Counties are political subdivisions of the state per Utah Constitution Article XI, Section 1
    - Counties deliver state-mandated services.
    - State law differentiates the roles of cities and counties.
    - Cities handle municipal services—counties focus on regional functions.
    - Consolidation into cities reduces duplication and allows counties to maximize efficiency across jurisdictions.
- Examples of Services the County provides
    - CRIMINAL JUSTICE / PUBLIC SAFETY
        - Jail and other criminal justice services, prosecution and indigent defense.
    - ELECTIONS
        - Runs the general election by statute. Contracts with municipalities for municipal elections.
    - HEALTH DEPARTMENT
        - Provides immunizations, saftey protocols for restaurants and businesses, clean up homeless camps and other unsafe environments.
    - AGING & ADULT SERVICES
        - Provides Meals on Wheels and runs senior centers
    - BEHAVIORAL HEALTH
        - Manages mental health/substance abuse services. Partners with providers. Designated by the state to be mental health & substance abuse authority.
    - CULTURE & THE ARTS
        - Administers grants and manages cultural facilities: Abravanel Hall, Capitol Theater, Eccles Theater, etc.
    - CONVENTIONS & TOURISM

        - County-owned convention centers bring in out-of-state conventions that generate sales tax.
    - REGIONAL PARKS & RECREATION
        - Maintains regional parks, trails, and open spaces. Operates recreation centers and sports complexes.
    - LIBRARY SERVICES
        - Salt Lake County Library system serves most of the county, with access to Salt Lake City and Murray libraries.
    - PROPERTY TAX ADMINISTRATION
    - Collects property tax for all entities, most of which are not part of Salt Lake County, and distributes funds
- Cities can't do what the County does
    - Multiple jails? Multiple health departments? Multiple clerk's offices?
    - Salt Lake County delivers regional services on a scale best served by county government.
    - Duplicating these services would be expensive, inefficient, and create confusion across city boundaries.
- Mayor-Council Form of Government
    - Mayor Jenny Wilson
        - Councilmembers: Laurie Stringham, Jiro Johnson, Ross Romero, Suzanne Harrison, Carlos Moreno, Sheldon Stewart, Natalie Pinkney, Aimee Winder Newton, Dea Theodore
    - Independent Elected Officials
        - ASSESSOR- Chris Stavros
            - Establishes the fair market value of real and personal property ensuring assessments are accurate, fair, and compliant with Utah law.
        - AUDITOR- Chris Harding
            - Financial integrity through audits, annual financial report, certifying property tax rates, and ensuring compliance with budgeting and fiscal policies
        - CLERK- Lannie Chapman
            - Oversees elections, marriage licenses, passports, and maintains official records for the County Council.
        - DISTRICT ATTORNEY- Sim Gill
            - Responsible for legal work, including prosecution of all felony criminal matters in Salt Lake County as well as civil government litigation.
        - RECORDER- Rashelle Hobbs
            - Maintains public land records, relating to real estate, liens, mining, and subdivision plats, to ensure transparency in real estate transactions.
        - SHERIFF- Rosie Rivera

        - Runs the jail operations, manages search and rescue teams, and law enforcement for the unincorporated areas including the canyons.
    - SURVEYOR- Bradley Park
        - Provides quality surveying and mapping services to protect, preserve, and perpetuate property boundary rights.
    - TREASURER- Sheila Srivastava
        - Collects, safeguards, and disburses county funds, including property tax payments, and manages the county's investments.
    - Justice Court Judge- Shauna Graves Robertson
        - The Salt Lake County Justice Court handles small claims, misdemeanors, and traffic cases
            - **This will dissolve June 2027

- What is the estimated 2025 Salt Lake County Budget?
    - $2 Billion (Approx)
        - While this reflects the total amount adopted, only a portion of it falls under the County Council's discretion--some are "pass through" taxes
    - $1.5 Billion (Approx)
        - The net budget represents total revenues minus "pass through" taxes. This is the portion that falls under the County Council's discretion.
- What are pass through taxes?
    - Appear in the budget for transparency, but don't impact county operations.
    - County is middleman. Receives funds and forwards to other agencies.
    - Not truly county funds.
    - Examples: Cities, service providers, federal or state grants, UTA.
    - Council has NO DISCRETION over how these funds are used.
- Special Revenue
    - Source: County controlled funds from taxes or fees.
    - Libraries, TRCC, Behavioral Health, etc.
    - HIGHLY RESTRICTED USE
    - Council has some discretion over use but can only fund certain things within certain funds.
- General Fund
    - Source: Primarily property taxes, sales tax, etc.
    - Core government services—public safety, elections, public heath, and administration.
    - Most flexible.
    - Only fund the council has full discretion.
- Enterprise Fund
    - Source: Fees charged to users through paid services—not taxes.

  - These funds operate like businesses.
  - Golf Courses, Landfill, Public Works
  - Council has limited discretion over how this is used.
- What is the County's largest responsibility?
  - Public Safety accounts for the largest portion of the budget. More than 74% of the county's general fund is allocated to public safety including law enforcement, corrections, and prosecution.
- How property taxes work in Utah
  - State law limits property tax revenue increases to only "new growth" (e.g., new construction or additions).
  - Inflation in property values does not increase revenue—rates are adjusted downward to keep revenue flat.
  - Population growth increases demand for county services.
  - This creates a budget gap, averaging about 1% or $5M per year.
- Declining Trend in Property Tax Rates
- When my property values go up, does my property tax automatically go up?
  - No - it does not. Utah's system is designed so that rising property values alone do not automatically raise your property tax bill. Each year, the County Auditor calculates a *certified tax rate* for every taxing entity (county, city, school district, etc.). That rate is adjusted downward so the entity collects the same total revenue as the prior year—plus new-growth revenue from new construction.
- How has the County responded?
  - The Council has consistently exercised fiscal discipline, cut spending while preserving Salt Lake County's top tier AAA bond rating—the highest available.
  - As part of its commitment to fiscal responsibility, the Council has regular stress testing in each agency to identify financial needs and manage spending.
- Public Safety Needs
  - Not a single new bed has been built since 2001, even as the county's population has grown by nearly 300,000 and is expected to grow to 1.4 million by 2040.
  - Approximately one-fifth of the jail's beds are in Oxbow, a failing facility that urgently needs to be replaced.
  - At the same time, homelessness and mental illness have increased, and our jail has become the state's default mental health provider.
  - Over the past ten years, the average person booked into the jail has been booked seven times prior, driving up costs while leaving underlying needs unmet.
  - Although beds have increased after opening Oxbow's third pod, the jail continues to operate at or near capacity every day.

- Reopening the third pod at Oxbow added 184 individuals, placing additional pressure on aging infrastructure and maintenance systems.
- Increased enforcement due to SLC Public Safety Plan has meant an increase in bookings and individuals with multiple charges is placing greater demands on judicial processing.
- Goals
  - Rebuild capacity from Oxbow Jail (552 beds) at main facility
  - Add new beds to meet growth and safety demands
  - Expand mental health treatment from 88 → 160 beds
  - Create a stepdown unit (100 beds) for re-entry support
  - Look at a lower-security facility to save on costs to provide mental health, substance use, job training and wraparound services for low-level offenders in order to reduce recidivism.

Councilmember Whetstone asked what services are required under State mandates. County Chair Newton explained that Salt Lake County generally funds services required by state statute through the general fund and property tax revenues. She stated that services considered non-essential or "nice-to-have," such as arts, culture, parks, and recreation programs, are typically funded through tourism-related revenue sources, including TRCC, ZAP, and TRT funds. Chair Newton further explained that the County's goal is to primarily use property tax revenues for statutory services required under state or federal law. She noted that some adult and aging services, including nutrition programs, are federally required and partially supported through federal funding, while additional operational costs, such as senior center services, are supplemented through the County's general fund.

The Mayor and Members of the City Council had no further questions or comments.

C. 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

N/A

B. COUNCIL REPORTS

COUNCILMEMBER HARMON

Councilmember Harmon attended crossing guard banquet.

COUNCILMEMBER WHETSTONE
Councilmember Whetstone stated that he participated in a training with the new Fire Department recruits.

MAYOR LANG
Mayor Lang stated that she attended a luncheon at Ascent Academy.

MOTION TO ADJOURN
Upon motion by Councilmember Huynh all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY MAY 12, 2026 WAS ADJOURNED AT 6:04 PM BY MAYOR LANG.

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, May 12, 2026.

_____
Nichole Camac, MMC
City Recorder

DRAFT

Last Name	First Name	Position
SMITH	COLE	FIREFIGHTER
NALDER	ROMAN	FIREFIGHTER
CAGE	CATLIN	FIREFIGHTER
MILLER	COOPER	FIREFIGHTER
SUDBURY	GAGE	FIREFIGHTER
CAMPBELL	BRADY	FIREFIGHTER
PASSEY	JOSEPH	FIREFIGHTER
MAGNUSSON	CARTER	FIREFIGHTER
WILSON	KELLY	FIREFIGHTER
CORTEZ GARCIA	ARMANDO	FT LEAD COOK - GRILL AND EVENTS AT STONEBRIDGE GOLF
BASIC	AZRA	NEIGHBORHOOD SERVICES DIVISION MANAGER
CLAUNCH	KEVIN	POLICE OFFICER
HORN	CORDELLE	POLICE OFFICER

CLUB

Last Name	First Name	Position
RAMOS	NOE	POLICE OFFICER
DASILVA	DIOGO	POLICE OFFICER
ROSEBOROUGH	ZANDER	POLICE OFFICER
MARTINEZ	JOSE	ANIMAL CONTROL OFFICER
GARCIA	ENRIQUE	FIREFIGHTER
SERNA	KEANU	FIREFIGHTER
HODGES	CALEB	FIREFIGHTER PARAMEDIC
NOBLE	DEAN	FIREFIGHTER
CLINE	LIA	HUMAN RESOURCES ANALYST
WHITE	SYDNEY	RECORDS SPECIALIST
JESSEE	HUNTER	POLICE OFFICER
KALINOWSKI	TIFFANY	ADMINISTRATIVE ASSISTANT

LAST NAME	FIRST NAME	POSITION
ARELLANO	SARAH	PARKING COMPLIANCE SPECIALIST
ORR	ALEXANDER	POLICE OFFICER
BRENNAN	WYATT	POLICE OFFICER
JENKINS	MISTY	BUILDING PERMIT SUPERVISOR
CLAUNCH	KEVIN	POLICE OFFICER
RAHIMI	HOSSEIN	POLICE OFFICER
MEHRINGER	BREANNA	POLICE OFFICER
LIDDIARD	PEYTON	POLICE OFFICER

Last Name	First Name	Position	
KEMPER	BROOKLYN (SPRIN	VICTIM ADVOCATE	
BARNETT	JENNI	RESIDENTIAL RENTAL ENFORCEMENT OFFICER	
VANDERWERFF	GREG	CDL OPERATOR	
AUELUA	MISI	STREET MAINTENANCE WORKER	
RIVERA	LORENA	COURT CLERK	
GERBER	ROBERT	POLICE OFFICER	(rehire?)

October

Last Name	First Name	Position
KIRKWOOD	ALEX	POLICE OFFICER
POULSON	CHARLES	FLEET COURIER
NINO	JOSE	POLICE OFFICER
BARBER	DANIKA	RECREATION WORKER
BARBER	DAKOTA	RECREATION WORKER
UBALDO	JANETTE	CHILD CARE
BREEZE	MAKENNA	STREET MAINTENANCE WORKER
MILLER	VINCENT	POLICE OFFICER
DAHL	BRYTON	FACILITIES COORDINATOR
ESCUDERO	JENNIFER	VICTIM ADVOCATE

SEPTEMBER

Last Name	First Name	Position
HEPPLER	BEYDEN	PLANNER
HUBER	RC	CDL OPERATOR
MONE	SIONE	STORM WATER MAINTENANCE
SANCHEZ	MIGUEL	ANIMAL CONTROL OFFICER

August New Hires

Last Name	First Name	Position
DIGIORGIO	TIERA	EVENT SALES COORDINATOR
PUTNAM	DARREN	RANGER/OUTSIDE SERVICES
FARNSWORTH	MARK	CROSSING GUARD
MESSINGER-KUNZ	TIFFANY	CROSSING GUARD
VANETTEN	JACQUELINE	CROSSING GUARD
RICKS	KRYSTLE	CROSSING GUARD
BUTANDA	MARIA	CROSSING GUARD
MANCERA	LAURA	CROSSING GUARD
OLSEN	LANT	CROSSING GUARD
SANDOVAL	ANTHONY	CROSSING GUARD
SANCHEZ	ANNDEE	CROSSING GUARD
BOOTH	DOMONIC	STREET MAINTENANCE
PAULSEN	GEORGE "RA	RANGER
AMIRI	RAMIN	RANGER
FACHOLAS-BAER	DANTE	EQUIPMENT OPERATOR
DODGE	BRIDGER	EQUIPMENT OPERATOR
SCOTT	BRAEDON	FIREFIGHTER
DIESNER	COURT	FIREFIGHTER
LANIGAN	JACK	FIREFIGHTER
STARK	COLLIN	FIREFIGHTER
TYLER	MALLORY	FIREFIGHTER
MCCARTY	TEDDY	FIREFIGHTER
CHRISTENSEN	ETHAN	FIREFIGHTER
KNOTTS	COLTON	FIREFIGHTER
MCCORD	CARSON	FIREFIGHTER
SMITH	ZACHARY	FIREFIGHTER
COOPER	SAWYER	FIREFIGHTER
JONES	KAYLA	AEROBIC INSTRUCTOR
LEET	STACY	THERAPIST/COUNSELOR
NIGRO	EVE	CAMP COUNSELOR
NOBLE	BRAYSON	ANIMAL CONTROL OFFICER

Last Name	First Name	Position
LAYTON	JOSHUA	LIFEGUARD I
HARPER	HAYLIE	ACTIVITY AREA ATTENDANT
GOMEZ	JOLIE	ACTIVITY AREA ATTENDANT
REYES	JANET	PREVENTION INTERN
WHIPPLE	LUCY	LIFEGUARD I
VALDEZ	HARLIE	GOLF COURSE START
BURKHARD	RACHEL	POLICE OFFICER - ENTRY
LAZALDE	ALBA	COURT INTERPRETER / COORDINATOR
WEBB	BART	PARKING COMPLIANCE SPECIALIST
KERR	SPENCER	FIREFIGHTER - STEP 4
WEAVER	LEMONT	PW DATA ENTRY INTERN
NAVA	LUIS	LIFEGUARD I
CRIPPEN	COLE	HR ANALYST I
SAWYER	MIA	ACTIVITY AREA ATTENDANT
GRIFFITHS	BRAYDEN	FACILITIES COORDINATOR I

WEST VALLEY CITY

The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, May 26, 2026, at 6:30 PM, in the City 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.

A G E N D A

1. Call to Order

2. Roll Call

3. Opening Ceremony: Councilmember Cindy Wood

4. Approval of Minutes:

   A. May 12, 2026

5. Adoption of the West Valley City Tentative/Interim Budget:

   A. An Executive Officer or Budget Officer of the City Intends to State in this Public Meeting that the Tentative Budget Includes a Proposed Tax Rate Increase

   B. An Executive Officer or Budget Officer of the City States that the Tentative Budget Includes a Proposed Tax Rate Increase and Presents a Property Tax Impact Schedule as Defined in Utah Code Section 59-2-924

West Valley City does not discriminate based on race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you would like to attend this public meeting and, due to a disability, need assistance in understanding or participating, please notify the City Recorder, Nichole Camac, eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required.

C. The City Intends to State that the City is Considering Levying a Tax Rate that Exceeds the City's Certified Tax Rate (the "Proposed Tax Rate Increase"). The City will also State the Approximate Dollar Amount and Purpose for Additional Ad Valorem Tax Revenue that Would be Generated by the Proposed Tax Rate Increase. The City will also State the Approximate Percentage Increase in Ad Valorem Tax Revenue for the City Based on the Proposed Tax Rate Increase. The City will also State that if the City Proceeds with the Proposed Tax Rate Increase, the City will Provide Notice of and Conduct a Public Hearing, as Required by Utah Code Section 59-2-919(4)(c), at Which Members of the Public will have an Opportunity to Provide Comments on the Proposed Tax Rate Increase

D. The City is Considering Levying a Tax Rate that Exceeds the City's Certified Tax Rate. The Proposed Tax Rate Increase would Generate Approximately $1,907,662 of Additional Ad Valorem Tax Revenue to be Used to Pay for Additional Operational and Employee Compensation Costs. The Proposed Tax Rate Increase would Increase the City's Ad Valorem Tax Revenue by Approximately 5%. If the City Proceeds with the Proposed Tax Rate Increase, the City will Provide Notice of and Conduct a Public Hearing, as Required by Utah Code Section 59-2-919(4)(c)

E. Budget Officer Presents the Property Tax Impact Schedule

F. Accept Public Comment Regarding the Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027

Action: Consider Resolution 26-54, Adopt a Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027 and Set August 11, 2026 as the Date for a Public Budget Hearing

Action: Consider Resolution 26-55, Confirm that Certain Statements were Made and Documents Made Available as Required by State Law

Action: Consider Resolution 26-56, Confirm that Certain Additional Statements were Made as Required by State Law and Direct the Budget Officer to Notify the Tax Commission and the Salt Lake County Auditor of a Proposed Tax Increase and the Date, Time, and Place of a Public Hearing as Required by State Law

6. Public Comment Period:

(The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to three minutes. Any person wishing to comment during the comment period shall request recognition by the Mayor. Upon recognition, the citizen shall approach the microphone. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once. Comments shall be limited to City business and matters within the purview of the City Council. Speakers should not expect any debate with the Mayor, City Council or City Staff. The Mayor, City Council or City Staff may respond after the comment period has concluded. Speakers shall refrain from personal attacks against fellow citizens, city staff, or members of the City Council.)

7. Public Hearings:

A. Accept Public Input Regarding Application SA-3-2026, Filed by West Valley Land Holdings, LLC, Requesting Approval of a Five-Lot Subdivision with a Street Vacation

Action: Consider Ordinance 26-17, Approve the Vacation of a Portion of Constitution Boulevard in Conjunction with the Wasatch West Valley Subdivision

8. Ordinances:

A. 26-18: Amend Sections 1-2-113, 10-1-110, 10-2-502, 10-2-503, 10-2-504, 10-2-506, 10-2-507, 10-2-508, 10-2-510, 10-2-511, 10-2-601, 10-3-204, 10-3-501, and

10-3-701 of the West Valley City Municipal Code to Amend Certain Requirements Concerning Administrative Code Enforcement

B. 26-19: Repeal and Reenact Title 3 of the West Valley City Municipal Code

C. 26-20: Enact Section 2-1-115, Amend Section 4-2-101, and Repeal Section 4-5-102 of the West Valley City Municipal Code to make Updates Required by State Law

9. Resolutions:

A. 26-57: Approve the Purchase of Software and Related Services from CivicPlus

10. New Business:

A. Reso. 26-58: Authorize the Execution of an Interlocal Cooperation Agreement with Salt Lake County for Funding for the City Park Scoreboard Tower Project

B. Ord. 26-21: Adopt an Amendment to the City Center Redevelopment Area Project Area Plan to Remove a Parcel

11. Motion for Closed Session (if necessary)

12. Adjourn

WEST VALLEY CITY

The Special Electronic Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, May 26, 2026, 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.

DON CHRISTENSEN, CHAIR
WILLIAM WHETSTONE, VICE CHAIR

A G E N D A

1. Call to Order- Chair Don Christensen

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

   A. April 14, 2026

5. Public Hearings:

   A. Accept Public Comment Regarding the Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027

West Valley City does not discriminate based on race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you would like to attend this public meeting and, due to a disability, need assistance in understanding or participating, please notify the City Recorder, Nichole Camac, eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required.

Actions: Consider Resolution 26-03, Adopt a Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027 and Set June 9, 2026 as the Date for the Public Hearing and Adoption of the Final Budget

6. Resolutions:

A. 26-04: Designate a Survey Area to Determine the Feasibility of Establishing a Community Reinvestment Project Area

B. 26-05: Amend the City Center Redevelopment Area Project Area Plan to Remove a Parcel

7. Adjourn

WEST VALLEY CITY
Redevelopment Agency Meeting Minutes
April 14, 2026

THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY MET IN SPECIAL SESSION ON TUESDAY, APRIL 14, 2026, AT 7:02 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 CHAIRPERSON DON CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen, Chair
Lars Nordfelt
Tom Huynh
William Whetstone
Scott Harmon
Cindy Wood
Karen Lang

STAFF PRESENT:

Ifo Pili, Chief Executive Officer
Nichole Camac, Secretary
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director
Paula Melgar, HR Director *(electronically)*
Tumi Young, Chief Code Enforcement Officer
Travis Crosby, IT

APPROVAL OF MINUTES OF SPECIAL MEETING HELD JANUARY 27, 2026

The Agency considered Minutes of the Special Meeting held January 27, 2026. There were no changes, corrections or deletions.

Ms. Lang moved to approve the Minutes of the Special Meeting held January 27, 2026. Mr. Nordfelt seconded the motion.

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

PUBLIC HEARINGS

A. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2025-2026 BUDGET**

Chairperson Christensen informed a public hearing had been advertised for the Regular Redevelopment Agency Meeting scheduled April 14, 2026, in order for to hear and consider public comments regarding Re-Opening the FY 2025-2026 Budget.

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

> State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City Redevelopment Agency holds, as needed on a quarterly basis, public hearings to amend the annual budget.

Chairperson Christensen opened the Public Hearing. There being no one to speak in favor or opposition, Chairperson Christensen closed the Public Hearing.

ACTION: RESOLUTION NO. 26-02, AMEND THE BUDGET OF THE WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

The Board previously held a public hearing regarding proposed Resolution 26-02 that would amend the Budget of the West Valley City Redevelopment Agency for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds.

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

Ms. Wood moved to approve Resolution 26-02.

Mr. Whetstone seconded the motion.

A roll call vote was taken:

Ms. Wood	Yes
Mr. Whetstone	Yes
Mr. Harmon	Yes
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Nordfelt	Yes
Chairman Christensen	Yes

Unanimous.

MOTION TO ADJOURN
Upon motion by Mr. Huynh all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, APRIL 14, 2026, WAS ADJOURNED AT 7:04 PM. BY CHAIRPERSON CHRISTENSEN.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the Redevelopment Agency of West Valley City held Tuesday, April 14, 2026.

_____
Nichole Camac
Secretary

West Valley City Issue Paper

City Council Review

Description: FY 2026-27 RDA Tentative Budget Adoption

Fiscal Impact:

Funding Source:

Account #:

Budget Opening Required: ☐

Issue:

A Resolution adopting a tentative budget for the Redevelopment Agency (RDA) of West Valley City for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027.

Summary:

This resolution adopts the tentative budget for the Redevelopment Agency of West Valley City for the 2026-2027 fiscal year. A public hearing for the tentative budget has been noticed and scheduled for May 26, 2026. A public hearing and adoption of the final budget has been scheduled for June 9, 2026.

Background:

The Redevelopment Agency will adopt a tentative 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 2026-2027.

Recommendation:

City staff recommends approval of the resolution.

Department: Finance
Submitted By:
Date Submitted:

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY ADOPTING A TENTATIVE BUDGET AND SETTING FORTH PROPOSED APPROPRIATIONS FOR THE SUPPORT OF THE REDEVELOPMENT AGENCY FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027 AND SETTING JUNE 9, 2026 AS THE DATE FOR PUBLIC HEARING.

WHEREAS, the Redevelopment Agency of West Valley City has filed with the Board of Directors a tentative budget for the Redevelopment Agency (the "Tentative Budget") for the fiscal year commencing July 1, 2026 and ending June 30, 2027; and

WHEREAS, the Redevelopment Agency desires to adopt the Tentative Budget and the proposed appropriations for the support of the Redevelopment Agency; and

WHEREAS, the Board of Directors of the Redevelopment Agency has determined that it is in the best interests of the citizens of West Valley City to adopt the Tentative Budget for the 2026-2027 fiscal year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of West Valley City, Utah, as follows:

1. The tentative budget attached hereto is hereby adopted as the Tentative Budget for the fiscal year commencing July 1, 2026 and ending June 30, 2027.

2. A public hearing to consider the Tentative Budget shall be held on June 9, 2026 at 6:30 p.m., in the West Valley City Council Chambers located at 3600 Constitution Boulevard, West Valley City, Utah. This hearing shall also be conducted electronically. The City Recorder is hereby directed to give notice of said hearing as required by state law.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2026.

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

_____
CHAIR

ATTEST:

_____
SECRETARY

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

	Actual 2022-2023	Actual 2023-2024	Actual 2024-2025	Adopted 2025-2026	Tentative 2026-2027	Percent Change
5600 WEST GATEWAY:						
Tax Increment	285,023	341,771	440,616	189,315	278,229	
Total 5600 West Gateway	**285,023**	**341,771**	**440,616**	**189,315**	**278,229**	**47.0%**
EAST 3500 A:						
Tax Increment	548,190	881,522	963,675	748,269	759,679	
Total East 3500 A	**548,190**	**881,522**	**963,675**	**748,269**	**759,679**	**1.5%**
NORTH CENTRAL:						
Tax Increment	1,579,616	1,862,500	2,148,128	2,211,108	2,385,510	
Total North Central	**1,579,616**	**1,862,500**	**2,148,128**	**2,211,108**	**2,385,510**	**7.9%**
JORDAN RIVER:						
Tax Increment	718,905	755,214	773,163	348,543	344,343	
Total Jordan River	**718,905**	**755,214**	**773,163**	**348,543**	**344,343**	**-1.2%**
WILLOW WOOD:						
Tax Increment	173,213	237,868	269,121	246,055	250,453	
Total Willow Wood	**173,213**	**237,868**	**269,121**	**246,055**	**250,453**	**1.8%**
HERCULES HILL A:						
Tax Increment	343,226	292,921	356,898	326,868	340,920	
Total Hercules Hill A	**343,226**	**292,921**	**356,898**	**326,868**	**340,920**	**4.3%**
HERCULES HILL B:						
Tax Increment	830,205	870,922	969,233	908,232	918,339	
Total Hercules Hill B	**830,205**	**870,922**	**969,233**	**908,232**	**918,339**	**1.1%**
NORTHWEST:						
Tax Increment	7,638,167	7,945,968	8,857,558	9,847,143	10,384,017	
Total Northwest	**7,638,167**	**7,945,968**	**8,857,558**	**9,847,143**	**10,384,017**	**5.5%**
SOUTHWEST:						
Tax Increment	3,260,929	3,558,190	3,377,143	3,460,553	3,494,247	
Total Southwest	**3,260,929**	**3,558,190**	**3,377,143**	**3,460,553**	**3,494,247**	**1.0%**
SOUTH REDWOOD ROAD:						
Tax Increment	643,552	993,864	1,180,710	1,221,509	1,147,526	
Total Southwest	**643,552**	**993,864**	**1,180,710**	**1,221,509**	**1,147,526**	**-6.1%**
FAIRBOURNE/MARKET ST:						
Tax Increment	625,638	682,664	674,195	1,173,089	702,272	
Total Fairbourne	**625,638**	**682,664**	**674,195**	**1,173,089**	**702,272**	**-40.1%**
CITY CENTER:						
Tax Increment	1,956,024	2,229,142	2,424,503	2,506,552	3,000,465	
Total City Center	**1,956,024**	**2,229,142**	**2,424,503**	**2,506,552**	**3,000,465**	**19.7%**
RDA Operations	2,509,054	2,509,054	32,545,150	0	0	
Rental Revenue	31,621	0	0	0	0	
Sale of Land	0	0	891,098	0	0	
Bond Interest	328,608	585,349	721,997	97,000	97,000	
PTIF Interest	0	0	0	0	0	
Build America Back	0	0	0	0	0	
Misc. Rev.	10	0	43,164	0	0	
Bond Proceeds	1,142,500	0	0	0	0	
Subtotal	**4,011,793**	**3,094,403**	**34,201,409**	**97,000**	**97,000**	**0.0%**
Total	**22,614,481**	**23,746,949**	**56,636,352**	**23,284,236**	**24,103,000**	**3.5%**
Appropriation From Fund Balance	**0**	**0**	**0**		**4,100,000**	
Grand Total	**22,614,481**	**23,746,949**	**56,636,352**	**23,284,236**	**28,203,000**	**21.1%**

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Actual 2022-2023	Actual 2023-2024	Actual 2024-2025	Adopted 2025-2026	Tentative 2026-2027	Percent Change
NORTH CENTRAL:						
Project Costs	0	0	347,286	34,595		
Tax Increment Pmts.	(198,000)	1,079,128	1,079,489	1,750,000	1,750,000	
Total North Central	**(198,000)**	**1,079,128**	**1,426,775**	**1,784,595**	**1,750,000**	**-1.9%**
JORDAN RIVER:						
Project Costs	0	0	339,364	0	0	
Tax Increment Pmts.	0	0	949,211	0	0	
Total Jordan River	**0**	**0**	**1,288,575**	**0**	**0**	**0.0%**
GENERAL:						
Payroll Expenses	1,101,206	1,267,404	797,912	1,209,730	1,187,719	
Admin./Proj. Costs	1,763,724	678,086	1,939,323	1,115,270	1,137,281	
Transfer Out	45,000	457,360	206,750	45,000	45,000	
Total General	**2,909,930**	**2,402,850**	**2,943,985**	**2,370,000**	**2,370,000**	**0.0%**
HERCULES HILL A:						
Project Costs	0	0	200,000	0	0	
Debt Service	0	0	0	0	0	
Total Hercules Hill A	**0**	**0**	**200,000**	**0**	**0**	**0.0%**
FAIRBOURNE/MARKET ST:						
Project Costs	0	0	0	350,000	350,000	
Tax Increment Pmt.	95,739	514,554	253,508	1,800,000	1,500,000	
Total Fairbourne	**95,739**	**514,554**	**253,508**	**2,150,000**	**1,850,000**	**-14.0%**
MULTI-PURPOSE EVENT CENTER:						
Debt Service 2015	386,905	386,543	0	0	0	
Transfer Out SARR (DS)	1,736,872	3,258,354	3,934,591	3,963,066	2,369,750	
Total MP Event Ctr.	**2,123,777**	**3,644,897**	**3,934,591**	**3,963,066**	**2,369,750**	**-40.2%**
NORTHWEST:						
Project Costs	0	0	0	600,000	600,000	
Tax Increment Payment	3,537,901	3,297,500	3,502,658	7,500,000	8,000,000	
Transfer Out	0	0	0	0	3,000,000	
Total Northwest	**3,537,901**	**3,297,500**	**3,502,658**	**8,100,000**	**11,600,000**	**43.2%**
GRANGER CROSSING:						
Project Costs	0	850,000	0	0	0	
Tax Increment Payment	0	0	0	0	0	
Total Granger Crossing	**0**	**850,000**	**0**	**0**	**0**	**0.0%**
SOUTHWEST						
Project Costs	0	0	0	50,000	750,000	
Tax Increment Payment	1,284,080	1,789,126	1,141,374	2,500,000	0	
Transfer Out	0	0	0	0	4,998,567	
Total Southwest	**1,284,080**	**1,789,126**	**1,141,374**	**2,550,000**	**5,748,567**	**125.4%**
SOUTH REDWOOD ROAD						
Project Costs	0	0	0	100,000	0	
Tax Increment Payment	0	0	0	0	0	
Total South Redwood Road	**0**	**0**	**0**	**100,000**	**0**	**-100.0%**

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Actual 2022-2023	Actual 2023-2024	Actual 2024-2025	Adopted 2025-2026	Tentative 2026-2027	Percent Change
CITY CENTER:						
Rental/Maintenance	40,843	3,526	0	0	0	
Prof/Tech	10,615	320,457	1,143,175	250,000	641,158	
Tax Increment Payment	100,000	100,000	107,626	0	0	
Debt Service 2016 A & B	2,485,066	2,485,196	2,483,167	0	0	
Debt Service 2016	777,050	769,850	769,775	776,275	771,525	
Debt Service 2020	1,237,360	1,238,480	1,239,280	1,234,800	0	
Bond Fees	13,500	8,500	5,500	5,500	2,000	
WVC Credit Tenant Lease	2,479,261	2,484,261	32,404,588	0	0	
RDA Operations	0	0	297,028	0	0	
Project Costs	3,266,257	0	8,609,446	0	0	
Transfers Out	0	0	0	0	1,100,000	
Bond Defeasance	0	0	0	0	0	
Total City Center	**10,409,952**	**7,410,270**	**47,059,585**	**2,266,575**	**2,514,683**	**10.9%**
Appropriation To Fund Balance	**0**	**0**	**0**	**0**	**0**	
Grand Total	**20,163,379**	**20,988,325**	**61,751,051**	**23,284,236**	**28,203,000**	**21.1%**

West Valley City Issue Paper

City Council Review

Description: *Survey Area Resolution- Lake Park CRA*

Fiscal Impact:

Funding Source:

Account #:

Budget Opening Required: ☐

Issue:

A resolution to designate as a Community Reinvestment Area Survey Area, the Lake Park CRA.

Summary:

RDA staff would like the opportunity to study the proposed area for the purposes of creating a Community Reinvestment Area. The Proposed Resolution designates the area in the attached map as a Survey Area for the purposes of creating a Community Reinvestment Area, known as Lake Park CRA.

Background:

RDA Staff believes the redevelopment efforts in the Lake Park Business Park can benefit greatly from the creation of a Redevelopment Area Project Area.

State Code requires the adoption of a Survey Area Resolution to study a proposed area as a potential Project Area.

Recommendation:

Staff recommends the WVC RDA Lake Park CRA Survey Area resolution.

Department: RDA
Submitted by: Jonathan Springmeyer
Date: 05.26.2026

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. _____

RESOLUTION OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY DESIGNATING A SURVEY AREA TO DETERMINE THE FEASIBILITY OF ESTABLISHING A COMMUNITY REINVESTMENT PROJECT AREA.

WHEREAS, the Redevelopment Agency of West Valley City (the "Agency") was created to transact the business and exercise the powers provided for in the former Utah Neighborhood Development Act, the former Utah Redevelopment Agencies Act, the former Utah Community Development and Renewal Agencies Act, the current "Limited Purpose Local Government Entities – Community Reinvestment Agency Act" and any successor law or act (the "Act"); and

WHEREAS, the Act provides that the Agency shall establish a survey area prior to creating a community reinvestment project area; and

WHEREAS, the establishment of a community reinvestment project area may be feasible in certain areas within the boundaries of the Agency; and

WHEREAS, the adoption of a survey area resolution in accordance with Utah Code Section 17C-5-103 will allow the Agency to determine whether a community reinvestment project area is feasible within those areas; and

WHEREAS, the Board of Directors of the Redevelopment Agency of West Valley City does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to adopt a survey area resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of West Valley City as follows:

1. The Board hereby designates the area depicted in the map attached hereto and incorporated herein as Exhibit A as the Lake Park Community Reinvestment Survey Area.
2. The Board hereby finds that the Lake Park Community Reinvestment Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area.
3. The Board hereby authorizes the Agency to prepare a proposed community reinvestment project area plan for each proposed community reinvestment project area within the Survey Area. The Board further authorizes the Agency to conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency considers appropriate.

IN WITNESS WHEREOF, the Redevelopment Agency of West Valley City has approved, passed and adopted this Resolution this _____ day of _____, 2026.

REDEVELOPMENT AGENCY
OF WEST VALLEY CITY

_____
CHAIR

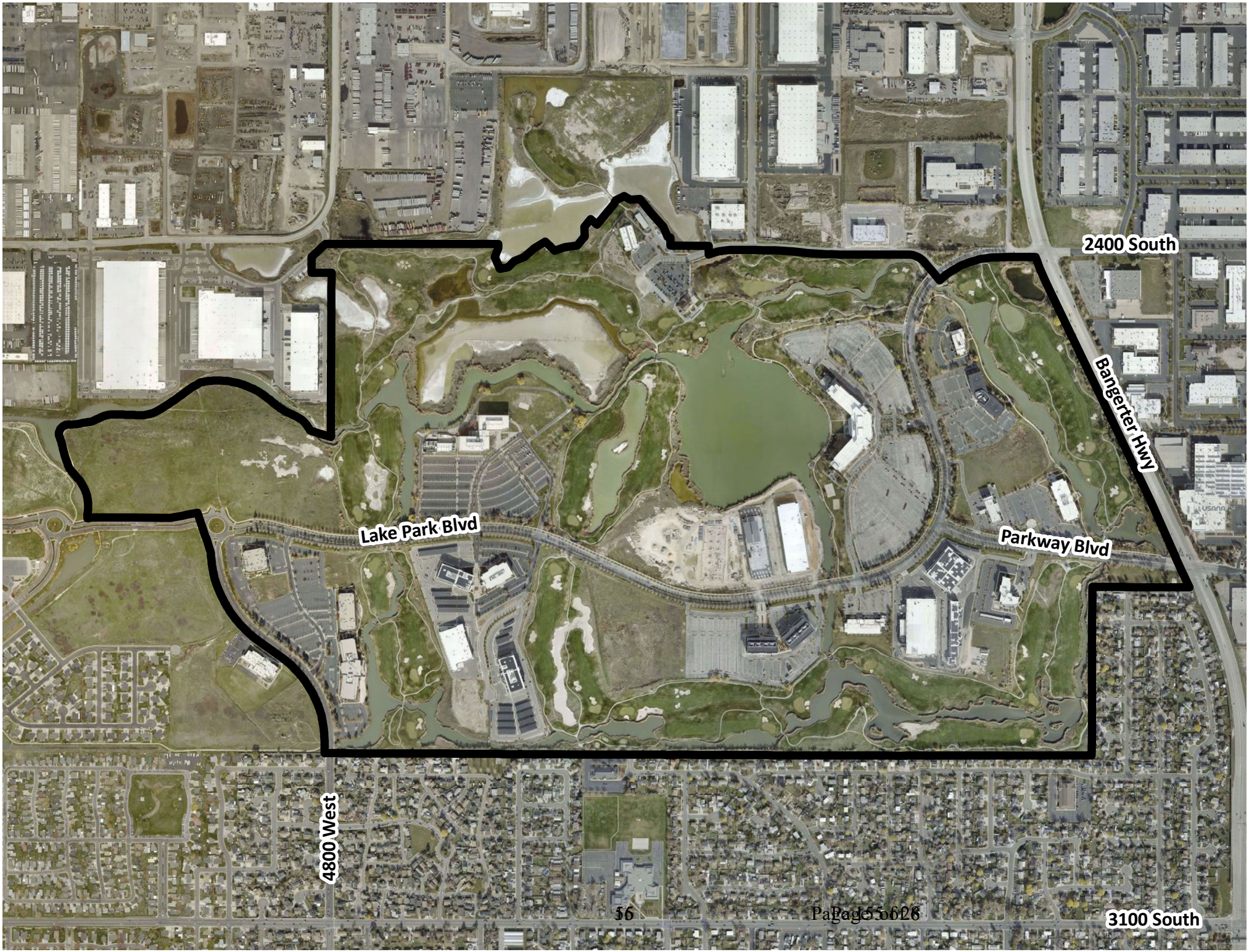
ATTEST:

_____
SECRETARY

Page 33 of 28

EXHIBIT A

MAP OF LAKE PARK SURVEY AREA


2400 South
Bangerter Hwy
Lake Park Blvd
Parkway Blvd
4800 West
3100 South

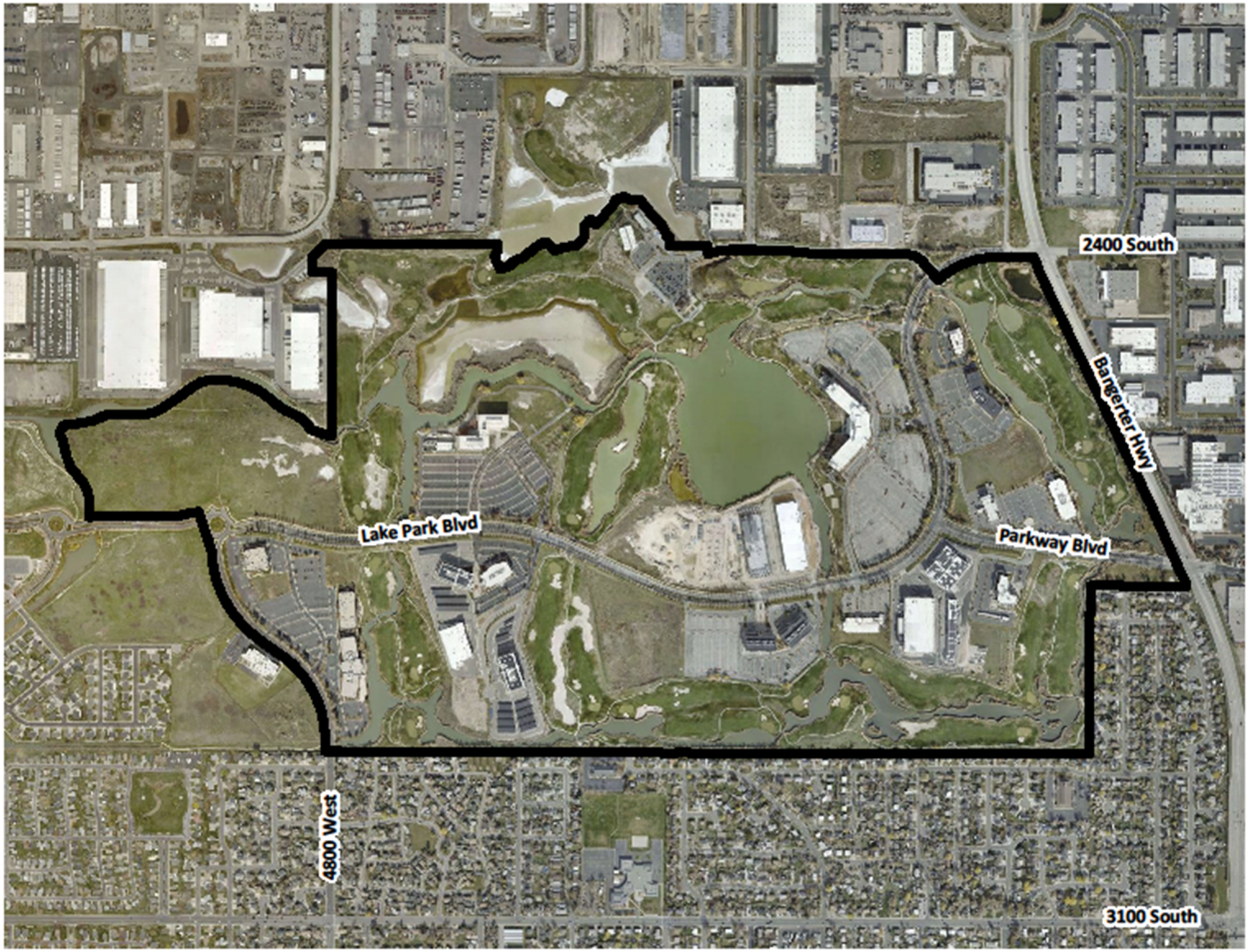
WEST VALLEY CITY

www.wvc-ut.gov

Lake Park CRA Survey Area Resolution

Lake Park CRA Survey Area Resolution

- Resolution to study the proposed area as a potential Community Reinvestment Area (CRA)
- State Code requires this action prior to studying a proposed area.


2400 South
Bangerter Hwy
Lake Park Blvd
Parkway Blvd
4800 West
3100 South

West Valley City Issue Paper

RDA Board Review

Description: *Removal of Parcel from City Center RDA*

Fiscal Impact: $0.00

Funding Source:

Account #:

Budget Opening Required: ***No***

Issue:

A resolution removing a 0.01 acre parcel from the City Center RDA.

Summary:

Approve the removal of a 0.01 acre parcel from the City Center RDA.

Background:

There is a sliver of property that is included in both the City Center RDA and the Fairbourne CRA in the County's tax district records. The County has requested the removal of the parcel from the City Center RDA to avoid inconsistent boundary lines. This is consistent with the City's actions in creating the Fairbourne CRA.

Recommendation:

Approve the resolution.

Department: RDA
Submitted by: RDA
Date: 5/19/2026

REDEVELOPMENT AGENCY OF WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY CENTER REDEVELOPMENT AREA PROJECT AREA PLAN TO REMOVE A PARCEL.

WHEREAS, the Redevelopment Agency of West Valley City (the "Agency") is a community reinvestment agency established in accordance with the Limited Purpose Local Government Entities – Community Reinvestment Agency Act (the "Act"); and

WHEREAS, pursuant to Section 17C-2-110(4)(a)(1) of the Act, the Agency may remove a parcel from a project area if Salt Lake County requests the removal to avoid inconsistent property boundary lines; and

WHEREAS, the removal of certain property described in the attached Exhibit A (the "Property") from the City Center Redevelopment Area (the "Project Area") will comply with the County's request and prevent inconsistent property boundary lines; and

WHEREAS, the Board of Directors finds and determines that the amendment of the City Center Redevelopment Area Project Area Plan to remove the Property from the Project Area promotes the public peace, health, safety, and welfare of West Valley City and the community surrounding the Project Area.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of West Valley City that the Project Area Plan for the City Center Redevelopment Area is hereby amended to remove the Property described in Exhibit A from the Project Area.

PASSED, APPROVED and **MADE EFFECTIVE** this _____day of _____ _____, 2026.

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

_____
CHAIR

ATTEST:

_____
SECRETARY

EXHIBIT A

PROPERTY REMOVED FROM PROJECT AREA

BEG S 89^53'20" W 591.98 FT & S 00^00'20" W 182.99 FT FR THEN 1/4 COR OF SEC 33, T1S, R1W, SLM; N 89^53'20" E 119.96 FT;S 00^00'41" W 15.96 FT; N 89^53'20" E 142.00 FT; S 00^00'41"W 277.00 FT; S 89^53'20" W 248.93 FT; N 00^00'20" E 34.42 FT; N'LY ALG A 466.66 FT RADIUS CURVE TO THE R 110.42 FT (CHD N 06^46'24" W); N 00^00'20" E 149.12 FT TO BEG. LESS THAT PORTION OUTSIDE CITY CENTER RDA. (BEING PT OF PARCEL A, FAIRBOURNE STATION PH 1).

Parcel No. 15-33-129-069-4002

Area: 0.01 acres

Page 21 of 26

WHEN RECORDED MAIL TO:

West Valley City Recorder's Office
3600 South Constitution Blvd.
West Valley City, Utah 84119

Parcel # 15-33-129-069-4002

CERTIFICATE OF WITHDRAWAL FROM CITY CENTER REDEVELOPMENT AREA

On or about May 26, 2026, the West Valley City Council adopted an Ordinance removing Parcel No. 15-33-129-069-4002 from the City Center Redevelopment Area. Said property is more particularly described as follows:

BEG S 89^53'20" W 591.98 FT & S 00^00'20" W 182.99 FT FR THEN 1/4 COR OF SEC 33, T1S, R1W, SLM; N 89^53'20" E 119.96 FT;S 00^00'41" W 15.96 FT; N 89^53'20" E 142.00 FT; S 00^00'41"W 277.00 FT; S 89^53'20" W 248.93 FT; N 00^00'20" E 34.42 FT; N'LY ALG A 466.66 FT RADIUS CURVE TO THE R 110.42 FT (CHD N 06^46'24" W); N 00^00'20" E 149.12 FT TO BEG. LESS THAT PORTION OUTSIDE CITY CENTER RDA. (BEING PT OF PARCEL A, FAIRBOURNE STATION PH 1).

Effective immediately, the above-described property is no longer within the City Center Redevelopment Area.

_____
Nichole Camac
City Recorder
West Valley City

On _____, Nichole Camac personally appeared before me, who being sworn upon oath, acknowledged to me that she has read the foregoing document, believes the contents thereof, has authority to execute the foregoing document, and executed the same.

_____
Notary Public

WEST VALLEY CITY

www.wvc-ut.gov

CITY CENTER RDA AMENDMENT

Technical Correction at County Request

REMOVE PARCEL FROM CITY CENTER

- Utah Code 17C-2-110 permits withdrawal of a parcel from an RDA to avoid inconsistent property lines
- The County has requested the removal of a sliver of property with an assessed value of $8,200 from the City Center RDA to eliminate an overlap in County tax district records between project areas
- The change is technical and has no financial impact on the City, RDA, or either project area

WEST VALLEY CITY

The Special Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, May 26, 2026, at 6:30 PM, or as soon thereafter as the Special Redevelopment Agency 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.

LARS NORDFELT, CHAIR
CINDY WOOD, VICE CHAIR

A G E N D A

1. Call to Order

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

   A. April 14, 2026

5. Public Hearings:

- 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.

A. Accept Public Comment Regarding the Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027

Actions: Consider Resolution 26-02, Adopt a Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027 and Set June 9, 2026 as the Date for the Public Hearing and Adoption of the Final Budget

6. Adjourn

West Valley City Issue Paper

City Council Review

Description: Z-1-2026

Fiscal Impact: $0

Funding Source: N/A

Account #: N/A

Budget Opening Required: ☐

Issue:

Application: #Z-1-2026
Applicant: Granger Hunter Improvement District
Location: 5901 West Parkway Blvd.
Size: 0.29 acres

Summary:

Zone change from A-2 (Agricultural, minimum lot size 2 acres) to R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 square feet)

Background:

Zoning on the surrounding property includes A-2 to the north and east, R-1-10 to the south, and RM (Multiple Unit Dwelling Residential) to the west. Neighboring uses include vacant land to the north, a large storm water detention area to the east, a Granger Hunter Improvement District sewer lift station to the south, and a developing senior condo development to the west. The subject property is currently vacant. The subject property is designated as Medium Density Residential (7 to 12 units/acre) in the General Plan.

The concept plan shows the extension of 5990 West to the north. Public Works has discussed this road extension with Granger Hunter and has proposed splitting the cost. Right-of-way dedication along the east side of the property will be necessary to accommodate the sidewalk extension.

Recommendation:

The Planning Commission recommends approval subject to a development agreement.

Department: Community Development
Submitted by: Steve Pastorik
Date: 5/6/2026

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 05/06/2026
Date Adopted: _____
Effective Date:_____

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FROM A-2 (AGRICULTURAL, MINIMUM LOT SIZE 2 ACRES) TO R-1-10 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQ. FT.) FOR PROPERTY LOCATED AT 5901 WEST PARKWAY BLVD. ON 0.29 ACRES.

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City Zoning Ordinance; and

WHEREAS, a public hearing before the City Council of West Valley City was held after being duly advertised as required by law; and

WHEREAS, the City Council of West Valley City finds that such zoning change should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah:

SECTION 1. ZONING CHANGE.

The property described in application #Z-1-2026, filed by Granger Hunter Improvement District and located at 5901 W Parkway Blvd. is hereby reclassified from zone A-2 (Agricultural, minimum lot size 2 acres) to R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 sq. ft.) said property being more particularly described as follows:

Parcel #1426201014

SECTION 2. ZONING MAP AMENDMENT.

The West Valley City Zoning Map shall be amended to show the change.

SECTION 3. EFFECTIVE DATE.

This ordinance shall take effect immediately upon posting, as required by law.

DATED this _____ day of _____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Description: Development Agreement with Granger Hunter Improvement District

Fiscal Impact: $0

Funding Source: N/A

Account #: N/A

Budget Opening Required: ☐

Issue:
A resolution authorizing the City to enter into a development agreement with Granger Hunter Improvement District.

Summary:
This resolution authorizes a development agreement between the City and Granger Hunter Improvement District to establish minimum standards for a sewer lift station at 6158 West 2920 South.

Background:
Granger Hunter Improvement District has submitted a zone change application (Z-1-2026) on property at 5901 West Parkway Blvd (adjacent to 6158 West 2920 South) to change the zoning from A-2 (Agriculture, minimum lot size 2 acres) to R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 square feet). The Planning Commission recommended approval of the zone change subject to a development agreement.

Below is a summary of the standards in the development agreement:

1. Dedicate 5 feet of right-of-way along the east side of the property to accommodate the extension of 5990 West.
2. Construct the extension of 5990 West to the north edge of the property. The City will pay for permanent improvements on the east half of the roadway.
3. Construct a temporary paved turnaround meeting Fire Department requirements.
4. Install a 6-foot-tall precast concrete wall along the north and west sides of the property.
5. Place the fence along the south side of the property 20 feet from the south property line.

Recommendation:
The Planning Commission recommends approval to the City Council.

Department: Community Development
Submitted by: Steve Pastorik
Date: 5/6/2026

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH GRANGER HUNTER IMPROVEMENT DISTRICT FOR APPROXIMATELY 0.56 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 6158 WEST 2920 SOUTH.

WHEREAS, Granger Hunter Improvement District (herein "Developer") owns or is under contract to acquire real property within the limits of West Valley City, Utah, on which Developer proposes to develop a residential project (herein the "Project"); and

WHEREAS, Developer has voluntarily represented to the West Valley City Council that it will enter into this binding development agreement (herein "Agreement"); and

WHEREAS, Developer is willing to design and develop the Project in a manner that is in harmony with the City's Master Plan and long-range development objectives, and which addresses the more specific planning issues set forth in this Agreement; and

WHEREAS, West Valley City, acting pursuant to its authority under §10-9a-101 *et seq.*, Utah Code Annotated 1953, as amended, and City ordinances and land-use policies, has made certain determinations with respect to the proposed Project, and in the exercise of its legislative discretion, has elected to approve this Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Agreement between West Valley City and Developer is hereby approved in substantially the form attached, and that the Mayor and City Manager are hereby authorized to execute said Agreement for and on behalf of the City, upon approval of the final form of the Agreement by the City Attorney's Office.

PASSED, APPROVED and MADE EFFECTIVE this _____day of _____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (herein the "Agreement") is entered into this _____ day of _____, 20____, by and between Granger Hunter Improvement District, a political subdivision of the state of Utah, (herein "Developer") for the land to be included in or affected by the project located at approximately 6158 West 2920 South in West Valley City, Utah, and West Valley City, a municipal corporation and political subdivision of the state of Utah (herein the "City").

RECITALS

WHEREAS, Developer owns or is under contract to acquire approximately 0.56 acres of real property located at approximately 6158 West 2920 South in West Valley City, Utah, as described in Exhibit "A" (the "Property"), on which Developer proposes to establish minimum standards for a new wastewater pump station development (the "Project"); and

WHEREAS, Developer has voluntarily represented to the West Valley City Council that it will enter into this binding Agreement; and

WHEREAS, Developer is willing to restrict the property in a manner that is in harmony with the objectives of the City's master plan and long-range development objectives, and which addresses the more specific development issues set forth in this Agreement, and is willing to abide by the terms of this Agreement; and

WHEREAS, the City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, U.C.A. §10-9a-101, *et seq*., and its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Affected Property**. The legal description of the Property contained within the Project boundaries is attached as Exhibit "A". No additional property may be added to or removed from this description for the purposes of this Agreement except by written amendment to this Agreement executed and approved by Developer and the City.

2. **Reserved Legislative Powers**. Nothing in this Agreement shall limit the future exercise of police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land-use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Developer's vested rights to develop the Project as provided herein. This Agreement is not intended to and does not bind the West Valley City Council in the independent exercise of its legislative discretion with respect to such zoning regulations.

3. **Compliance with City Design and Construction Standards**. Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable laws and requirements of the City necessary for development of the Project, including the payment of fees, and compliance with the City's design and construction standards.

4. **Specific Design Conditions**. The Project shall be developed and constructed as set forth in the specific design conditions set forth in Exhibit "B". The Project shall also comply with all requirements set forth in the minutes of the City Council hearings on this matter.

5. **Agreement to Run With the Land**. This Agreement shall be recorded in the Office of the Salt Lake County Recorder, shall be deemed to run with the Property, and shall encumber the same; and shall be binding on and inure to the benefit of all successors and assigns of Developer in the ownership or development of any portion of the Property.

6. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning also the responsibilities arising hereunder. This restriction on assignment is not intended to prohibit or impede the sale by Developer.

7. **No Joint Venture, Partnership or Third Party Rights**. This Agreement neither creates any joint venture, partnership, undertaking or business arrangement between the parties hereto nor conveys any rights or benefits to third parties, except as expressly provided herein.

8. **Integration, Modification, and Entire Agreement**. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto. Exhibits "A" and "B" are hereby incorporated into this Agreement.

9. **Notices.** Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the party for whom intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the parties as follows:

TO DEVELOPER:	Granger Hunter Improvement District Attn: Jason Helm, General Manager 2888 South 3600 West West Valley City, UT 84044
TO CITY:	West Valley City Ifo Pili, City Manager 3600 Constitution Blvd. West Valley City, Utah 84119
WITH A COPY TO:	West Valley City Attorney's Office Attn: Brandon Hill 3600 Constitution Blvd. West Valley City, Utah 84119

Any party may change its address by giving written notice to the other party in accordance with the provisions of this section.

10. **Choice of Law and Venue**. Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah. Any Utah litigation regarding this Agreement shall be filed in the Third District Court in Salt Lake City, Utah. Any federal litigation regarding this Agreement shall be filed in the United States District Court for the District of Utah in Salt Lake City, Utah.

11. **Court Costs**. In the event of any litigation between the parties arising out of or related to this Agreement, the prevailing party shall be entitled to an award of reasonable court costs, including reasonable attorney's fees.

12. **Severability.** In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain valid and binding upon the parties. One or more waivers of any term, condition, or other provision of this Agreement by either party shall not be construed as a waiver of a subsequent breach of the same or any other provision.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

APPROVED AS TO FORM
WVC Attorney's Office

By: _____

Date: _____

GRANGER HUNTER IMPROVEMENT DISTRICT

_____

State of _____)
:ss
County of _____)

On this _____ day of _____, 2026, personally appeared before me _____, who being by me duly sworn did say that he or she is the _____ of Granger-Hunter Improvement District, a political subdivision of the State of Utah, and that he or she signed the foregoing instrument on behalf of said entity by authority of a resolution of its Board of Directors.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Parcel #: 14-26-176-006:
BEG N 0°02'48" W 1320.52 FT & N 89°55'33" E 2576.13 FT FR W 1/4 COR OF SEC 26, T 1S, R 2W, S L M; N 89°55'33" E 105.77 FT; S 0°04'54" E 100 FT; S 89°55'33" W 105.78 FT; N 0°04'27"W 100 FT TO BEG. 0.24 AC M OR L.

Parcel #: 14-26-176-017:
PARCEL A, COURTNEY MEADOWS PHASE 3 SUB.

Parcel 14-26-201-014:
BEG S 0°04'54" E 155 FT FR N 1/4 COR OF SEC 26, T1S, R2W, SLM; N 72°03' E 398 FT; N 89°11'33" E 605.99 FT; S 0°04'54"E 1295.79 FT; S 89°54'40" W 1036.7 FT; N 0°04'54" W 1152.97FT; N 75°45' E 53.22 FT M OR L TO BEG. LESS, BEG N 89°50'23" W 1786 FT & S 00°09'37" W 1321.38 FT FR NE COR SEC 26, T1S, R2W, SLM; N 19°43'14" W 1039.42 FT; N 04°06'32" E 266.56 FT; N 89°15'40" E 183.64 FT; S 15°35'06" E 742.89 FT; S 19°53'19" E 228.55 FT; S 19°42'39" E 0.92 FT; S 00°09'40" W 315.73 FT; N 89°49'31" W 128.75 FT TO BEG. ALSO LESS, BEG N 89°50'23" W 2542.06 FT & S 0°09'37" W 122.67 FT FR NE COR OF SEC 26, T1S, R2W, SLM; S 0°10'25" W 1198.52 FT; N 89°49'31" W 50 FT; N 0°10'25" E 125 FT; N 89°49'35" W 101.64 FT; N 0°09'40" E 1028.11 FT; N 75°58'48" E 53.20 FT; N 72°17'34" E 105.38 FT TO BEG. ALSO LESS, BEG N 89°50'23" W 2121.83 FT & S 0°09'37" W 37.57 FT FR NE COR OF SEC 26, T1S, R2W, SLM; S 0°51'15" E 40.41 FT; S 4°06'32" W 266.56 FT; S 19°43'14" E 1039.42 FT; N 89°49'31" W 756.34 FT; N 0°10'25" E 1198.52 FT; N 72°17'34" E 267.81 FT; N 89°08'45" E 165.36 FT TO BEG. ALSO LESS, BEG N 89°50'23" W 1937.50 FT & S 0°09'37" W 34.31 FT FR NE COR OF SEC 26, T1S, R2W, SLM; S 0°09'37" W 40.79 FT; S 15°35'06" E 9.31 FT; S 89°05'24" W 104.27 FT; S 87°36'43" W 82.78 FT; N 4°06'32" E 11.73 FT; N 0°51'15" W 40.41 FT; N 89°08'45" E 184.36 FT TO BEG.

EXHIBIT B

DEVELOPMENT STANDARDS

1. The Developer shall dedicate the Easterly 5.0 feet of Parcel A of Courtney Meadows Phase 3 Subdivision (parcel 14-26-176-017) and the Easterly 5.0 feet of parcel 14-26-201-014 for right-of-way to the City to accommodate the extension of 5990 West to the north boundary of parcel 14-26-201-014.
2. The Developer shall construct the extension of 5990 West to the north edge of the Property and include paving, curb and gutter, parkstrip, sidewalk and streetlights. The City shall pay for permanent improvements on the east half of the roadway upon completion, inspection, and acceptance of said improvements, but shall not be responsible for any cost related to the temporary turnaround described below.
3. The Developer shall construct a temporary paved turnaround meeting Fire Department requirements.
4. The Developer shall install a 6-foot-tall precast concrete wall along the north and west sides of the Property.
5. The fence along the south side of the Property shall be setback 20 feet from the south property line.

GRANGER-HUNTER
IMPROVEMENT DISTRICT

2888 South 3600 West • P.O. Box 701110 • West Valley City, Utah 84170-1110 • Phone (801) 968-3551 • Fax (801) 968-5467 • www.ghid.gov

March 30, 2026

Steve Pastorik
West Valley City
3600 S Constitution Blvd.
West Valley City, UT 84119

Subject: Letter of Intent – Granger-Hunter Improvement District Zoning Amendment
25A: Pleasant Valley WWPS Replacement

Steve Pastorik:

Granger-Hunter Improvement District (GHID) owns the property located at 6158 W 2920 S, West Valley City, Utah. The site currently contains an existing wastewater pump station that serves the surrounding area.

The existing GHID pump station has reached its useful life and needs to be replaced with a new wastewater pump station. This project will include the construction of a 30-foot deep wet well and dry well excavation. In addition to this a new masonry building, site improvements, and new sewer and force main piping will be installed.

As part of this project, GHID is requesting approval of a zoning amendment for the subject location. The site is currently designated as a Medium Density Residential in the West Valley City General Plan and is zoned A-2. GHID is requesting that the property to be rezoned to R-1-10.

The existing lift station has been in operation since the 1980's and is essential for the surrounding community. The proposed amendment will accommodate the replacement of the existing lift station. These improvements will increase capacity, meet current pump station requirements, and improve reliability of the wastewater system.

Construction is anticipated to begin mid 2026 and will continue through the middle of 2027.

Sincerely,

GRANGER-HUNTER IMPROVEMENT DISTRICT

Jeremy Gregory
Staff Engineer

Z-1-2026

Petition by Granger Hunter Improvement District requesting a zone change from A-2 (Agriculture, minimum lot size 2 acres) to R-1-2010 (Single Unti Dwelling Residential, minimum lot size 10,000 SF). The property is located at 5901 W Parkway Blvd on 0.29 acres. (Staff – Steve Pastorik at 801-963-3454 or steve.pastorik@wvc-ut.gov).

Granger Hunter Improvement District has submitted a zone change on a 0.29-acre parcel at 5901 West Parkway Blvd. from A-2 (Agricultural, minimum lot size two acres) to R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 square feet). The subject property is designated as Medium Density Residential (7 to 12 units/acre) in the West Valley City General Plan.

Zoning on the surrounding property includes A-2 to the north and east, R-1-10 to the south, and RM (Multiple Unit Dwelling Residential) to the west. Neighboring uses include vacant land to the north, a large storm water detention area to the east, a Granger Hunter Improvement District sewer lift station to the south, and a developing senior condo development to the west. The subject property is currently vacant.

The applicant has submitted a concept plan and letter that describe the intended use, which is a new sewer lift station to replace the existing facility to the south. The subject parcel does not meet the minimum lot size for the A-2 zone. Granger Hunter is requesting this zone change to make the parcel conform with zoning.

The concept plan shows the extension of 5990 West to the north. Public Works has discussed this road extension with Granger Hunter and has proposed splitting the cost. Right-of-way dedication along the east side of the property will be necessary to accommodate the sidewalk extension.

The concept plan also shows perimeter fencing for the property with a 6-foot-tall precast concrete wall along the west side and an ornamental fence along the remaining sides. Given the potential for future residential use to the north as discussed during the Commission’s study meeting, staff suggests that the 6-foot-tall precast concrete wall be along both the north and west sides of the property. To meet the fence setback requirement in Section 7-2-114, the fence along the south side of the property needs to be setback 20 feet from the south property line.

Staff Alternatives:

- Approval. This application should be approved subject to a development agreement that includes the following requirements:
    - The applicant shall dedicate sufficient right-of-way to the City to accommodate the extension of 5990 West to the north edge of the property.
    - The applicant shall construct the extension of 5990 West to the north edge of the property and include paving, curb and gutter, parkstrip, sidewalk and streetlights. The City will pay half of the cost of the extension.
    - A 6-foot-tall precast concrete wall shall be installed along the north and west sides of the property.
    - The fence along the south side of the property shall be setback 20 feet from the south property line.
    - The generator shall be setback 20 feet from 5990 West and 25 feet from 2920 South.

- Continuance, for reasons determined at the public hearing.

Discussion: Steve Pastorik presented the application.

Jeremy with Granger Hunter was present. He said the old infrastructure has reached the end of its useful life. He stated they are dealing with higher flows now. He also said they want to be good neighbors, so they are improving the site and putting in some new landscaping and fencing. The current lift station was built in the early 1980's and they didn't have a way to deal with odor control, but they are going to implement odor control systems to help with the neighborhood. He did mention some concerns about where the generator is located. He stated that keeping it at its current location is beneficial, but they are willing to look at other locations.

Commissioner Durfee asked if location of the generator gets it as far away from neighboring houses as it can. Jeremy replied yes, and in that aspect, it would be a benefit.

Steve showed on a slide where the generator would be located.

Commissioner Winters asked what the zoning was north, east, and west of this.

Steve showed property to the east and north and stated it is owned by the City and is zoned A-2. Property to the west is RM and it's a senior condo development and will be extended.

Commissioner Durfee pointed out that even if residential is built to the north, it looks like it is still as far away from properties as it can get so that is still probably the best

location.

Steve says there is potential down the road to extend 5990 West all the way to Parkway Blvd so that would leave about 100 feet of property between the condominiums and the road where you could have another row of homes or condominiums, so that's why we were talking about a solid wall there. In terms of existing homes, it's in the ideal place. There is a potential for more homes down the road.

Commissioner Winters said he wasn't concerned about the location of the generator but wasn't sure what that meant. He asked if it was enclosed and asked how noisy it could be. He also asked if it could turn on any time of day or night.

Jeremy responded that the generator is a backup generator. Commissioner Winters asked if they are used if the power shuts down.

Jeremy said yes. He said they have crews that go around on a weekly basis to make sure it's still working properly, but they are not really being used unless there is a severe power outage. Jeremy asked a question about the north line fence, requesting confirmation about whether there was going to be a development or not.

Steve said the property is currently owned by the City. He said he could see a scenario where the City sells what's west of 5990 West. There is property that is storm water detention so nothing can be built on that, but there's another portion that is deep enough to have a home lot.

Jeremy said as far as the north side goes, they currently have an ornamental fence, but they are willing to modify the plans to go with the precast if they need to. His only concern would be the cost difference, and they are using public funds.

Commissioner Winters asked what code requires in this situation.

Steve responded that for a public utility installation he didn't believe the code required fencing. For security reasons the utility usually wants fencing. The concern for us is the potential for residential. If we are going to have a precast wall against the existing residential and there is the possibility of residential on the north side that's why they were suggesting it.

Commissioner Winters asked if it was treated as a business they'd have to have a precast fence. Steve replied yes.

Commissioner Winters asked if Jeremy had any other concern with any of the bullet points in the staff report. Jeremy raised the question about the 6-foot ornamental fence and asked if he had other concerns. Jeremy replied no. They are doing what they can to accommodate the different code requirements.

Commissioner Winters commented that they could have the housing developer put a wall there instead.

Commissioner Durfee replied the thought was to put the precast in now versus making them change it later.

Jeremy said if there is potential for housing in the future, they could put it in.

Commissioner Winters asked Steve about where he was hoping the road would go. Steve responded that there's a road in the senior condo project that loops around and that if there was an extension of the project the south end of the loop could go straight east. That's where the 60-foot offset comes in between the Granger Hunter property and where the road would be. Another alternative would be is that the development is not connected and a row of homes could be put in on the west side of the street that's completely independent.

Commissioner Matagi made a motion to approve application Z-1-2026 subject to a development agreement that includes the first four bullet points in the staff report. Commissioner Durfee seconded. All were in favor.

UNANIMOUS— Z-1-2026—APPROVED

Z-1-2026

- Applicant: Granger Hunter Improvement District
- Request: A zone change from A-2 (Agriculture, minimum lot size 2 acres) to R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 SF).
- Location: 5901 W Parkway Blvd
- Staff: Steve Pastorik

Z-1-2026



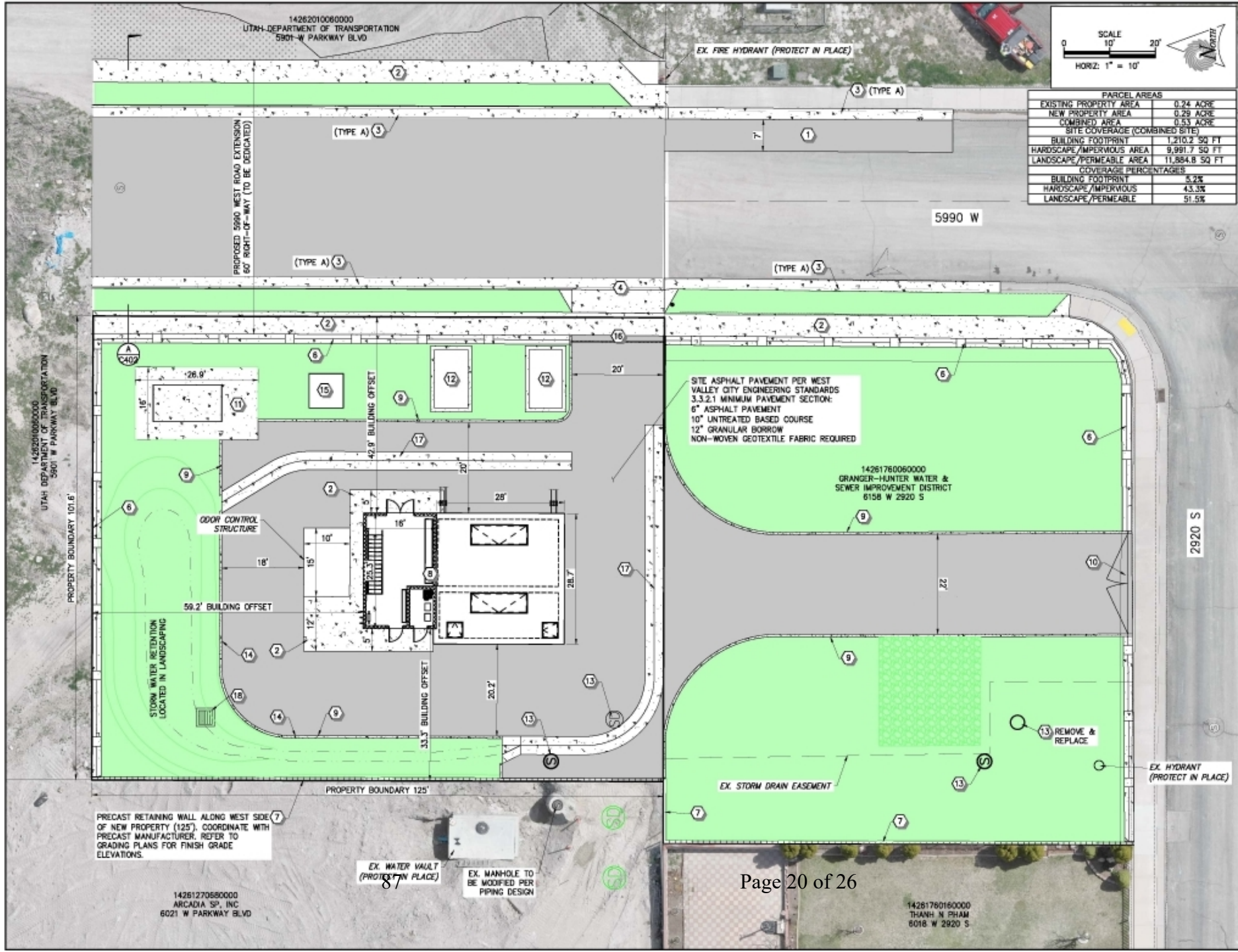
WEST VALLEY CITY
www.wvc-ut.gov

Z-1-2026



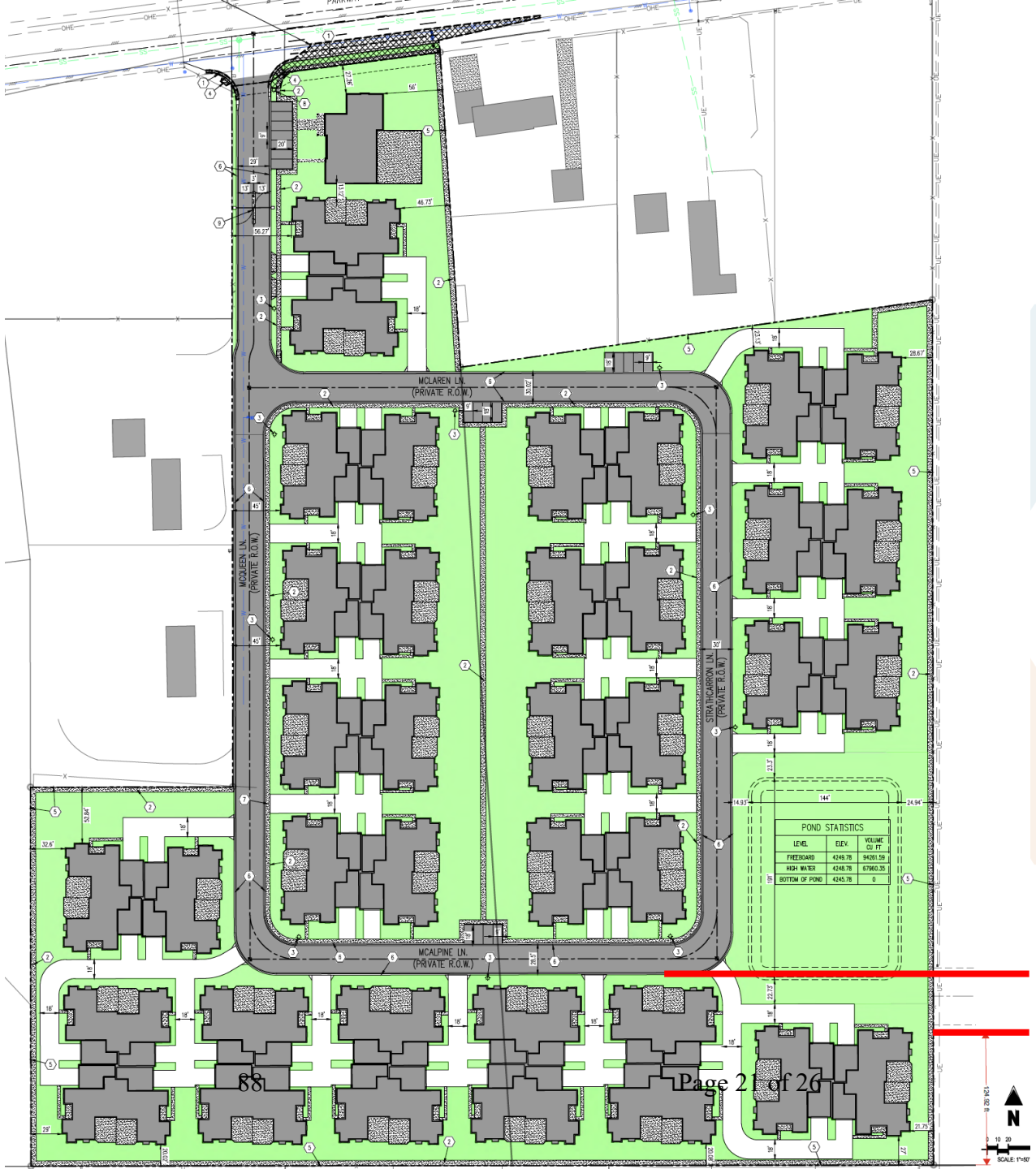
WEST VALLEY CITY
www.wvc-ut.gov

Z-1-2026



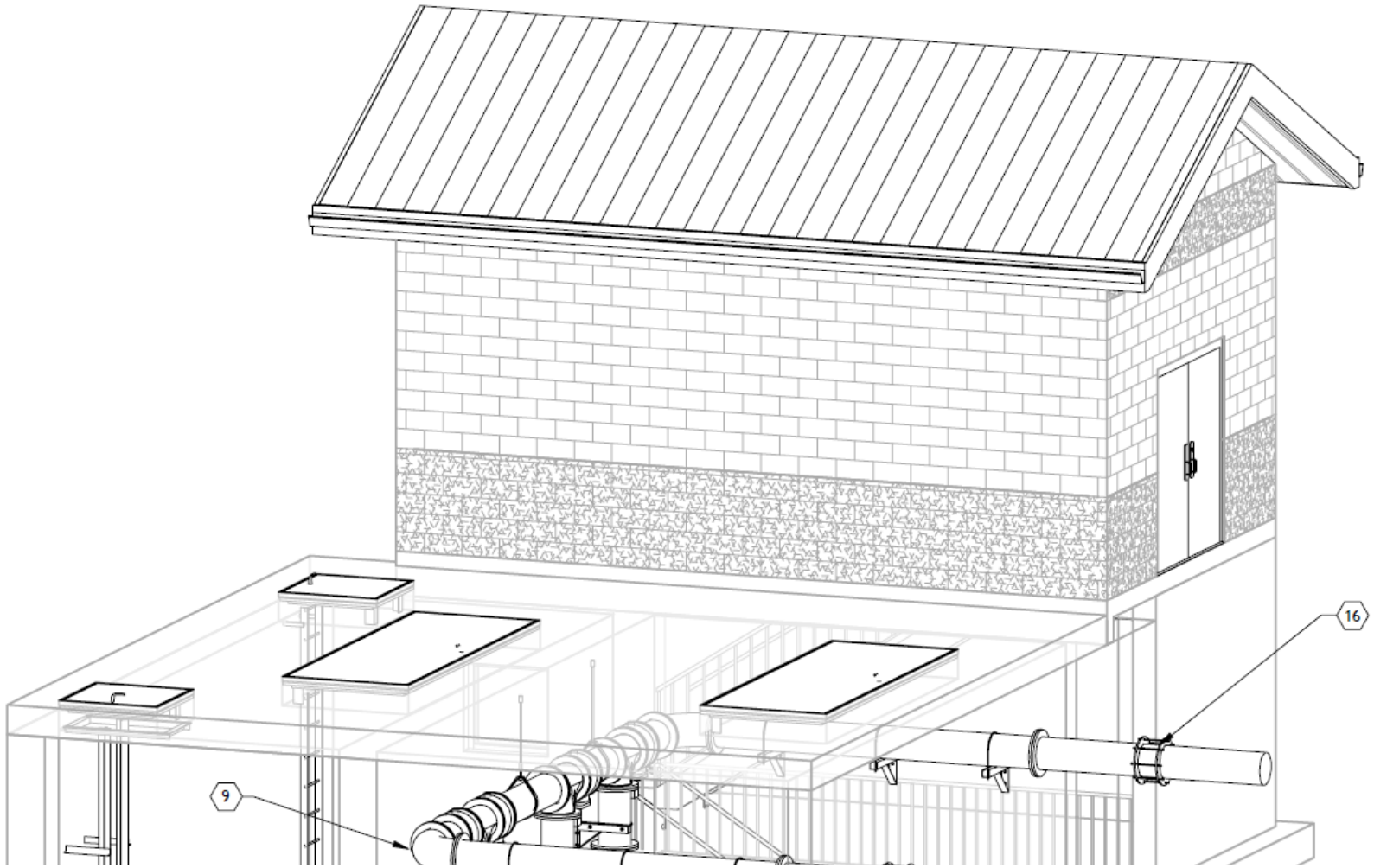
WEST VALLEY CITY
www.wvc-ut.gov

Z-1-2026



WEST VALLEY CITY
www.wvc-ut.gov

Z-1-2026



Z-1-2026

Looking N on 2920 S



WEST VALLEY CITY
www.wvc-ut.gov

Z-1-2026

Looking N on 5990 W



WEST VALLEY CITY
www.wvc-ut.gov

Z-1-2026

Looking W on 2920 S



WEST VALLEY CITY
www.wvc-ut.gov

Z-1-2026

Looking W on 5990 W



WEST VALLEY CITY
www.wvc-ut.gov

Budget

West Valley City Issue Paper

City Council Review

Description: West Valley City 4th Quarter Budget Openings

Fiscal Impact:

Funding Source:

Account #:

Budget Opening Required: ☐

Issue:

Approve an ordinance to re-open the fiscal year 2025-2026 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

Summary:

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

Background:

A Public Notice was posted May 20, 2026, 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 9, 2026, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

Recommendation:

City staff recommends approval of the Ordinance amending the budget of West Valley City Corporation for the fiscal year beginning July 1, 2025 and ending June 30, 2026, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

Department: Finance

Submitted By:

Date Submitted: 05/18/2026

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 5/19/2026

Date Adopted: _____

Effective Date: _____

AN ORDINANCE AMENDING THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 TO REFLECT CHANGES IN THE BUDGET AND AUTHORIZE THE DISBURSEMENT OF FUNDS.

WHEREAS, the West Valley City Council adopted by ordinance the budget of West Valley City Corporation for the fiscal year beginning July 1, 2025 and ending June 30, 2026, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended; and

WHEREAS, the Finance Director, as the Budget Officer of West Valley City, has prepared and filed with the City Manager and City Recorder proposed amendments to said duly-adopted budget for consideration by the City Council 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 9, 2026, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on June 9, 2026 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 City Council of West Valley City, Utah, as follows:

Section 1. The budget amendments attached hereto and made a part of this Ordinance are hereby adopted and incorporated into the budget of West Valley City, Utah, for the fiscal year

beginning July 1, 2025 and ending June 30, 2026, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended.

Section 2. The City Recorder is hereby directed to have this Ordinance certified by the Budget Officer and filed with the State Auditor, as required by law.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

PASSED and APPROVED this _____ day of _____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY GENERAL FUND - FUND 10
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
PROPERTY TAX:						
Current Year	38,205,057	38,205,057	38,205,057	38,205,057	38,205,057	
Prior Year	450,000	450,000	450,000	450,000	450,000	
Total Property Tax	**38,655,057**	**38,655,057**	**38,655,057**	**38,655,057**	**38,655,057**	
SALES TAX:						
General Sales Tax	42,126,364	42,126,364	42,126,364	42,126,364	42,126,364	
Transportation Sales Tax	5,480,000	5,480,000	5,480,000	5,480,000	5,480,000	
Total Sales Tax	**47,606,364**	**47,606,364**	**47,606,364**	**47,606,364**	**47,606,364**	
UTILITY TAX:						
Cable TV/Bch Adv	466,353	466,353	466,353	466,353	466,353	
Telecommunications	627,849	627,849	627,849	627,849	627,849	
Electricity	7,568,912	7,568,912	7,568,912	7,568,912	7,568,912	
Gas	3,410,740	3,410,740	3,410,740	3,410,740	3,410,740	
Total Utility Tax	**12,073,854**	**12,073,854**	**12,073,854**	**12,073,854**	**12,073,854**	
LICENSES AND PERMITS:						
Business & Econ. Services	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	
Animal Licenses	60,000	60,000	60,000	60,000	60,000	
Building Permits	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	
Subdivision Fees	180,000	180,000	180,000	180,000	180,000	
Disproportionate Service	600,000	600,000	600,000	600,000	600,000	
Total Licenses & Permits	**3,540,000**	**3,540,000**	**3,540,000**	**3,540,000**	**3,540,000**	
MISCELLANEOUS:						
Taylorsville Contract Services	320,000	320,000	320,000	360,000	360,000	
Animal Shelter Vaccinations	10,000	10,000	10,000	10,000	10,000	
Animal Shelter Misc. Fees	50,000	50,000	50,000	50,000	50,000	
Animal Shelter Donations	20,000	20,000	20,000	20,000	20,000	
Animal Sterilization	30,000	30,000	30,000	30,000	30,000	
Amphitheater	500,000	500,000	500,000	500,000	500,000	
District Court Fines	37,000	37,000	37,000	37,000	37,000	
Engineer Consultant Fees CED	60,000	60,000	60,000	60,000	60,000	
Excavation Perm-Prop Bond	300,000	300,000	300,000	300,000	300,000	
Fire Prevention/Haz Mat	381,353	381,353	381,353	381,353	381,353	
Harman Home Donations	60,000	60,000	60,000	60,000	60,000	
Harman Home Programs	20,000	20,000	20,000	20,000	20,000	
Harman Home SL CO.	18,786	18,786	18,786	18,786	18,786	
Indigent Defense	10,000	10,000	10,000	10,000	10,000	
Miscellaneous	375,000	414,856	420,356	445,356	532,370	4,13,16,25,29,30
Overflow Shelter	0	0	0	0	1,042,411	36
Operation My Hometown	0	0	0	0	0	
Park Reservations/Activities	8,000	8,000	8,000	8,000	8,000	
Parking Ticket Fines	250,000	250,000	250,000	250,000	250,000	
Police Reimbursement	175,000	175,000	175,000	175,000	175,000	
Police Reports	100,000	100,000	100,000	100,000	100,000	
Rent-Redevelop Agency	50,000	50,000	50,000	50,000	50,000	
Roads Funds HB244 2021	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	
Tower Lease	93,000	93,000	93,000	93,000	93,000	
UIA	1,277,864	1,277,864	1,277,864	1,277,864	1,277,864	
Vehicle Fees	1,755,000	1,755,000	1,755,000	1,755,000	1,755,000	
WestFest	140,000	140,000	140,000	140,000	140,000	
Total Miscellaneous	**7,141,003**	**7,180,859**	**7,186,359**	**7,251,359**	**8,380,784**	

WEST VALLEY CITY GENERAL FUND - FUND 10
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
JUSTICE COURT:						
Small Claims Fees	145,000	145,000	145,000	145,000	145,000	
Traffic Fines	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	
Total Justice Court	**3,145,000**	**3,145,000**	**3,145,000**	**3,145,000**	**3,145,000**	
ADMINITRATIVE COURT:						
ACE Program	55,000	55,000	55,000	55,000	55,000	
Civil Penalties	150,000	150,000	150,000	150,000	150,000	
Total Adminstrative Court	**205,000**	**205,000**	**205,000**	**205,000**	**205,000**	
INTEREST:						
Investment Interest	3,400,000	3,400,000	3,400,000	3,400,000	3,400,000	
RDA Interest	9,800	9,800	9,800	9,800	9,800	
Total Interest	**3,409,800**	**3,409,800**	**3,409,800**	**3,409,800**	**3,409,800**	
OTHER:						
Appro from Fund Bal - Fleet	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	
Appropriation from Fund Balance	1,558,964	2,108,958	2,108,958	2,217,232	2,541,232	3,23,24
Reserved Funds	300,000	300,000	300,000	300,000	300,000	
Reserved Debt Service Funds	1,225,000	1,225,000	1,225,000	1,225,000	1,225,000	
Sale of Land/Assets	0	0	16,657	16,657	42,113	14
Total Other	**4,583,964**	**5,133,958**	**5,150,615**	**5,258,889**	**5,608,345**	
Subtotal	**120,360,042**	**120,949,892**	**120,972,049**	**121,145,323**	**122,624,203**	
RESTRICTED FUNDS:						
Forfeited Assets	0	0	0	24,702	24,702	
Bond Proceeds	0	0	0	0	0	
Bond Interest	0	0	0	0	0	
Total Restricted Funds	**0**	**0**	**0**	**24,702**	**24,702**	
Grand Total	**120,360,042**	**120,949,892**	**120,972,049**	**121,170,025**	**122,648,906**	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
LEGISLATIVE:						
City Council	914,518	927,518	927,518	927,518	927,518	
Elections	231,800	231,800	231,800	278,790	278,790	
Total Legislative	**1,146,318**	**1,159,318**	**1,159,318**	**1,206,308**	**1,206,308**	
ADMINISTRATIVE:						
City Manager	1,533,322	1,543,322	1,548,322	1,573,322	1,583,322	13
Justice Court	2,539,318	2,539,318	2,539,318	2,539,318	2,539,318	
Information Technology	3,397,290	3,397,290	3,397,290	3,397,290	3,397,290	
Human Resources	1,784,054	1,784,054	1,784,554	1,789,204	1,789,204	
Community & Media Relations	989,714	989,714	989,714	989,714	1,058,214	3,16
Recorder	820,720	820,720	820,720	820,720	820,720	
Neighborhood Services	912,604	937,864	937,864	937,864	1,191,764	24,25,29,30
Animal Control	1,865,637	1,865,637	1,865,637	1,905,637	1,905,637	
Ordinance Enforcement	1,035,745	1,035,745	1,035,745	1,015,745	1,015,745	
Public Facilities	2,176,037	2,176,037	2,176,037	2,176,037	2,176,037	
Total Administrative	**17,054,441**	**17,089,701**	**17,095,201**	**17,144,851**	**17,477,251**	
NON-DEPARTMENTAL						
UTOPIA	4,696,666	4,696,666	4,696,666	4,696,666	4,696,666	
Benefits Accrual	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000	
Professional/Technical	175,000	199,856	199,856	199,856	199,856	
Utilities	860,453	860,453	860,453	860,453	860,453	
Wage Under Runs	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	
Storm Water (Prof.Service)	(558,744)	(558,744)	(558,744)	(558,744)	(558,744)	
Sanitation (Prof.Service)	(612,531)	(612,531)	(612,531)	(612,531)	(612,531)	
Ambulance (Prof.Service)	(722,018)	(722,018)	(722,018)	(722,018)	(722,018)	
CARES/ARP Act (Sold Service)	0	0	0	0	0	
Transfers In	(835,000)	(1,341,255)	(1,492,968)	(1,566,468)	(1,914,968)	6,17
Fitness Center	1,630,271	1,630,271	1,630,271	1,630,271	1,684,520	21,22
Theater	0	0	0	0	0	
Arena	0	0	0	0	0	
Cultural Center	1,560,244	1,560,244	1,560,244	1,560,244	1,560,244	
WV Arts Foundation	0	0	0	0	0	
Capital Projects/Fleet Xfer to CIP	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000	
Transportation Sales Tax to CIP	5,480,000	5,773,740	5,773,740	5,773,740	5,773,740	
Transfer Out	0	0	0	0	49,000	21,32
Total Non-Departmental	**12,624,341**	**12,436,682**	**12,284,969**	**12,211,469**	**11,966,218**	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
DEBT SERVICE:					
UCCC & Arena Equipment	1,596,066	1,596,066	1,596,066	1,596,066	1,596,066
Road Revenue Bonds	1,099,352	1,099,352	1,099,352	1,099,352	1,099,352
Bond Fees	25,000	25,000	25,000	25,000	25,000
Transfer Out	0	0	0	0	0
Fire Truck & Trailer to CIP	35,171	35,171	35,171	35,171	35,171
Energy Savings Projects to CIP	303,423	303,423	303,423	303,423	303,423
Fire Sta 71, 72 & 76 to BA	523,900	523,900	523,900	523,900	523,900
MBA S 2017-PD & Courts to BA	2,234,500	2,234,500	2,234,500	2,234,500	2,234,500
MBA S 2017-Parking to BA	1,086,650	1,086,650	1,086,650	1,086,650	1,086,650
MBA S 2019-Parks Bldg to BA	220,573	220,573	220,573	220,573	220,573
MBA S 2022-Courts Reno to BA	383,500	383,500	383,500	383,500	383,500
Subtotal	**7,508,135**	**7,508,135**	**7,508,135**	**7,508,135**	**7,508,135**
DEBT SERVICE (CONTINUED):					
Transfers In:					
Fire Impact Fees	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
Police Impact Fees	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)
Debt Service Reserve (CIP)	(338,594)	(338,594)	(338,594)	(338,594)	(338,594)
RDA (UCCC)	(1,596,066)	(1,596,066)	(1,596,066)	(1,596,066)	(1,596,066)
Fitness Center	(79,001)	(79,001)	(79,001)	(79,001)	(79,001)
UCCC	(21,067)	(21,067)	(21,067)	(21,067)	(21,067)
Street Lights	(166,488)	(166,488)	(166,488)	(166,488)	(166,488)
Subtotal	**(2,601,216)**	**(2,601,216)**	**(2,601,216)**	**(2,601,216)**	**(2,601,216)**
Total Debt Service	**4,906,919**	**4,906,919**	**4,906,919**	**4,906,919**	**4,906,919**

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
COMMUNITY DEVELOPMENT:						
Administration	431,571	440,410	440,410	440,410	1,482,821	36
Planning Commission	15,799	15,799	15,799	15,799	15,799	
Board of Adjustment	4,126	4,126	4,126	4,126	4,126	
Building Inspection	1,231,927	1,231,927	1,231,927	1,231,927	1,231,927	
Planning & Zoning	886,152	886,152	886,152	906,152	906,152	
Total Comm. & Econ. Dev.	**2,569,575**	**2,578,414**	**2,578,414**	**2,598,414**	**3,640,825**	
FINANCE:						
Administration	642,012	642,012	642,012	642,012	642,012	
Purchasing	156,927	156,927	156,927	156,927	156,927	
Business Licenses	312,789	312,789	312,789	312,789	312,789	
Treasury	357,796	357,796	357,796	357,796	357,796	
Accounting	569,181	569,181	569,181	569,181	569,181	
Budget & Disbursements	424,100	424,100	424,100	424,100	424,100	
Total Finance	**2,462,805**	**2,462,805**	**2,462,805**	**2,462,805**	**2,462,805**	
FIRE:						
Administration	17,137,938	17,348,006	17,461,219	17,476,069	17,789,683	4,6,11,17,36
Emergency Operations	156,395	156,395	156,395	210,395	256,895	6,17
Fire Prevention	25,383	25,383	25,383	25,383	25,383	
Logistics	718,895	731,895	746,895	746,895	751,895	6,7
Special Operations	21,335	21,335	21,335	21,335	21,335	
Development Services	31,823	31,823	31,823	31,823	31,823	
Medical Services	147,271	147,271	147,271	147,271	147,271	
Emergency Management	4,040,319	4,103,701	4,143,858	4,143,858	4,171,314	14,17
Total Fire	**22,279,359**	**22,565,809**	**22,734,179**	**22,803,029**	**23,195,599**	
LEGAL:						
Civil/Prosecutor/Risk	3,060,614	3,062,441	3,062,441	3,062,441	3,062,441	
Risk Financing	1,500,000	1,543,863	1,543,863	1,543,863	1,543,863	
Victim Assistance	482,205	482,205	482,205	482,205	482,205	
Total Law	**5,042,819**	**5,088,508**	**5,088,508**	**5,088,508**	**5,088,508**	
PARKS & RECREATION:						
Parks & Rec. Administration	915,759	1,019,399	1,019,399	1,019,399	920,899	21,32
Park Maintenance	3,160,383	3,351,055	3,351,055	3,412,338	3,467,589	22,23
Recreation	37,607	37,607	37,607	37,607	37,607	
Harman Home Operations	378,159	436,993	436,993	436,993	436,993	
Total Parks & Recreation	**4,491,908**	**4,845,054**	**4,845,054**	**4,906,337**	**4,863,088**	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
POLICE:					
Administration	40,541,515	40,541,515	40,541,515	40,541,515	40,541,515
Records	45,200	45,200	45,200	45,200	45,200
Training	203,611	203,611	203,611	203,611	203,611
Crossing Guards	845,368	845,368	845,368	845,368	845,368
Evidence	29,350	29,350	29,350	29,350	29,350
Forensics	47,600	47,600	47,600	47,600	47,600
Community Policing	22,710	22,710	22,710	22,710	22,710
Investigation	106,255	106,255	106,255	106,255	106,255
Uniform Patrol	91,510	91,510	91,510	91,510	91,510
K-9	19,200	19,200	19,200	19,200	19,200
S.W.A.T. Unit	92,560	92,560	92,560	92,560	92,560
Traffic Enforcement	27,000	27,000	27,000	27,000	27,000
Special Operations	102,300	102,300	102,300	102,300	102,300
Intelligence/Internal Affairs	51,000	51,000	51,000	75,702	75,702
Bomb Squad Unit	7,500	7,500	7,500	7,500	7,500
Drone Operations	0	0	0	0	0
Police Grants	0	0	0	0	0
Total Police	**42,232,679**	**42,232,679**	**42,232,679**	**42,257,381**	**42,257,381**
PUBLIC WORKS:					
Administration	605,977	605,977	605,977	605,977	605,977
Highways	1,057,479	1,057,479	1,057,479	1,057,479	1,057,479
Transportation	981,050	981,050	981,050	981,050	981,050
Engineering	1,257,334	1,257,334	1,257,334	1,257,334	1,257,334
Fleet Maintenance	1,510,597	1,545,722	1,545,722	1,545,722	1,545,722
Total Public Works	**5,412,437**	**5,447,562**	**5,447,562**	**5,447,562**	**5,447,562**
COMMUNITY PRESERVATION					
Administration	136,441	136,441	136,441	136,441	136,441
Total Community Preservation	**136,441**	**136,441**	**136,441**	**136,441**	**136,441**
Total Operating Expenses	**120,360,042**	**120,949,892**	**120,972,049**	**121,170,025**	**122,648,906**
Grand Total	**120,360,042**	**120,949,892**	**120,972,049**	**121,170,025**	**122,648,906**

WEST VALLEY CITY "C" ROADS - FUND 11
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
"C" Roads					
"C" Road Fund	5,600,000	5,600,000	5,600,000	5,600,000	5,600,000
Appropriation from Fund Balance	0	731,354	3,731,354	3,731,354	3,731,354
Subtotal	**5,600,000**	**6,331,354**	**9,331,354**	**9,331,354**	**9,331,354**

WEST VALLEY CITY "C" ROADS - FUND 11
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
OPERATIONS:					
Equipment	35,000	35,000	35,000	35,000	35,000
Gasoline & Diesel	2,000	2,000	2,000	2,000	2,000
Professional Svcs. (Intern)	845,000	845,000	845,000	845,000	845,000
Professional Svcs. (Ext.)	84,360	105,685	105,685	105,685	105,685
Special Supplies	55,000	55,000	55,000	55,000	55,000
Crack Seal	740,000	740,000	740,000	740,000	740,000
Concrete & Salt	280,000	280,000	280,000	280,000	280,000
Capital Equipment	354,000	560,929	560,929	560,929	560,929
Special Projects	1,080,000	1,583,100	1,583,100	1,583,100	1,583,100
Subtotal Streets	**3,475,360**	**4,206,714**	**4,206,714**	**4,206,714**	**4,206,714**
ENGINEERING:					
Software	7,500	7,500	7,500	7,500	7,500
Professional Svcs. (Intern)	670,000	670,000	670,000	670,000	670,000
Special Projects	685,539	685,539	685,539	685,539	685,539
Subtotal Engineering	**1,363,039**	**1,363,039**	**1,363,039**	**1,363,039**	**1,363,039**
TRANSPORTATION:					
Equipment	1,000	1,000	1,000	1,000	1,000
Utilities	13,000	13,000	13,000	13,000	13,000
Professional Svcs. (Ext.)	360,000	360,000	360,000	360,000	360,000
Signs	40,000	40,000	40,000	40,000	40,000
Traffic Controls	20,000	20,000	20,000	20,000	20,000
Special Projects	60,000	60,000	60,000	60,000	60,000
Transfer Out	267,601	267,601	3,267,601	3,267,601	3,267,601
Subtotal Transportation	**761,601**	**761,601**	**3,761,601**	**3,761,601**	**3,761,601**
Total Expenditures	**5,600,000**	**6,331,354**	**9,331,354**	**9,331,354**	**9,331,354**

WEST VALLEY CITY FITNESS CENTER - FUND 21
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
FITNESS CENTER:					
Facility Drop-In Fees	560,000	560,000	560,000	560,000	560,000
Annual Passes	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Activity Area	375,000	375,000	375,000	375,000	375,000
Children's Area	425,000	425,000	425,000	425,000	425,000
Aquatics	200,000	200,000	200,000	200,000	200,000
Community Rooms	40,000	40,000	40,000	40,000	40,000
Pro Shop	30,000	30,000	30,000	30,000	30,000
Snack Bar/Catering	190,000	190,000	190,000	190,000	190,000
Sports Programs	205,000	205,000	205,000	205,000	205,000
Miscellaneous Rev.	65,000	65,000	65,000	65,000	65,000
Appropriation from Fund Balance	0	196,349	196,349	196,349	196,349
Total Fitness Center	**3,590,000**	**3,786,349**	**3,786,349**	**3,786,349**	**3,786,349**

WEST VALLEY CITY FITNESS CENTER - FUND 21
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
FITNESS CENTER:						
Transfers In GF/ Operating Infusion	(1,630,271)	(1,630,271)	(1,630,271)	(1,630,271)	(1,684,520)	21,22
Permanent Employees	1,303,500	1,303,500	1,303,500	1,303,500	1,303,500	
O.T. Employees	17,000	17,000	17,000	17,000	17,000	
Temporary Employees	1,405,834	1,405,834	1,405,834	1,405,834	1,405,834	
Additional Pay	1,000	1,000	1,000	1,000	1,000	
Employee Benefits	746,147	746,147	746,147	746,147	746,147	
Books & Dues	1,300	1,300	1,300	1,300	1,300	
Advertising	25,000	25,000	25,000	25,000	25,000	
Travel & Training	23,000	23,000	23,000	23,000	23,000	
Office Supplies	43,000	43,000	43,000	43,000	43,000	
Snack Bar	140,000	140,000	140,000	140,000	140,000	
Equipment Maint.	225,000	225,000	225,000	225,000	274,500	21
Gasoline & Diesel	4,000	4,000	4,000	4,000	4,000	
Software	45,390	45,390	45,390	45,390	45,390	
Building/Grounds	51,000	51,000	51,000	51,000	51,000	
Utilities	366,499	366,499	366,499	366,499	366,499	
Telephone	12,000	12,000	12,000	12,000	12,000	
Professional Services	380,000	380,000	380,000	380,000	380,000	
General Health	5,000	5,000	5,000	5,000	5,000	
Special Supplies	37,000	73,388	73,388	73,388	78,137	22
Children's Programs	85,000	85,000	85,000	85,000	85,000	
Adult Programs	45,000	45,000	45,000	45,000	45,000	
Aquatics	25,000	68,961	68,961	68,961	68,961	
Insurance	74,600	74,600	74,600	74,600	74,600	
Capital Equipment	50,000	166,000	166,000	166,000	166,000	
Capital Res.(Transfer to BA)	30,000	30,000	30,000	30,000	30,000	
Debt Service (Transfer to GL)	79,001	79,001	79,001	79,001	79,001	
Total Fitness Center	**3,590,000**	**3,786,349**	**3,786,349**	**3,786,349**	**3,786,349**	

WEST VALLEY CITY ARENA - FUND 25
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
ARENA REVENUES	**9,697,000**	**9,897,000**	**9,897,000**	**10,397,000**	**9,897,000**	15

WEST VALLEY CITY ARENA - FUND 25
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2024 Openings	Sept 2024 Openings	Mar 2026 Openings	Mar 2026 Openings	
ARENA:						
Operations	9,597,000	9,597,000	9,597,000	10,097,000	9,597,000	15
Transfers Out	2,467,000	2,667,000	2,667,000	2,667,000	2,667,000	
Transfers In	(2,367,000)	(2,367,000)	(2,367,000)	(2,367,000)	(2,367,000)	
Total Arena	**9,697,000**	**9,897,000**	**9,897,000**	**10,397,000**	**9,897,000**	

WEST VALLEY CITY SANITATION - FUND 27
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
SANITATION:					
Garbage Fees	7,100,000	7,100,000	7,100,000	7,100,000	7,100,000
Appropriation from Fund Balance	263,538	305,992	305,992	305,992	305,992
Total	**7,363,538**	**7,405,992**	**7,405,992**	**7,405,992**	**7,405,992**

WEST VALLEY CITY SANITATION - FUND 27
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2024 Openings	Sept 2024 Openings	Mar 2026 Openings	Mar 2026 Openings
SANITATION:					
Books/Subscriptions	650	650	650	650	650
Travel & Training	2,500	2,500	2,500	2,500	2,500
Office Supplies	7,000	7,000	7,000	7,000	7,000
Gasoline & Diesel	6,000	6,000	6,000	6,000	6,000
Auto Parts	7,000	7,000	7,000	7,000	7,000
Prof. Services Internal	1,577,260	1,577,260	1,577,260	1,577,260	1,577,260
Prof. Services External	3,808,128	3,808,128	3,808,128	3,808,128	3,808,128
Landfill Fees	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000
Special Supplies	180,000	222,454	222,454	222,454	222,454
Clean & Beautiful Transfer Out	75,000	75,000	75,000	75,000	75,000
Total	**7,363,538**	**7,405,992**	**7,405,992**	**7,405,992**	**7,405,992**

WEST VALLEY CITY ROAD IMPACT FEES - FUND 31
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
	2025-2026	2025-2026	2025-2026	2025-2026	2025-2026
Road Impact Fees	200,000	200,000	200,000	200,000	200,000
Appropriation from Fund Balance	0	0	472,030	472,030	472,030
Total	**200,000**	**200,000**	**672,030**	**672,030**	**672,030**

WEST VALLEY CITY ROAD IMPACT FEES - FUND 31
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
Professional Services	30,000	30,000	30,000	30,000	30,000
Road Projects	170,000	170,000	170,000	170,000	170,000
Transfer Out	0	0	472,030	472,030	472,030
Total Expenditures	**200,000**	**200,000**	**672,030**	**672,030**	**672,030**

WEST VALLEY CITY PARK IMPACT FEES - FUND 32
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
Park Impact Fees	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Total Revenue	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**

WEST VALLEY CITY PARK IMPACT FEES - FUND 32
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
Park Impact Expenses	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Total Expenditures	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**

WEST VALLEY CITY FIRE IMPACT FEES - FUND 33
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
Fire Impact Fees - Facility	150,000	150,000	150,000	150,000	150,000
Fire Impact Fees - Apparatus	67,866	67,866	67,866	67,866	67,866
Total Revenue	**217,866**	**217,866**	**217,866**	**217,866**	**217,866**

WEST VALLEY CITY FIRE IMPACT FEES - FUND 33
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
Transfer Out FS 74 & Fire Truck Debt	217,866	217,866	217,866	217,866	217,866
Total Expenditures	**217,866**	**217,866**	**217,866**	**217,866**	**217,866**

WEST VALLEY CITY POLICE IMPACT FEES - FUND 34
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
Police Impact Fees	250,000	250,000	250,000	250,000	250,000
Interest	0	0	0	0	0
Total Revenue	**250,000**	**250,000**	**250,000**	**250,000**	**250,000**

WEST VALLEY CITY POLICE IMPACT FEES - FUND 34
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
Police Debt Serv Transfer to Gen Fd	250,000	250,000	250,000	250,000	250,000

Total Expenditures	**250,000**	**250,000**	**250,000**	**250,000**	**250,000**

WEST VALLEY CITY STORM WATER UTILITY - FUND 36
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
STORM WATER UTILITY:					
Storm Water Utility Fees	5,600,000	5,600,000	5,600,000	5,600,000	5,600,000
Appropriation from Fund Balance	73,000	183,098	1,183,098	1,183,098	1,183,098
Total Revenue	**5,673,000**	**5,783,098**	**6,783,098**	**6,783,098**	**6,783,098**

WEST VALLEY CITY STORM WATER UTILITY - FUND 36
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
STORMWATER OPERATIONS:					
Travel & Training	8,000	8,000	8,000	8,000	8,000
Office Supplies	2,000	2,000	2,000	2,000	2,000
Equip Maintenance	60,000	60,000	60,000	60,000	60,000
Fuel	25,000	25,000	25,000	25,000	25,000
Auto Maintenance	52,000	52,000	52,000	52,000	52,000
Vehicle Parts	60,000	60,000	60,000	60,000	60,000
Utilities	35,000	35,000	35,000	35,000	35,000
Prof./Tech (internal)	521,604	521,604	521,604	521,604	521,604
Prof./Tech. (external)	115,000	115,000	115,000	115,000	115,000
Special Supplies	75,000	75,000	75,000	75,000	75,000
Insurance	10,000	10,000	10,000	10,000	10,000
Capital Equipment	125,000	125,000	125,000	125,000	125,000
Subtotal	1,088,604	1,088,604	1,088,604	1,088,604	1,088,604
STORMWATER ENIGEERING PROJECTS:					
Books/Dues	800	800	800	800	800
Travel & Training	9,700	9,700	9,700	9,700	9,700
Office Supplies	2,800	2,800	2,800	2,800	2,800
Equip. Maintenance	1,800	1,800	1,800	1,800	1,800
Fuel	5,000	5,000	5,000	5,000	5,000
Software	17,500	17,500	17,500	17,500	17,500
Prof/Tech (internal)	784,693	784,693	784,693	784,693	784,693
Special Supplies	3,000	3,000	3,000	3,000	3,000
Special Projects	2,421,138	2,371,236	371,236	371,236	371,236
Subtotal	3,246,431	3,196,529	1,196,529	1,196,529	1,196,529
STORMWATER ADMINISTRATON:					
Public Notices	21,326	21,326	21,326	21,326	21,326
Travel/Training	2,000	2,000	2,000	2,000	2,000
Office Supplies	4,000	4,000	4,000	4,000	4,000
Prof/Tech (internal)	1,035,038	1,035,038	1,035,038	1,035,038	1,035,038
Prof./Tech. (external)	8,000	8,000	8,000	8,000	8,000
Transfer Out	267,601	427,601	3,427,601	3,427,601	3,427,601
Subtotal	1,337,965	1,497,965	4,497,965	4,497,965	4,497,965
Total Expenditure	**5,673,000**	**5,783,098**	**6,783,098**	**6,783,098**	**6,783,098**

THE DIVISION OF ARTS AND CULTURE - FUND 37
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
Cultural Center:						
Cultural Center Revenue	300,000	300,000	300,000	300,000	300,000	
Concessions/Alcohol Revenue	14,000	14,000	14,000	14,000	14,000	
Catering Commission	12,000	12,000	12,000	12,000	12,000	
Art Sales	12,000	12,000	12,000	12,000	12,000	
Restricted Donations	0	0	0	0	6,020	8,26
Day of the Dead	12,000	12,000	12,000	12,000	12,000	
Appropriation from Fund Balance	0	16,418	16,418	24,000	24,000	
Total Revenue	**350,000**	**366,418**	**366,418**	**374,000**	**380,020**	

THE DIVISION OF ARTS AND CULTURE - FUND 37
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
Operations:						
Permanent Employees	827,090	827,090	695,191	695,191	695,191	
Overtime	10,000	10,000	10,000	10,000	10,000	
Temporary Employees	84,050	84,050	84,050	84,050	84,050	
Employee Benefits	324,870	324,870	276,151	276,151	276,151	
Books & Dues	5,000	5,000	5,000	5,000	5,000	
Advertising	5,000	5,000	5,000	5,000	5,000	
Travel & Training	6,000	6,000	6,000	6,000	6,000	
Office Supplies	23,000	23,000	23,000	23,000	23,000	
Equip. Maintenance	20,500	20,500	20,500	20,500	20,500	
Gasoline	1,250	1,250	1,250	1,250	1,250	
Auto Maintenance	900	900	900	900	900	
Auto Parts	900	900	900	900	900	
Software	20,000	20,000	20,000	20,000	20,000	
Building & Grounds	50,000	50,000	50,000	50,000	50,000	
Utilities	148,889	148,889	148,889	148,889	148,889	
Telephone	12,000	12,000	12,000	12,000	12,000	
Contingency	50,000	50,000	50,000	50,000	50,000	
Professional Services	8,028	8,028	8,028	8,028	8,028	
ZAP Activities	0	0	0	0	98,200	27
General Health	250	250	250	250	250	
Special Supplies	25,000	25,000	25,000	25,000	25,000	
GOS Grant	0	0	0	0	39,200	28
Signs	2,500	2,500	2,500	2,500	2,500	
Insurance	10,000	10,000	10,000	10,000	10,000	
Sold Services	0	0	0	0	(137,400)	27,28
Special Projects	35,000	35,000	35,000	35,000	35,000	
Gallery Exhibits/Receptions	20,000	36,418	36,418	36,418	42,438	8,26
Artrageous	53,000	53,000	53,000	53,000	53,000	
Summer Concerts	30,000	30,000	30,000	30,000	30,000	
Day of the Dead Celebration	10,000	10,000	10,000	10,000	10,000	
Wasatch International Food Festival	60,000	60,000	60,000	60,000	60,000	
Provate Donated Funded Expenses	0	0	0	7,582	7,582	
Transfer Out	21,067	21,067	201,685	201,685	201,685	
Transfer In from GF	(1,560,244)	(1,560,244)	(1,560,244)	(1,560,244)	(1,560,244)	
Subtotal Operations	**304,050**	**320,468**	**320,468**	**328,050**	**334,070**	
Maintenance:						
Equipment Maintenance	16,450	16,450	16,450	16,450	16,450	
Gasoline	3,500	3,500	3,500	3,500	3,500	
Building & Grounds	26,000	26,000	26,000	26,000	26,000	
Subtotal Maintenance	**45,950**	**45,950**	**45,950**	**45,950**	**45,950**	
Total Expenditures	**350,000**	**366,418**	**366,418**	**374,000**	**380,020**	

WEST VALLEY CITY STREET LIGHTS - FUND 39
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
STREET LIGHTS:					
Street Light Fees	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Appropriation from Fund Balance	761	761	761	761	761
Total	**1,250,761**	**1,250,761**	**1,250,761**	**1,250,761**	**1,250,761**

WEST VALLEY CITY STREET LIGHTS - FUND 39
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	Mar 2026 Openings
STREET LIGHTS:					
Permanent Employees	226,730	226,730	226,730	226,730	226,730
O.T. Employees	1,000	1,000	1,000	1,000	1,000
Temporary Employees	4,000	4,000	4,000	4,000	4,000
Employee Benefits	94,858	94,858	94,858	94,858	94,858
Bks/Subscriptions/Memeberships	500	500	500	500	500
Travel/Training	4,000	4,000	4,000	4,000	4,000
Equipment Maintenance	200,000	200,000	200,000	200,000	200,000
Gasoline & Diesel	15,000	15,000	15,000	15,000	15,000
Utilities	120,000	120,000	120,000	120,000	120,000
Prof./Tech (internal)	52,190	52,190	52,190	52,190	52,190
Prof./Tech. (external)	150,000	150,000	150,000	150,000	150,000
Special Projects	215,995	215,995	215,995	215,995	215,995
Transfer Out	166,488	166,488	166,488	166,488	166,488
Total	**1,250,761**	**1,250,761**	**1,250,761**	**1,250,761**	**1,250,761**

CAPITAL IMPROVEMENTS FUND - FUND 45
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
REVENUES:						
Miscellaneous	0	0	0	364,843	364,843	
Fed/State Capital Projects	0	305,000	305,000	4,055,000	4,531,500	35
SL County Capital Projects	0	0	0	693,500	1,693,500	5
Payment In Lieu of Improvements	0	0	0	0	30,900	34
Donations	0	0	0	121,217	371,217	18
Fire Apparatus Reimbursement	0	367,931	684,478	790,348	790,348	
Gain on Sale of Asset	0	0	0	0	90,000	12
Total Revenues	**0**	**672,931**	**989,478**	**6,024,908**	**7,872,308**	
OTHER SOURCES:						
Bond/Lease Proceeds	0	97,139	97,139	97,139	4,188,078	2
Appropriation from Fund Balance	3,895,594	27,900,292	27,900,292	27,900,292	28,863,998	18,31
Total Other Sources	**3,895,594**	**27,997,432**	**27,997,432**	**27,997,432**	**33,052,076**	
Total Revenue and Other Sources	**3,895,594**	**28,670,362**	**28,986,909**	**34,022,340**	**40,924,385**	

CAPITAL IMPROVEMENTS FUND - FUND 45
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
EXPENDITURES:						
Sold Services	0	(987,500)	(987,500)	(2,987,500)	(3,137,500)	18
Special Projects	0	11,728	11,728	11,728	11,728	
Facilities Projects	400,000	424,057	424,057	424,057	424,057	
City Hall Generator	0	0	0	0	750,000	31
My Hometown Capital Equipment	0	55,809	55,809	55,809	55,809	
Wetlands Park	0	366,714	366,714	366,714	366,714	
Parkway Blvd Widening	0	3,113,148	3,113,148	3,155,923	3,155,923	
Bridges	0	527,908	527,908	527,908	527,908	
City Courts/Legal Bldg	0	190,388	190,388	190,388	190,388	
4700 S Reconstruction	0	340,795	340,795	340,795	340,795	
Energy Efficiency Upgrades	0	92,907	92,907	92,907	92,907	
Crosstowne Trail	0	823,137	823,137	823,137	823,137	
Veterans Memorial Park	0	193,158	193,158	314,374	314,374	
6800 West Improvements	0	1,136,791	1,136,791	1,136,791	1,136,791	
Lancer Way Reconstruction	0	61,671	61,671	168,866	168,866	
4100 S HAWK Signals Project	0	22,327	22,327	22,327	22,327	
6800 West Pond Overflow	0	610,574	610,574	610,574	610,574	
3900 S Roadway Improvements	0	2,978,097	2,978,097	2,989,192	2,989,192	
UTA Midvalley BRT	0	550,750	550,750	550,750	550,750	
3500 S Sidewalks	0	305,000	305,000	305,000	781,500	35
Street Sign Replacement Project	0	293,454	293,454	293,454	293,454	
4000 West Improvements	0	3,564,660	9,564,660	13,314,660	13,314,660	
2200 W RAISE Grant	0	500,000	500,000	500,000	500,000	
4800 W RAISE Grant	0	2,000,000	2,000,000	2,000,000	2,000,000	
7200 W Reconstruction	0	57,313	57,313	57,313	57,313	
Overlay Projects	0	4,702,533	4,702,533	4,906,311	4,906,311	
Sidewalk Repair Projects	250,000	306,519	306,519	306,519	337,419	34
2026 Overlay Projects	0	0	0	0	1,000,000	5
City Hall Parking Lot Replacement	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	
Chinese Gate Repair	80,000	80,000	80,000	80,000	80,000	
City Hall HVAC Controls	157,000	157,000	157,000	157,000	157,000	
City's General Plan Update	300,000	300,000	300,000	300,000	300,000	
Parkway Park Playground Replacement	50,000	50,000	50,000	50,000	663,706	18
Indoor Pool Filtration Salt Water System	135,000	135,000	135,000	135,000	135,000	
2025 Street Light Project	0	78,623	78,623	78,623	78,623	
5900 W Extention	0	1,257,513	1,257,513	2,035,818	2,035,818	
SR-201 North Frontage Road	0	0	0	0	200,000	33
Transportation Sales Tax Projects	5,230,000	5,578,094	5,578,094	5,578,094	5,578,094	
Arena Renovation	0	500,000	500,000	500,000	500,000	
Finance Special Projects	0	3,024	3,024	3,024	3,024	
CPD Special Projects	0	66,637	66,637	66,637	66,637	
Police Special Projects	0	44,579	44,579	44,579	44,579	
Fire Special Projects	0	1,129,968	1,294,803	1,327,173	1,063,173	6,12,17
Rolling Stock	2,000,000	2,201,880	2,201,880	2,201,880	6,292,819	2
Rolling Stock Lease Payments	618,943	618,943	618,943	618,943	618,943	
Transfers Out	1,173,594	1,679,849	1,831,562	1,905,062	2,259,062	6,17
Transfers In	(7,998,943)	(8,952,683)	(14,952,683)	(15,037,488)	(15,237,488)	33
Appropriation to Fund Balance	0	0	0	2,000,000	2,000,000	
Total Expenditures	**3,895,594**	**28,670,362**	**28,986,909**	**34,022,340**	**40,924,385**	

THE RIDGE GOLF CLUB FUND - FUND 55
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
OPERATING REVENUE:						
Green Fees	1,040,000	1,040,000	1,040,000	1,040,000	1,040,000	
Driving Range	60,000	60,000	60,000	60,000	60,000	
Carts	500,000	500,000	500,000	500,000	500,000	
Golf Club Rentals	2,000	2,000	2,000	2,000	2,000	
Gratuities - Operations	6,000	6,000	6,000	6,000	6,000	
Pro Shop	210,000	210,000	210,000	210,000	210,000	
Grill/Catering	400,000	400,000	400,000	400,000	400,000	
Gratuities - Grill & Catering	61,000	61,000	61,000	61,000	61,000	
Miscellaneous	5,000	5,000	5,000	5,000	5,000	
Appropriation from Fund Balance	308,591	308,591	308,591	308,591	419,591	19
Total Revenue	**2,592,591**	**2,592,591**	**2,592,591**	**2,592,591**	**2,703,591**	

THE RIDGE GOLF CLUB FUND - FUND 55
EXPENSE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
OPERATING EXPENSES						
OPERATIONS:						
Personnel	455,750	455,750	455,750	455,750	467,750	19
Operations	187,564	187,564	187,564	187,564	194,064	21
Professional Services	71,405	71,405	71,405	71,405	71,405	
Utilities	36,000	36,000	36,000	36,000	36,000	
Operations Subtotal	**750,719**	**750,719**	**750,719**	**750,719**	**769,219**	
MAINTENANCE:						
Personnel	454,677	454,677	454,677	454,677	462,677	19
Operating Supplies	230,760	230,760	230,760	230,760	230,760	
Utilities	196,250	196,250	196,250	196,250	211,250	19
Maintenance Subtotal	**881,687**	**881,687**	**881,687**	**881,687**	**904,687**	
GRILL/CATERING						
Personnel	370,954	370,954	370,954	370,954	376,954	19
Operating Supplies	66,100	66,100	66,100	66,100	66,100	
Snack Bar Subtotal	**437,054**	**437,054**	**437,054**	**437,054**	**443,054**	
COST OF SALES:						
Cost of Goods Sold	125,000	125,000	125,000	125,000	195,000	19
Grill/Snack Bar	170,000	170,000	170,000	170,000	170,000	
Depreciation	228,131	228,131	228,131	228,131	228,131	
Cost of Sales Subtotal	**523,131**	**523,131**	**523,131**	**523,131**	**593,131**	
Total Operating Expenses	**2,592,591**	**2,592,591**	**2,592,591**	**2,592,591**	**2,710,091**	
NON-OPERATING EXPENSES:						
Transfer In	0	0	0	0	(6,500)	21
Transfer Out	0	0	0	0	0	
Total Non-Operating Expenses	**0**	**0**	**0**	**0**	**(6,500)**	
Total Expenses	**2,592,591**	**2,592,591**	**2,592,591**	**2,592,591**	**2,703,591**	

STONEBRIDGE GOLF COURSE FUND - FUND 57
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
OPERATING REVENUE:						
Green Fees	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	
Driving Range	30,000	30,000	30,000	30,000	30,000	
Carts	550,000	550,000	550,000	550,000	550,000	
Rental Clubs	11,000	11,000	11,000	11,000	11,000	
Gratuities - Operations	17,000	17,000	17,000	17,000	17,000	
Pro Shop	275,000	275,000	275,000	275,000	275,000	
Grill/Catering	600,000	600,000	600,000	600,000	600,000	
Gratuities - Grill & Catering	75,000	75,000	75,000	75,000	75,000	
Misc.	5,000	5,000	5,000	5,000	5,000	
Total Op. Revenue	**2,863,000**	**2,863,000**	**2,863,000**	**2,863,000**	**2,863,000**	
NON-OPERATING REVENUE:						
Appropriation from Fund Balance	187,555	187,555	187,555	187,555	261,555	19
Total Non-Operating Rev	**187,555**	**187,555**	**187,555**	**187,555**	**261,555**	
Total Revenue	**3,050,555**	**3,050,555**	**3,050,555**	**3,050,555**	**3,124,555**	

STONEBRIDGE GOLF COURSE FUND - FUND 57
EXPENSE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
OPERATING EXPENSES						
OPERATIONS:						
Personnel	588,275	588,275	588,275	588,275	602,275	19
Operations	249,631	249,631	249,631	249,631	249,631	
Professional Services	130,000	130,000	130,000	130,000	130,000	
Utilities	50,000	50,000	50,000	50,000	50,000	
Operations Subtotal	**1,017,906**	**1,017,906**	**1,017,906**	**1,017,906**	**1,031,906**	
MAINTENANCE:						
Personnel	501,646	501,646	501,646	501,646	511,646	19
Operating Supplies	273,051	273,051	273,051	273,051	315,551	21,32
Utilities	195,750	195,750	195,750	195,750	220,750	19
Maintenance Subtotal	**970,447**	**970,447**	**970,447**	**970,447**	**1,047,947**	
GRILL/CATERING:						
Personnel	373,945	373,945	373,945	373,945	388,945	19
Operating Supplies	82,400	82,400	82,400	82,400	82,400	
Snack Bar Subtotal	**456,345**	**456,345**	**456,345**	**456,345**	**471,345**	
COST OF SALES:						
Cost of Goods Sold	180,000	180,000	180,000	180,000	190,000	19
Grill/Snack Bar	230,000	230,000	230,000	230,000	230,000	
Depreciation	195,857	195,857	195,857	195,857	195,857	
Cost of Sales Subtotal	**605,857**	**605,857**	**605,857**	**605,857**	**615,857**	
Total Oper Expenses	**3,050,555**	**3,050,555**	**3,050,555**	**3,050,555**	**3,167,055**	
NON-OPERATING EXPENSES:						
Transfer In	0	0	0	0	(42,500)	21,32
Total Non-Operating Expenses	**0**	**0**	**0**	**0**	**(42,500)**	
Total Expenses	**3,050,555**	**3,050,555**	**3,050,555**	**3,050,555**	**3,124,555**	

GRANTS - FUND 60
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
CDBG Projects	1,066,000	1,670,530	1,670,530	1,670,530	1,670,530	
HOME & Federal Grants	0	1,478,746	1,478,746	1,478,746	3,268,222	7,11
State Grants	0	24,200	239,200	2,429,180	2,468,380	28
Other Governmental Agencies	0	187,500	187,500	187,500	285,700	27
Subtotal	**1,066,000**	**3,360,976**	**3,575,976**	**5,765,956**	**7,692,832**	

GRANTS - FUND 60
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
Personnel	169,425	169,425	169,425	169,425	169,425	
CDBG Projects	896,575	1,501,105	1,501,105	1,501,105	1,501,105	
HOME & Federal Grants	0	1,478,746	1,478,746	1,478,746	3,268,222	7,11
State Grants	0	24,200	239,200	2,429,180	2,468,380	28
Other Governmental Agencies	0	187,500	187,500	187,500	285,700	27
Subtotal	**1,066,000**	**3,360,976**	**3,575,976**	**5,765,956**	**7,692,832**	

AMBULANCE FUND - FUND 66
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
OPERATING REVENUE:						
Ambulance Fees	3,589,588	3,589,588	3,589,588	3,589,588	3,589,588	
Collections Proceeds	90,000	90,000	90,000	90,000	90,000	
Appropriation from Fund Balance	0	0	0	0	882,940	1,9,10
Total Operating Revenue	**3,679,588**	**3,679,588**	**3,679,588**	**3,679,588**	**4,562,528**	

AMBULANCE FUND - FUND 66
EXPENSE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
OPERATING EXPENSES						
OPERATIONS						
Permanent Employees	1,287,657	1,287,657	1,287,657	1,287,657	1,287,657	
Overtime	46,970	46,970	46,970	46,970	72,470	6,9
Employee Benefits	511,215	511,215	511,215	511,215	511,215	
Uniform Allowance	14,400	14,400	14,400	14,400	14,400	
Travel/Training	5,825	5,825	5,825	5,825	5,825	
Office Supplies	2,390	2,390	2,390	2,390	2,390	
Equipment Maint.	2,987	2,987	2,987	2,987	2,987	
Gas/Diesel	30,588	30,588	30,588	30,588	30,588	
Auto Maintenance	52,974	52,974	52,974	52,974	62,974	9
Auto Parts	43,000	43,000	43,000	43,000	50,000	9
Prof/Tech WVC	722,018	722,018	722,018	722,018	722,018	
Billing Services	165,000	165,000	165,000	165,000	265,000	9
Ambulance Service Provider Assess.	115,000	115,000	115,000	115,000	140,000	9
Public Safety Supplies	93,450	93,450	93,450	93,450	118,450	9
Insurance	7,650	7,650	7,650	7,650	7,650	
Capital Equipment	0	0	0	0	695,940	1,9,10
Depreciation	322,981	322,981	322,981	322,981	322,981	
Total Operating Expenses	**3,424,105**	**3,424,105**	**3,424,105**	**3,424,105**	**4,312,545**	
NON-OPERATING EXPENSES:						
Lease Agreement	43,000	43,000	43,000	43,000	43,000	
Transfer Out to CIP	212,483	212,483	212,483	212,483	212,483	
Transfer In	0	0	0	0	(5,500)	6
Total Non-Operating Expenses	**255,483**	**255,483**	**255,483**	**255,483**	**249,983**	
Total Expenses	**3,679,588**	**3,679,588**	**3,679,588**	**3,679,588**	**4,562,528**	

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
APRIL 2026 - JUNE 2026
WEST VALLEY CITY CORP.
FISCAL YEAR 2025-2026

No.	Amount	Description	Source
		GRANTS	
7	$ 57,600.00	Fire 2026 AFG Grant *(The Assistance to Firefighters Grant will be used for Personal Protective Equipment)*	FEMA
11	$ 1,731,876.36	Fire Department SAFER Grant *(The Staffing for Adequate and Emergency Response Grant used to Hire 9 New Firefighters)*	FEMA
27	$ 98,200.00	ZAP Grant FY 25-26 UCCC *(Zoo Arts and Parks Grant Provides Support for Arts & Cultural Programs at the Cultural Center)*	Salt Lake County
28	$ 39,200.00	General Operating Support (GOS) Grant *(The Divison of Arts & Museums Funding to be use for Arts & Culture Programs at UCCC)*	State of Utah
		OTHER	
1	$ 465,640.00	New Ambulances for the Fire Department *(Fire Department Purchased Two New Ambulances)*	Ambulance Fund Balance
2		Fire Department Apparatus	
2	$ 1,985,461.00	*100-Foot Tower Ladder Truck (Delivery by June 2026)*	*Lease Proceeds*
2	$ 2,105,478.00	*2 Saber Pumper Fire Trucks (Delivery in early 2028)*	*Lease Proceeds*
3	$ 66,000.00	New West Valley City Website *(Updates to the City's Website)*	General Fund Balance
4	$ 18,613.83	Fire Reimbusrement from Salt Lake Urban Search and Rescue *(Used for Fire Department Overtime)*	Salt Lake Urban Search and Rescue
5	$ 1,000,000.00	2026 Asphalt Overlay Project *(Taylorsville City Portion of the 2026 Overlay Project)*	Taylorsville City
6	$ 159,000.00	Fire Dept Use of Deployment Reimbursements *(Used for Overtime Travel/Training, Equipment, Auto Parts)*	Deployment Reimbursements
8	$ 4,520.00	Voices and Votes Exhibition *(Donations for this City Event)*	Various Donors
9	$ 217,000.00	Ambulance Fund Additional Budget for Fiscal Year-End *(Year-End Budget Adjustment)*	Ambulance Fund Balance

No.		Amount	Description	Source
10	$	200,300.02	Four Stryker Stretchers *(Stretchers for New Ambulances)*	Ambulance Fund Balance
12	$	90,000.00	Fire Department EOC Trailer *(Adds to the Funding for the Purchase of the New EOC Trailer)*	Sale of Old EOC Trailer
13	$	10,000.00	Miss West Valley Pageant *(Donations used to help Cover Costs for this Event)*	Various Donors
14	$	25,456.00	Purchase Cellphones and Computers *(Use of Funds from the Sale of Used Cellphones and Computers)*	Surplused Cellphones and Computers
15	$	500,000.00	Arena Additional Budget for Fiscal Year-End *(To Cover Repairs and Maintenance Costs)*	Arena Revenue
16	$	2,500.00	Youth City Council Activities *(Donation to Support Activities for the Youth City Council)*	Marathon Community Investment
17	$	195,000.00	Fire Overtime and Travel *(Deployment Reimbursements to cover Fire Overtime and Travel)*	Deployment Reimbursements
18			Parkway Park Playground Project	
18	$	250,000.00	*Donation for Playground Equipment*	Integrity Foundation
18	$	150,000.00	*CDBG Funds for Playground Equipment*	HUD
18	$	213,705.77	*City Funds to Complete the Parkway Park Playground Project*	CIP Fund Balance
19			Year-End Adjustments for The Ridge and Stonebridge Golf Courses	
19	$	111,000.00	*The Ridge for Temp Employees, Utilties and Cost of Goods Sold*	The Ridge Fund Balance
19	$	74,000.00	*Stonebridge for Temp Employees, Utilties and Cost of Goods Sold*	Stonebridge Fund Balance
21			Parks & Rec Projects Funds Transferred to/for the following:	
21	$	27,500.00	*Stonebridge - Repair Irrigation Pipe Main Line at Stonebridge*	General Fund Existing Budget
21	$	6,500.00	*The Ridge - Range Ball Purchase*	General Fund Existing Budget
21	$	49,500.00	*Fitness Center - Various Maintenance Projects*	General Fund Existing Budget
22	$	4,749.24	Fitness Center Easter Event *(Funds Transferred to the Fitness Center to Support the Easter Event)*	General Fund Existing Budget
23	$	60,000.00	Park Maintenance Utilities *(Funds to Cover the Increase Cost of Water)*	General Fund Balance
24	$	198,000.00	Community Resource Centers Costs for FY 25-26 *(Earnest Money and Rent for the Three Buildings)*	General Fund Balance
25	$	2,000.00	Healthy Food Access Community Donation *(This Donation will Support Programs of the Healthy West Valley Committee)*	Get Healthy Utah
26	$	1,500.00	Doctorow Donation - UCCC *(This Donation will help Support Artist Awards for the Face of Utah Sculpture Exhibit)*	Utah Community Foundation
29	$	23,900.00	Cities Strong Donation for Neighborhood Services *(Funds will be used for WVC Neighborhood Leadership Academy)*	Cities Strong

No.		Amount	Description	Source
30	$	30,000.00	Cities Strong Donation for My Hometown CRC's *(Donation will Support Updates in the Three WVC Community Resource Centers)*	Cities Strong
31	$	750,000.00	City Hall and Justice Court Backup Generator Replacement *(Proper Backup Power Generation for Emergency Needs of City Hall and the Justice Court is Essential)*	CIP Fund Balance
32	$	15,000.00	Repair Broken Water Main *(Stonebridge Water Main is Vital to the Infrustructure of the Golf Course)*	General Fund Existing Budget
33	$	200,000.00	Design for SR-201 North Frontage Road Project *(Funds will Cover Partial Costs of Design in this Fiscal Year)*	Transfer from RDA
34	$	30,900.00	4400 West Sidewalk Project *(Funds will be used for Sidewalk Improvements on 4400 West)*	Adis Alagic - Cash In Lieu of Improvements
35	$	476,500.00	3500 South 7040 West Sidewalk Project *(Funded by UDOT's Safe Sidewalk Program)*	UDOT
36	$	1,042,411.06	Overflow Shelter Reimbursements FY 25-26 *(Reimbursements Cover Police and Fire Overtime for Public Safety Coverage at the Shelter)*	State of Utah

Previously Approved Budget Openings

BUDGET OPENING
JULY 2025 - SEPTEMBER 2025
WEST VALLEY CITY CORP.
FISCAL YEAR 2025-2026

			ROLLOVERS	
1	$	23,344.21	Rollover Fire Deployment Reimbursement - Hurricane Helena *(Reimburse Salaries, Overtime and Supplies for Firefighters)*	Restricted CIP Fund Balance
2			Rollovers for Fire Department Deployment Reimbursements	
2	$	800,000.00	*EOC Trailer and Truck FEMA Grant*	State of Utah/FEMA
2	$	37,819.00	*EOC Trailer and Truck City Match*	Restricted CIP Fund Balance
2	$	63,382.25	*Emergency Management Division Deployment Funds*	Restricted General Fund Balance
4	$	355.89	Rollover Victims Assistance Funds *(Rollover Donated Funds to Assist Victims of Domestic Violence)*	Restricted General Fund Balance
4	$	43,862.76	Rollover Dash Camera Service Fees *(Services for Dash Cameras for City Vehicles)*	Restricted General Fund Balance
5	$	1,470.72	Rollover Victim Assistance Donation *(Donation Raised by Hunter High School's Key Club was Received in FY 24-25)*	Restricted General Fund Balance
7			Rollover for Public Facilities Projects	
7	$	190,387.96	*Justice Court*	Restricted CIP Fund Balance
7	$	92,906.89	*US Bank Lease #20 Energy Efficiency*	Lease Proceeds
7	$	193,157.50	*Veterans Memorial Park Project*	Restricted CIP Fund Balance
7	$	14,607.03	*Facilities Projects*	Restricted CIP Fund Balance

No.		Amount	Description	Source
9	$	8,000.00	Rollover Donations from FY 24-25 for Fireworks Show	Restricted General Fund Balance
			(Donors - $2,000 each, Lolo's Hawaiian, Shiny shell Car Wash, Vamos Health, Rancho Markets)	
11	$	16,417.73	Rollover UCCC Donations from FY 24-25	UCCC Fund Balance
			(Rollover UCCC Restricted Donations from Multiple Donors)	
13	$	8,839.25	Rollover Impact Fee Study	Restricted General Fund Balance
			(Commuunity Development Impact Fee Study Project)	
18	$	293,739.82	Rollover Transportation Sales Tax Received in FY 24-25	Restricted General Fund Balance
			(Transportation Sales Tax Revenue received in FY 24-25 was above the Budgeted amount for last year)	
28			Rollover for Public Works PO's for Equipment Ordered in FY 24-25 and not received yet	
	$	42,454.25	*Garbage Cans*	Restricted Sanitation Fund Balance
	$	206,929.21	*Dump Truck, Wing Plow and Plow*	Restricted C Roads Fund Balance
30			Rollover CIP/Public Works On-Going Projects	
30	$	21,325.00	*Pavement Management*	Restricted C Roads Fund Balance
30	$	503,100.00	*Annual Asphalt Preservation Project*	Restricted C Roads Fund Balance
30	$	110,098.45	*Rollover Brighton Canal Ditch SD Project*	Restricted Storm Water Fund Balance
30	$	11,727.89	*PW/RDA Weed Management*	Restricted CIP Fund Balance
30	$	3,113,147.61	*Parkway Blvd Widening MVC 6400 W*	Restricted CIP Fund Balance
30	$	340,794.98	*4700 S Reconstruction*	Restricted CIP Fund Balance
30	$	823,136.95	*Crosstowne Trail-2700 W to Bangerter*	Restricted CIP Fund Balance
30	$	1,136,791.00	*6800 West Improvements*	Restricted CIP Fund Balance
30	$	15,556.63	*3100 S ATP Overlay Project*	Restricted CIP Fund Balance
30	$	61,671.37	*Lancer Way Reconstruction*	Restricted CIP Fund Balance
30	$	22,326.61	*4100 S Hawk Signals Project*	Restricted CIP Fund Balance
30	$	610,574.00	*6800 West Pond Overflow*	Restricted CIP Fund Balance
30	$	2,978,096.54	*3900 South Roadway Improvements*	Restricted CIP Fund Balance
30	$	550,750.00	*UTA Midvalley BRT*	Restricted CIP Fund Balance
30	$	293,453.66	*Street Sign Replacement Project*	Restricted CIP Fund Balance
30	$	3,564,660.00	*4000 West Improvements*	Restricted CIP Fund Balance
30	$	500,000.00	*2200 W RAISE Grant*	Restricted CIP Fund Balance
30	$	2,000,000.00	*4800 W RAISE Grant*	Restricted CIP Fund Balance
30	$	4,526,976.78	*2025 Overlay Project*	Restricted CIP Fund Balance
30	$	57,312.83	*7200 West Reconstruction (3500 S - 4100 S)*	Restricted CIP Fund Balance
30	$	56,518.50	*2024-25 Sidewalk Repair Project*	Restricted CIP Fund Balance
30	$	527,908.00	*BFP - WVC Bridge Replacements*	Restricted CIP Fund Balance
30	$	78,623.10	*2025 Street Light Project*	Restricted CIP Fund Balance
30	$	1,257,513.48	*5900 West Extention Project*	Restricted CIP Fund Balance
30	$	54,354.00	*Transportation Sales Tax Funds*	Restricted CIP Fund Balance
30	$	3,024.30	*Finance Dept One-Time Capital Projects*	Restricted CIP Fund Balance
30	$	66,636.51	*CPD One-Time Capital Projects*	Restricted CIP Fund Balance
30	$	44,578.50	*Police One-Time Capital Projects*	Restricted CIP Fund Balance
30	$	201,880.22	*Rolling Stock*	Restricted CIP Fund Balance

No.	Amount	Description	Source
31		Rollovers for Parks & Rec Projects, FFC,and Harman Senior Center Donations	
31	$ 46,250.00	*Park Maintenance Projects - Double Check Valves*	Restricted General Fund Balance
31	$ 58,834.00	*Harman Senior Center - Elevator Modernization*	Restricted General Fund Balance
31	$ 187,500.00	*CIP Projects - Wetlands Park Project Grant*	State of Utah
31	$ 179,213.56	*CIP Projects - Wetlands Park Project*	Restricted CIP Fund Balance
31	$ 116,000.00	*Family Fitness Center - Sand Filters*	FFC Fund Balance
31	$ 36,388.21	*Family Fitness Center - ULCT Grant*	FFC Fund Balance
31	$ 43,960.96	*Family Fitness Center - Swim Team Donations*	FFC Fund Balance
32		Rollovers for Community Engagement and Culture	
	$ 4,209.23	*Donations for Healthy West Valley*	Restricted General Fund Balance
	$ 19,050.50	*Donations for My Hometown*	Restricted General Fund Balance
	$ 2,000.00	*Donations for National Night Out*	Restricted General Fund Balance
	$ 55,808.53	*Capital Equipment for My Hometown*	Restricted CIP Fund Balance
		GRANTS	
3	$ 4,200.00	Mental Health Grant FY 25-26 *(Mental Health Grant Awarded to WV Fire Dept)*	State of Utah
6	$ 15,000.00	CDBG Funds for Victims Services *(Funding for Victims Services from CDBG Grant)*	HUD
8	$ 75,000.00	Victim Services UVSP Grant FY 25-26 *(Utah Victim Services Program Grant)*	State of Utah
16	$ 122,250.00	VOCA Grant #25VOCA50 FY 2025-26 *(Salaries, Benefits, Travel/Training and Direct Aid for Victim Advocates)*	State of Utah
23	$ 1,013,212.00	CDBG and HOME Projects For FY 2025-26 *(Funding for CDBG Projects for FY 25-26)*	HUD
25	$ 20,000.00	Overdose to Data Action Grant (OD2A) *(Grant for Healthy West Valley/Neighborhood Services Projects)*	Salt Lake County Health Dept.
26	$ 57,814.00	JAG Grant 2024 *(Justice Assistance Grant used for Police Special Supplies)*	US Dept of Justice
33	$ 15,000.00	Police Dept ICAC Grant FY 25-26 *(Internet Crimes Against Children Grant)*	State of Utah
		OTHER	
10	$ 6,223.93	Fire Department Reimbursement for Office of Southern California Support *(Reimburse Salaries, Overtime and Supplies for Firefighters)*	State of Utah
12	$ 144,422.00	Concrete Repair at Centennial Softball Park *(Repair of Concrete at Centennial Softball Park)*	CIP Fund Balance
14	$ 103,640.00	Parks & Rec Master Plan *(To Establish a long-term Vision for Parks and Rec Facilities)*	CIP Fund Balance

No.		Amount	Description	Source
15			Arena Renovations	
15	$	500,000.00	*Olympic Venue State Funds*	State of Utah
15	$	300,000.00	*Arena Exterior Grand Staircase LED Lights Upgrade - City Match*	Building Authority Arena R&R Reserves
15	$	200,000.00	*Arena Renovations - City Match*	Arena Fund Balance
17	$	24,856.00	Annual Management Fee for TravelBank *(Annual Fee for PCard App)*	US Bank Pcard Rebate
19	$	160,000.00	Overlay Projects for FY 25-26 *2025 Overlay Projects - Drainage Improvements)*	Storm Water Exsisting Budget
20	$	305,000.00	Safe Sidewalk Project *(Project Area is 3500 S 5400 W)*	UDOT
21			Fire Department Deployment Reimbursement - Oregon and California Fires	State of Utah
21	$	35,125.00	*Reimburse Public Works the use of a Mechanic and Truck*	
21	$	75,967.93	*Fire Dept. Overtime*	
22	$	2,500.00	Donation for the Sione Toki Concert *(City Event)*	Lolo Hawaiian BBQ
24	$	2,500.00	Donation for the Sione Toki Concert *(City Event)*	Day One Foundation
27	$	205,613.65	Fire Dept Reimbursement for Palisades, CA and France Canyon, UT Fires *(Used for Fire Dept Overtime and Special Supplies in the General Fund)*	State of Utah
29	$	10,000.00	Stock the Merchandise Store at City Hall *(Stocking up for the big next sale)*	Merchandise Sales

BUDGET OPENING
OCTOBER 2025 - DECEMBER 2025
WEST VALLEY CITY CORP.
FISCAL YEAR 2025-2026

GRANTS

2	$	15,000.00	Fire EMPG Grant *(Emergency Management Performance Grant for Public Safety Supplies)*	State of Utah
6	$	200,000.00	Police Dept Liquor Tax Grant FY 25-26 *(Funds used for equipment, DUI enforcement and alcohol cessation programs)*	State of Utah
11	$	60,000.00	CDBG Funds for Police *(Funding for the Police Dept from CDBG Grant)*	HUD

OTHER

1	$	180,618.00	Commuinty Engagement and Culture Salaries and Benefits *(Transfer of Budget from UCCC to Gen Fd CEC Admin)*	UCCC Existing Budget
3	$	5,000.00	Donation for the Sione Taki Concert *(City Event)*	Gevena Rock Products Inc

No.	Amount	Description	Source
4		Fire Department Deployment Reimbursement - Monroe Canyon Fire	State of Utah
4	$ 87,212.97	*Fire Dept. Overtime*	
4	$ 12,500.00	*Emergency Management Overtime and Temp Employees*	
5	$ 6,000,000.00	4000 West Improvements	Storm Water and C Roads Fund Balance
		(Storm Drain and Road Improvements)	Storm Water Existing Budget
7		Fire Department Deployment Reimbursement - Monroe Canyon Fire	State of Utah
7	$ 26,000.00	*Fire Dept. Overtime*	
7	$ 15,000.00	*Support Services Gounds Maintenance*	
7	$ 110,285.11	*Fire Dept. Capital Projects*	
8	$ 54,549.28	Fire Department Deployment Reimbursement -Ruidsos, NM Flooding	Salt Lake Urban Search and Recue
		(Used for Salary, Overtime and Equipment)	
9	$ 500.00	Donation for the End of Summer Party	PacifiCorp
		(Employee Appreciation)	
10	$ 16,657.00	Purchase Cellphones and Computers	Surplused Cellphones and Computers
		(Use of Funds from the Sale of Used Cellphones and Computers)	
12	$ 472,030.00	6200 South Widening Project	Road Impact Fees Fund Balance
		(Reimbursement Agreement with Geneva Rock)	

BUDGET OPENING
JANUARY 2026 - MARCH 2026
WEST VALLEY CITY CORP.
FISCAL YEAR 2025-2026

No.	Amount	Description	Source
		ROLLOVERS	
4	$ 2,000,000.00	Rollover ARPA Grant	State of Utah
		(Grant Funds for Wetland Park Project)	
9	$ 24,702.16	Police Dept Rollover PO #25-00579	Forfeited Assets
		(Rollover Forfeited Assets for the Police Dept.)	
15	$ 7,582.27	Additional Rollover UCCC Donations from FY 24-25	UCCC Fund Balance
		(Rollover UCCC Restricted Donations from Multiple Donors)	
		GRANTS	
13	$ 50,000.00	Beer/Liquor Tax Funds for Legal Dept.	State of Utah
		(Funding for Prevention, Enforcement, or Prosecution of Alcohol-Related Offenses)	
14	$ 189,979.80	Police Dept Liquor Tax Grant FY 24-25	State of Utah
		(Funds used for equipment, DUI enforcement and alcohol cessation programs)	
		OTHER	
1	$ 61,283.17	Utah Veterans Memorial Landscaping	General Fund Balance
		(Landscaping for the Park area)	

No.		Amount	Description	Source
2	$	84,805.00	5900 West Road Project *(Northwest EDA is funding the Design Services for the Bridge over Riter Canal)*	Transfer to CIP from RDA
3	$	121,216.80	Veterans Memorial Park Project *(Donations for this Project)*	Various Donors
5	$	3,750,000.00	4000 West Imporvements *(Funding from Utah State 2025 HB 502)*	State of Utah
6	$	105,870.19	Fire Dept Deployment Reimbursements for Kelsey Park and Cottonwood Peak Fires) *(Reimburse Salaries, Overtime and Supplies for Firefighters)*	State of Utah
7	$	20,000.00	New Residential Rental Enforcement Position *(Additional Personnel for Community Develpoment, Planning and Zoning Divison)*	General Fund Exisitng Budget from Code Enforcement
8	$	25,000.00	WVC Leadership Conference *(Annual Leadership Conference)*	Sponsorships and Registration Fees
10			Public Works Roads Projects Reimbursements	
10	$	42,775.00	*Parkway Blvd Widening Project*	Granger Hunter Improvement District
10	$	107,195.00	*Lancer Way Reconstruction Project*	Granger Hunter Improvement District
10	$	203,777.49	*2025 Overlay Project*	Granger Hunter Improvement District
11	$	11,095.95	3900 S Roadway Improvement Reimbursement *(Reimbursement for Taylorsville's Portion of the Project)*	Taylorsville City
12	$	693,500.00	5900 West Extension Project *(Corridor Preservation Funds from Salt Lake County)*	Salt Lake County
16	$	11,500.00	Fire Travel/Training, Annual Physicals for New Firefighters *(To Cover Costs of New Friefighters)*	Transfer from CIP Fire Deployment Reimbursements
17	$	46,990.00	Municipal Elections Costs for November 2025 *(To Cover Additional Costs Related to the Municipal Election Nov 2025)*	General Fund Balance
18	$	40,000.00	Animal Shelter Special Supplies *(Increase in the Contract with Taylorsville to be used for Special Supplies)*	Taylorsville Contract Increase

West Valley City Issue Paper

City Council Review

Description: **Amendment to Procurement Purchase Thresholds**

Fiscal Impact: **N/A**

Funding Source: **N/A**

Account #: **N/A**

Budget Opening Required: ☐

ISSUE:

An ordinance amending Chapter 5-3 of the West Valley City Municipal Code to update certain procurement requirements, including increasing the small purchase threshold from $30,000 to $70,000 and increasing the minimal purchase threshold from $5,000 to $20,000.

SUMMARY:

This ordinance updates the City's procurement thresholds to better reflect current purchasing costs and operational needs. Under the proposed amendment, minimal purchases would apply to purchases with a total value of not more than $20,000, and small purchases would apply to purchases with a total value of not more than $70,000.

For small purchases, City Council approval would not be required provided funds are available within the approved departmental budget and the purchase is approved in advance by both the Department Head and the City Manager. Small purchases would still require the solicitation of quotes from at least three businesses, with documentation of those quotes maintained by the department. Purchases made directly through State or cooperative purchasing agreements would continue to be exempt from separate solicitation requirements. All purchases would also remain subject to existing safeguards prohibiting the artificial division or manipulation of purchases to avoid approval thresholds. The ordinance also updates the threshold for purchases made through State contracts, requiring formal City Council action and approval for any State contract purchase exceeding $70,000.

BACKGROUND:

The City's current procurement thresholds have become less aligned with the cost of goods, supplies, materials, equipment, and services. As prices have increased over time, routine and budgeted purchases that exceed the current thresholds may require additional administrative steps or City Council approval, even when the purchase has already been approved as part of the annual budget.

Increasing the small purchase threshold from $30,000 to $70,000 allows departments to complete necessary purchases more efficiently while maintaining internal controls and accountability. Purchases within this range would still require advance written approval from both the Department Head and City Manager, and departments must continue to solicit bids or quotes from at least three businesses. This amendment supports efficient City operations while preserving procurement safeguards, documentation requirements, and Council oversight for larger purchases.

RECOMMENDATION:

Recommend approval of the ordinance amending Chapter 5-3 of the West Valley City Municipal Code to update procurement thresholds and improve the efficiency of budgeted City purchasing while maintaining appropriate approval, quote, and documentation requirements.

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 5/11/2026

Date Adopted: _____

Date Effective: _____

AN ORDINANCE AMENDING CHAPTER 5-3 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE CERTAIN PROCUREMENT REQUIREMENTS.

WHEREAS, Title 5 of the West Valley City Municipal Code establishes requirements for City procurement processes; and

WHEREAS, the City Council has determined that adjustments to procurement thresholds are appropriate; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend Chapter 5-3 of the West Valley City Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah as follows:

Section 1. Repealer. Any provision of the West Valley City Municipal Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Amendment. Chapter 5-3 of the West Valley City Municipal Code is hereby amended as follows:

5-3-103. MINIMAL PURCHASES.

(1) *General.* This Section defines minimal purchases and the rules governing them. These purchases may only be made by Employees who have been authorized as stated in this Chapter.

(2) *Applicability.* This Section applies to the purchase of goods, supplies, materials, equipment or services, having a total value of not more than $<u>20,000.00</u>~~5,000.00~~. So long as funds used for such purchases are part of the approved annual budget for the department, City Council approval of Minimal Purchases is not required.

(3) *Who May Make Purchases.* Only the Purchasing Agent, Department Heads and Employees designated by Department Heads shall make small purchases as defined in this Section.

(4) *How Minimal Purchases Are Made.* Minimal purchases may be made by any reasonable means. Documentation shall be retained by the purchaser to demonstrate reasonableness.

(5) *Manipulation Prohibited.* Purchases shall not be manipulated to fall within this Section. Without limitation, purchases shall not be artificially divided, such as by awarding numerous purchases to a single Person for substantially similar performances, or by dividing the work required for a single project solely for purposes of making use of this Section.

5-3-104. SMALL PURCHASES.

(1) *General.* This Section defines small purchases and the rules governing them. These purchases can only be made by Employees who have been authorized as stated in this Chapter.

(2) *Applicability.* This Section applies to the purchase of goods, supplies, materials, equipment or services, having a total value of not more than $70,000.00~~30,000~~.00, when such purchase is approved in writing in advance by the Department Head and the City Manager. So long as funds being used are available under the approved budget, City Council approval of Small Purchases is not required.

(3) *Who May Make Purchases.* Only the Purchasing Agent, Department Heads and Employees designated by Department Heads shall make small purchases as defined in this Section. In making small purchases, the following procedures shall be used in lieu of a bid or proposal process:

a. *Solicitation and Award.* Purchases shall be made by soliciting bids from no fewer than three businesses. This solicitation may be completed in any reasonable manner including but not limited to telephone inquiry, internet or other price comparison. Award shall be made to the business offering the lowest acceptable quotation.

b. *Records.* Any Department making a small purchase shall retain a record of the names of the businesses contacted, those offering quotations, and the date and amount of each quotation, and shall document, either on the City's electronic purchasing system or by paper copy provided to the Purchasing Agent, all quotes received.

c. *Manipulation Prohibited.* Purchases shall not be manipulated to fall within this Section. Without limitation, purchases shall not be artificially divided, such as by awarding numerous

purchases to a single Person for substantially similar performances, or by dividing the work required for a single project solely for purposes of making use of this Section.

(4) *Small Purchase Modifications and Renewals.* Any Agreement solicited under this Chapter shall only be modified or renewed as follows:

a. *Modifications.* Contracts shall not be modified in excess of the maximum dollar amounts stated in this Chapter.

b. *Renewals.* Contracts shall not be renewed on a successive basis with the same party unless approved in writing by the Purchasing Agent.

5-3-105. STATE CONTRACT PURCHASING.

Because an appropriate bid procedure has already been completed, any item that is a State contract item may be purchased without following the bid requirements set forth in this Section. However, purchases over $70,000.00~~30,000.00~~ will require formal City Council action and approval.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

PASSED and APPROVED this _____ day of _____, 2026.

WEST VALLEY CITY

_____

MAYOR

ATTEST:

_____

CITY RECORDER

West Valley City Issue Paper

City Council Review

Description: *Increase Fitness Center Fees for Childcare Services*

Fiscal Impact: *$30,000 estimated revenue increase*

Funding Source:

Account #:

Budget Opening Required: ***No***

Issue:
Approve an increase in the Family Fitness fees for childcare services. The hourly rate will increase by $2 per hour. Kidz Kamp will increase by $4 per day and Afterschool Kamp will increase by $3 per day. This will increase fitness center revenue by approximately $30,000.00 per year.

Summary:
Hourly

Change from $4/hour/child to $6

Members: first hour free, Change from $2 to $4 for each additional hour

Kidz Kamp Program

Change from $36/day to $40/day. Member discount will reduce from 15% to 10%.

Afterschool Kamp

Change from $17/day to $20/day. Member discount will reduce from 15% to 10%.

Background:
Rising compliance, transportation, and labor costs necessitate a fee increase to continue the safe, instructive, and engaging childcare programs offered to our community.

Recommendation:
Staff recommend approval of this increase.

Department:
Submitted by:
Date:

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 5/12/2026

Date Adopted: _____

Date Effective: _____

AN ORDINANCE AMENDING SECTION 1-2-107 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE CERTAIN PARKS AND RECREATION FEES.

WHEREAS, Title 1 of the West Valley City Municipal Code establishes a consolidated fee schedule setting forth the fees charged for various City services; and

WHEREAS, the City desires to amend certain fees relating to Parks Department facilities; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend Section 1-2-107 of the West Valley City Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah as follows:

Section 1. Repealer. Any provision of the West Valley City Municipal Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Amendment. Section 1-2-107 of the West Valley City Municipal Code is hereby amended as follows:

1-2-107. PARKS AND RECREATION DEPARTMENT.

(1) Park User Fees:

a. Park Pavilion Rental – $80 for residents, $100 for nonresidents Monday – Thursday; $100 for residents, $125 for nonresidents Friday – Sunday

b. Park Open Space Use Fee (for festivals, circus, car shows) – $400 per day

c. Soccer Field Rental – $100 per half-day (before/after 2:00 P.M.)

d. Soccer Field Fee to Line Field and Goal Area – $100

e. Softball Field Rental – $250 per half-day (before/after 2:00 P.M.)

f. Field Lights (per field) – $75/hour or fraction of an hour

g. Softball/Baseball Field Prep:

i. $65/field each time to drag, mark, or rake

ii. $20/field for quick rake and re-mark

h. Electrical Power Boxes – $200 setup fee/box

i. Electrical Power Box Rental – $25/day

(2) Use of Maverik Center, per patron – $1/ticket*

* Except for community events hosted or co-sponsored by the City

(3) Family Fitness Center:

a. Annual Membership Passes (West Valley City Residents):

i. Family (up to six) – $484 or $48/month

ii. Couple – $412 or $41/month

iii. Couple – Senior (60+) – $256 or $25/month

iv. Adult – $281 or $27/month

v. Adult – Senior (60+) – $190 or $18/month

vi. Minor (three – 17) – $228 or $23/month

Military/Veterans – 10 percent discount

b. Annual Membership Passes (Nonresidents):

i. Family (up to six) – $539 or $52/month

ii. Couple – $467 or $45/month

iii. Couple – Senior (60+) – $311 or $29/month

iv. Adult – $336 or $31/month

v. Adult – Senior (60+) – $245 or $22/month

vi. Minor (three – 17) – $283 or $27/month

Military/Veterans – 10 percent discount

c. Family Fitness Center Daily Admission Fees (West Valley City Residents):

i. Minor (three – 17) – $5

ii. Adult – $7

iii. Senior (60+) – $4.50

Military/Veterans – 10 percent discount

d. Family Fitness Center Daily Admission Fees (Nonresidents):

i. Minor (three – 17) – $6

ii. Adult – $8

iii. Senior (60+) – $5.50

Military/Veterans – 10 percent discount

e. *Repealed by Ord. 19-12.*

f. *Repealed by Ord. 19-12.*

g. Family Fitness Center Childcare Fees:

i. Per Child – ~~$4~~$6/hour; Members: first hour free, ~~$2~~ $4 for each additional hour

ii. Kidz Kamp Program – ~~$36~~$40/day; members receive a ~~15~~10% discount

iii. Afterschool Kamp – ~~$17~~$20/day; members receive a ~~15~~10% discount

(4) The Ridge Golf Club:

a. Nine holes:

i. Green fees – $22.50 Monday – Thursday (holidays excepted), $28 Friday – Sunday and holidays

ii. Power Carts – $10

iii. Pull carts – $4

iv. Premium Club rental – $20

b. Eighteen holes:

i. Green fees – $45 Monday – Thursday (holidays excepted), $55 Friday – Sunday and holidays

ii. Power Carts – $20

iii. Pull carts – $8

iv. Premium Club rental – $35

c. Military Rate for nine holes – $20 (cart fee $10), for 18 holes – $40 (cart fee $20)

d. Juniors (High School and College players), nine holes – $10 (cart fee $10)

e. Juniors (High School and College players), 18 holes – $20 (cart fee $20)

f. Seniors (age 60+), nine holes – $20 (cart fee $10)

g. Seniors (age 60+), 18 holes – $40 (cart fee $20)

h. Passes:

i. Players Pass – $300

ii. Players Pass or West Valley City resident 9/18 holes (Monday – Thursday anytime, holidays excepted) – $15/$25 (cart fee $5/$10)

iii. Players Pass or West Valley City resident 9/18 holes (Fridays, weekends and holidays) – $20/$40 (cart fee $5/$10)

iv. *Repealed by Ord. No. 26-02.*

(Ord. No. 26-02 Repealed 01/27/2026)

v. Punch Pass 10 rounds of walking nine holes – $175 ($150 for Lake Park employees, must show Lake Park employee ID to purchase)

i. Driving range:

i. Range balls, small bucket – $5

ii. Range balls, large bucket – $10

iii. Players Pass Small Bucket – $4

iv. Players Pass Large Bucket – $8

v. 10-Token driving range pass – $40 ($30 for Lake Park employees, must show Lake Park employee ID to purchase)

j. Tournaments:

i. Monday – Thursday, includes cart and merchandise – $85

ii. Friday – Sunday, includes cart and merchandise – $11,000 course rental for 18 holes, up to 144 players

iii. Tournament all-inclusive package – $125

(5) Stonebridge Golf Course:

a. Nine holes:

i. Green Fees – $22.50 Monday – Thursday (holidays excepted), $28.00 Friday – Sunday and holidays

ii. Power Carts – $10

iii. Pull Carts – $4

iv. Premium Club Rental – $20

b. 18 holes:

i. Green Fees – $45 Monday – Thursday (holidays excepted), $55 Friday – Sunday and holidays

ii. Power Carts – $20

iii. Pull Carts – $8

iv. Premium Club Rental – $35

c. Military Rate for nine holes – $20 (cart fee $10); 18 holes – $40 (cart fee $20)

d. Juniors (High School and College Players), nine holes – $10 (cart fee $10)

e. Juniors (High School and College Players), 18 holes – $20 (cart fee $20)

f. Seniors (age 60+), nine holes – $20 (cart fee $10)

g. Seniors (age 60+), 18 holes – $40 (cart fee $20)

h. Passes:

i. Players Pass – $300

ii. Players Pass or West Valley City resident 9/18 holes (Monday – Thursday anytime, holidays excepted) – $15/$25 (cart fee $5/$10)

iii. Players Pass or West Valley City resident 9/18 holes (Fridays, weekends and holidays) – $20/$40 (cart fee $5/$10)

iv. *Repealed by Ord. No. 26-02.*

(Ord. No. 26-02 Repealed 01/27/2026)

v. Punch Pass 10 rounds of walking nine holes – $175 ($150 for Lake Park employees, must show Lake Park employee ID to purchase)

i. Driving Range:

i. Range Balls, small bucket – $5

ii. Range Balls, large bucket – $10

iii. Players Pass Small Bucket – $4

iv. Players Pass Large Bucket – $8

v. 10-Token driving range pass – $40 ($30 for Lake Park employees, must show Lake Park employee ID to purchase)

j. Tournaments:

i. Monday – Thursday, includes cart and merchandise – $65

ii. Friday – Sunday, includes cart and merchandise – $11,000 for course rental for 18 holes, up to 144 players

iii. Friday – Sunday, includes cart and merchandise – $14,000 course rental for 27 holes, up to 220 players

iv. Tournament All-inclusive package: $125

(6) Golf Club/Course Temporary Fee Discounts:

The Parks and Recreation Director is authorized to implement temporary fee discounts to stimulate play and increase revenues. The Parks and Recreation Director shall notify the City Manager of any such discounts following the implementation or approval of any said discounts.

(7) Community and Recreational Services Fees:

The facilities of the Parks and Recreation Department provide various community and recreational services and programs, including, but not limited to: classes, lessons, sports leagues, community programming, and special events, which are largely seasonal and subject to the availability of Departmental resources. The City Manager is authorized to approve fees for the foregoing community and recreational services; provided, that the fees are based on the costs associated with providing the services and programs and that the fees are consistent with the industry standards of similar facilities. The City Manager shall provide the City Council with an update of the approved fees annually or whenever there is a substantial fee increase or whenever an approved increase impacts a substantial number of residents.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

PASSED and APPROVED this _____ day of _____, 2026.

WEST VALLEY CITY

_____

MAYOR

ATTEST:

_____

CITY RECORDER

WEST VALLEY CITY

www.wvc-ut.gov

APPROVE FEE INCREASE

Family Fitness Center Fee Increase for Childcare Services

APPROVE FEE INCREASE

Family Fitness Center Fee Increase for Childcare Services

- Modest increase for hourly and daily rates
- Change member discount from 15% to 10%
- Anticipated $30,000 additional annual revenue



West Valley City Issue Paper

City Council Review

Description: *Acceptance of UORG Grant for Sugarplum Trail*
Fiscal Impact: *$250,000.00*

Funding Source: *CIP*

Account #:

Budget Opening Required: x

Issue:
Approve the acceptance of a $250,000 matching grant to design and build a trail at the swale area between Foxtail Park and Sugarplum Park.

Summary:
Parks and recreation applied for a grant to create a trail in the detention basin between Foxtail and Sugarplum parks.

Background:
The detention basin creates a natural pass between the neighborhood homes, the elementary school and the parks. Children in the area use it daily. This project would provide a bridge over the gulley area to improve safety as well as expand the city trail connections. Additional amenities will and create an inviting recreational space.

Recommendation:
Staff recommend approval of this grant.

Department:
Submitted by:
Date:

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE STATE OF UTAH FOR FUNDING FOR THE SUGAR PLUM TRAIL.

WHEREAS, Title 11, Chapter 13, Utah Code Annotated 1953, as amended, entitled "Interlocal Cooperation Act" provides that any one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency is authorized by law to perform; and

WHEREAS, West Valley City desires to develop and construct the Sugar Plum Trail; and

WHEREAS, the Division of Outdoor Recreation of the state of Utah (hereinafter, the "Department") is willing to provide funding for said project, subject to the execution of an appropriate agreement; and

WHEREAS, an agreement has been prepared for execution by and between the City and the Department, a copy of which is attached hereto and entitled "State of Utah Contract" (hereinafter, the "Agreement"), that set forth the rights, duties, and obligations of each of the parties with respect thereto; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to authorize the execution of the above-referenced Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Agreement between the City and the Division of Outdoor Recreation of the state of Utah is hereby approved in substantially the form attached, and that the Mayor and City Recorder are hereby authorized to execute said Agreement for and on behalf of West Valley City, subject to approval of the final form of the Agreement by the City Manager and the City Attorney's Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____ _____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

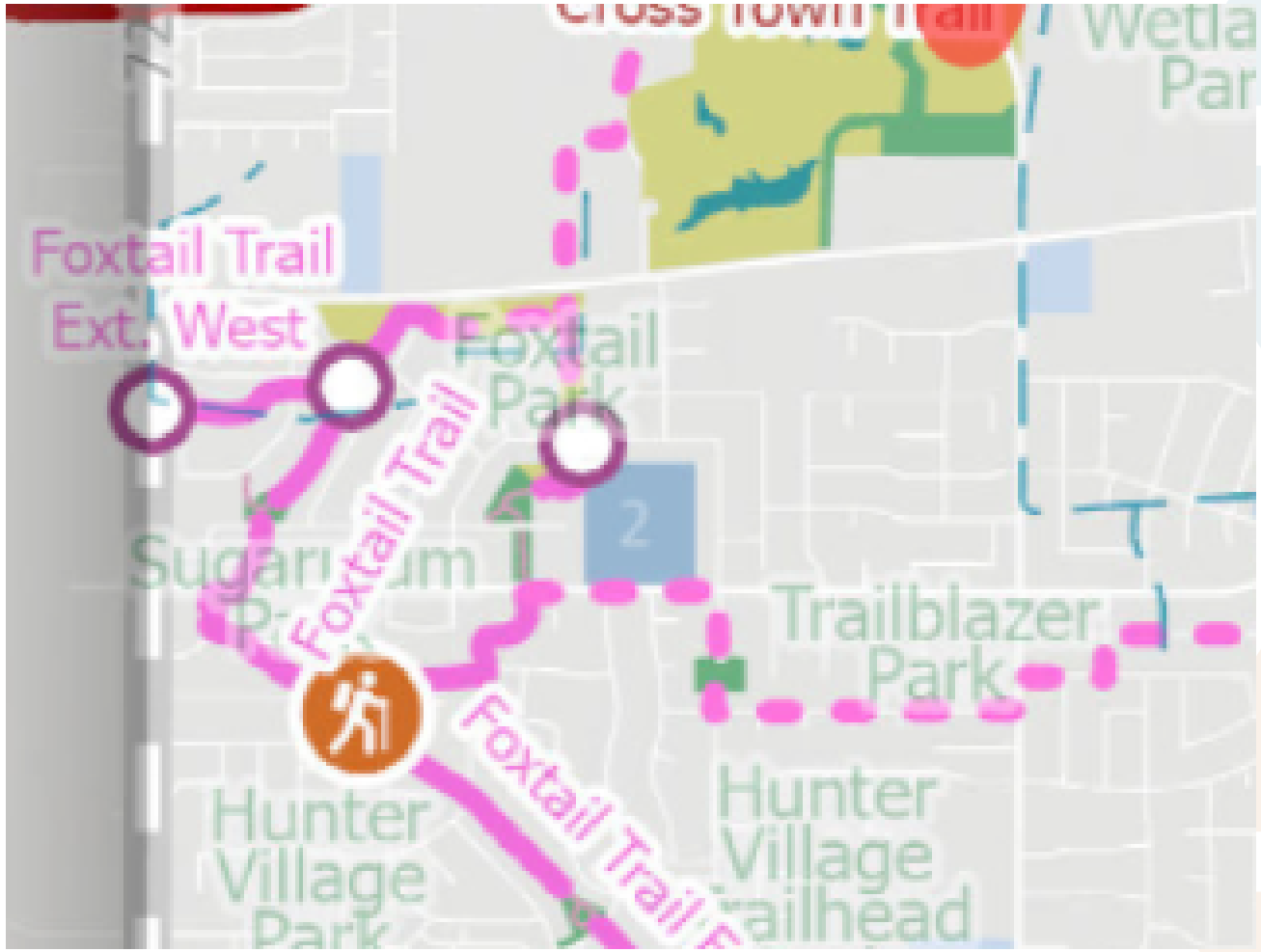
WEST VALLEY CITY
www.wvc-ut.gov

UORG GRANT ACCEPTANCE

Approve Matching Grant for Sugarplum Trail Area

Approve UORG Grant to Complete Sugarplum Trail

- $250,000 matching funds
- Expands city trail system
- Improves safety for users
- Benefits residents, visitors with improved recreational access



West Valley City Issue Paper

City Council Review

Description: *Authorization of a Easement Purchase Agreement and acceptance of a Temporary Construction Easement*

Fiscal Impact: $1,300.00

Funding Source: *State Safe Sidewalk Funds*

Account #: *45-9610-40750-75288-0200*

Budget Opening Required: *No*

Issue:

Authorization of an Easement Purchase Agreement and acceptance of a Temporary Construction Easement.

Summary:

Rebecca J. Moyer and Trent S. Moyer have signed an Easement Purchase Agreement and a Temporary Construction Easement in favor of West Valley City for property located at 6955 West 3500 South (14-34-126-028).

Background:

The Rebecca J. Moyer and Trent S. Moyer property located at 6955 West 3500 South is one of eight properties affected by the construction of curb, gutter, sidewalk and asphalt widening for the 3500 South 7000 West Safe Sidewalk Project. As part of this project, curb, gutter, sidewalk, textured colored concrete park strip and asphalt widening will be constructed from 7015 West to 6885 West where these improvements do not currently exist.

The Temporary Construction Easement will allow for construction adjacent to the property owned by the property owner. Compensation for the Temporary Construction Easement and improvements in the amount of $1,300.00 was based upon an appraisal report prepared by the Fortis Group, LLC.

Recommendation:

Authorize the mayor to execute the Easement Purchase Agreement. Authorize City Recorder to record said Temporary Construction Easement for and on behalf of West Valley City.

Department: Public Works

Submitted by: Steven J. Dale, P.L.S.
Date: 05/18/2026

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM REBECCA AND TRENT MOYER FOR PROPERTY LOCATED AT 6955 WEST 3500 SOUTH.

WHEREAS, Rebecca and Trent Moyer (herein and collectively "Owner") have entered into an Easement Purchase Agreement for property located at 6955 West 3500 South that is affected by the 3500 South 7000 West Safe Sidewalk Project (herein "Project"); and

WHEREAS, Owner has also signed a Temporary Construction Easement (the "Easement"), as required for the Project; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to enter into the Agreement with Owner, and to accept the Easement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, as follows:

1. That the above-referenced document entitled "Easement Purchase Agreement" is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Agreement, and any other documents necessary to complete the transaction, for and on behalf of West Valley City, subject to final approval of the documents by the City Manager and the City Attorney's Office.

2. The Mayor is hereby authorized to accept, and the City Recorder is authorized to record, the Easement for and on behalf of West Valley City.

PASSED, APPROVED and **MADE EFFECTIVE** this _____ day of _____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY
EASEMENT PURCHASE AGREEMENT

On this _____ day of _____, 2026, Rebecca J. and Trent S. Moyer (herein GRANTOR), hereby agrees to sell to GRANTEE, West Valley City (the "City"), 3600 Constitution Blvd., West Valley City, Utah 84119, a certain easement for right-of-way purposes.

IN CONSIDERATION of the foregoing and other considerations hereinafter set forth, it is mutually agreed by the parties hereto as follows:

1. GRANTOR shall deliver a temporary construction easement in the form and for the property described in Exhibit A.

2. The City shall pay $1,300.00 for the easement described in Section 1. This amount constitutes fair market value and is the entire payment for the easement and any and all known or potential damages, costs, or value that may be related to the easement. Closing shall occur within sixty days of the execution of this Agreement.

3. This Agreement embodies the entire understanding of the parties, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter of this Agreement. The performance of this Agreement constitutes the entire consideration for this acquisition and shall relieve the City of all further obligations or claims on that account or on account of the location, grade, and construction of the proposed improvements.

4. The compensation above includes the cost to restore the property within the Easement to its condition as of the date of this Agreement and is the responsibility of the GRANTOR.

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.

(signatures follow)

GRANTOR
REBECCA J. MOYER

Rebecca J Moyer

GRANTOR
TRENT S. MOYER

Trent S Moy

State of UTAH)
:ss
County of SALT LAKE)

On this 14TH day of MAY, 2026, personally appeared before me Rebecca J. Moyer and Trent S. Moyer, whose identities are personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that they executed the foregoing instrument.

STEVEN J DALE
Notary Public State of Utah
My Commission Expires on:
February 08, 2027
Comm. Number: 729306

Notary Public

GRANTEE
MAYOR

ATTEST:

CITY RECORDER

WHEN RECORDED RETURN TO:
West Valley City Recorder
3600 S. Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL ID NO: **#14-34-126-028**

TEMPORARY CONSTRUCTION EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged **Rebecca J. Moyer and Trent S. Moyer**, GRANTORS, hereby grant and convey to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTORS' land located at **6955 West 3500 South**, for construction and replacement of improvements, said easement being described as follows:

> A Temporary Construction Easement, being part of an entire tract of property located in the Northwest Quarter of Section 34, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are more particularly described as follows:
>
> Beginning at the Northwest corner of Lot 8, Bello Park Subdivision located in the Northwest Quarter of Section 34, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 5.00 feet; thence West 47.50 feet; thence South 5.00 feet; thence West 24.50 feet to the westerly boundary of Grantors' property; thence North 10.00 feet; thence East 72.00 feet to the Point of Beginning. Encompassing 483 square feet, more or less.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for one (1) year, whichever first occurs. The easement shall be non-exclusive such that the Grantors may use the property at any time in a manner which does not interfere with construction activities.

WITNESSED the hands of said GRANTORS this ____ day of _____, 2026.

GRANTORS

_____ _____

Rebecca J. Moyer **Trent S. Moyer**

State of _____)
:ss
County of _____)

On this _____ day of _____, 2026, personally appeared before me **Rebecca J. Moyer and Trent S. Moyer**, whose identities are personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument and acknowledged that they executed the same.

_____
Notary Public

WHEN RECORDED RETURN TO:
West Valley City Recorder
3600 S. Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL ID NO: **#14-34-126-028**

TEMPORARY CONSTRUCTION EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged **Rebecca J. Moyer and Trent S. Moyer**, GRANTORS, hereby grant and convey to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTORS' land located at **6955 West 3500 South**, for construction and replacement of improvements, said easement being described as follows:

> A Temporary Construction Easement, being part of an entire tract of property located in the Northwest Quarter of Section 34, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are more particularly described as follows:
>
> Beginning at the Northwest corner of Lot 8, Bello Park Subdivision located in the Northwest Quarter of Section 34, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 5.00 feet; thence West 47.50 feet; thence South 5.00 feet; thence West 24.50 feet to the westerly boundary of Grantors' property; thence North 10.00 feet; thence East 72.00 feet to the Point of Beginning. Encompassing 483 square feet, more or less.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for one (1) year, whichever first occurs. The easement shall be non-exclusive such that the Grantors may use the property at any time in a manner which does not interfere with construction activities.

WITNESSED the hands of said GRANTORS this 14TH day of MAY, 2026.

GRANTORS

Rebecca J. Moyer

Rebecca J. Moyer

Trent S. Moyer

Trent S. Moyer

State of UTAH)
:ss
County of SALT LAKE)

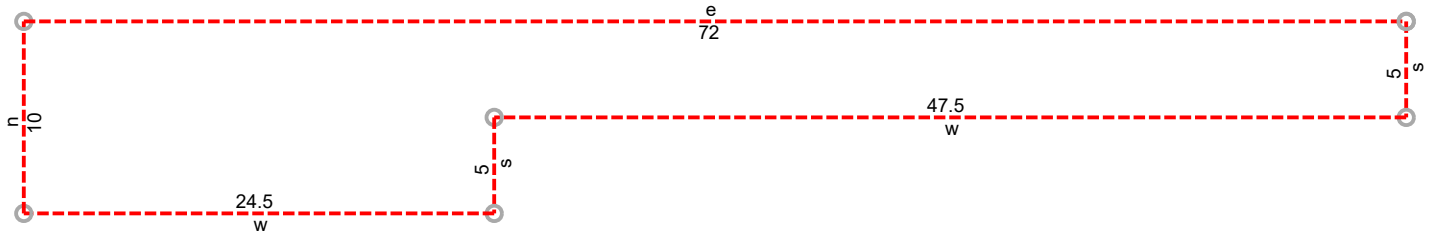
On this 14TH day of MAY, 2026, personally appeared before me **Rebecca J. Moyer and Trent S. Moyer**, whose identities are personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument and acknowledged that they executed the same.

STEVEN J DALE
Notary Public State of Utah
My Commission Expires on:
February 08, 2027
Comm. Number: 729306

Steven J Dale

Notary Public

3500 South

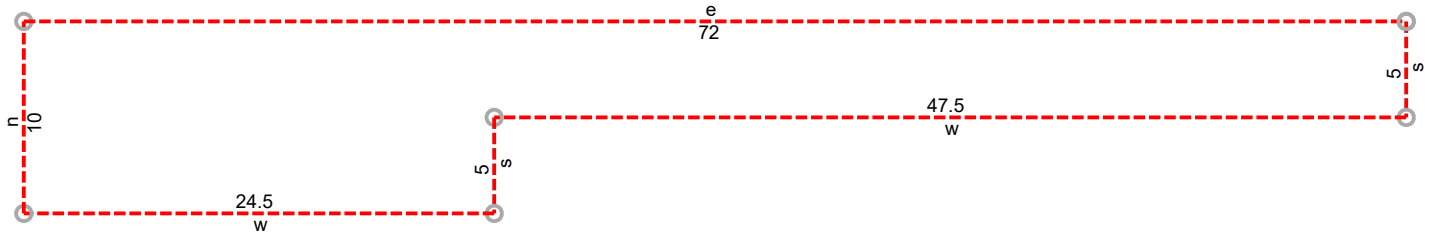


Moyer to WVC(14-34-126-028)TCE-DeedPlot	1/27/2026
Scale: 1 inch= 10 feet	File:

Tract 1: 0.0111 Acres (483 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=164 ft.

01 s 5
02 w 47.5
03 s 5
04 w 24.5
05 n 10
06 e 72

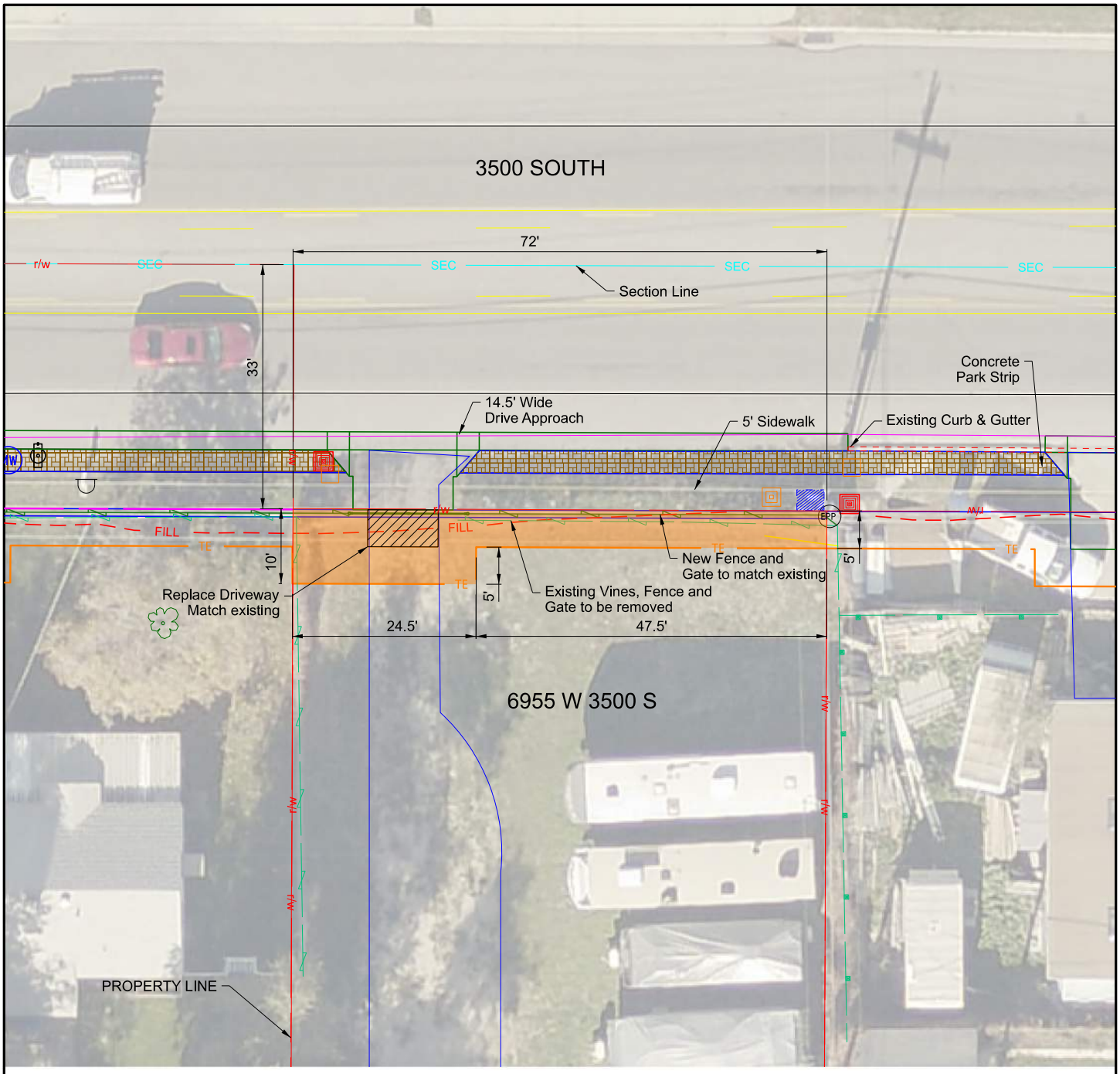
3500 South



Moyer to WVC(14-34-126-028)TCE-DeedPlot	1/27/2026
Scale: 1 inch= 10 feet	File:

Tract 1: 0.0111 Acres (483 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=164 ft.

01 s 5
02 w 47.5
03 s 5
04 w 24.5
05 n 10
06 e 72



LEGEND

- EXISTING SIDEWALK
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVED ROAD
- r/w — EXISTING PROPERTY LINE
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED PARK STRIP
- TE — TEMPORARY CONSTRUCTION EASEMENT (TCE)
- R/W — RIGHT OF WAY ACQUISITION
- ACQUISITION | TCE AREA

0 10 20 30 40

N W E S

NOTE:

1. CONTRACTOR WILL RESTORE IMPACTED LANDSCAPING (SOD AND SPRINKLERS) WITHIN THE TEMPORARY CONSTRUCTION EASEMENT.

SHEET NO. RW-06

3500 SOUTH SAFE SIDEWALK
7000 WEST - UDOT PIN 22984
6955 W 3500 S
PROJECT NUMBER WVC ENG CCR - 473

WEST VALLEY CITY PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
3600 CONSTITUTION BOULEVARD
WEST VALLEY CITY, UTAH 84119-3720

DESIGN
PROFESSIONAL ENGINEER
DATE

DESIGN
CHECK
DRAWN
CHECK

REMARKS | DATE | NO. | BY
REVISIONS

3/24/2026 4:10:41 PM H:\ENGDIV\PROJECTS\3500 South 7040W Safe Sidewalk 2025 Grant PIN 22984\CAD\Drawings\Plan Set\ROW Exhibits\ROW Exhibit 06.dgn

WEST VALLEY CITY

The Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, June 9, 2026, 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.

DON CHRISTENSEN, CHAIR
WILLIAM WHETSTONE, VICE CHAIR

A G E N D A

1. Call to Order- Chair Don Christensen

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

   A. May 26, 2026

5. Public Hearings:

   A. Accept Public Input Regarding Re-Opening the FY 2025-2026 Budget

   Action: Consider Resolution 26-06, Amend the Budget of West Valley City Redevelopment Agency for the Fiscal Year Beginning July 1, 2025 and Ending

West Valley City does not discriminate based on race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you would like to attend this public meeting and, due to a disability, need assistance in understanding or participating, please notify the City Recorder, Nichole Camac, eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required.

June 30, 2026 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

B. Accept Public Input Regarding the FY 2026-2027 Budget

Action: Consider Resolution 26-07, Adopt the Annual Budget of the West Valley City Redevelopment Agency for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027

6. Resolutions:

A. 26-08: Authorize the Renewal of the Hometown Scholars Contribution Agreement with the University of Utah

7. Adjourn

BA

WEST VALLEY CITY

The Regular Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, June 9, 2026, 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.

LARS NORDFELT, CHAIR
CINDY WOOD, VICE CHAIR

A G E N D A

1. Call to Order- Chair Lars Nordfelt

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

   A. May 26, 2026

5. Public Hearings:

- 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 mor ıac.
- Elec Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

A. Accept Public Input Regarding Re-Opening the FY 2025-2026 Budget

Action: Consider Resolution 26-03, Amend the Budget of Municipal Building Authority for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

B. Accept Public Input Regarding the FY 2026-2027 Budget

Action: Consider Resolution 26-04, Adopt the Annual Budget of the Municipal Building Authority of West Valley City for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027

6. Adjourn

West Valley City Issue Paper

City Council Review

Description: FY 25-26 4th Quarter Budget Openings

Fiscal Impact:

Funding Source:

Account #:

Budget Opening Required: ☐

Issue: Approve an ordinance to re-open the fiscal year 2025-2026 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

Summary: 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 holds public hearings on budget amendments on a quarterly basis each fiscal year.

Background: A Public Notice was posted May 20, 2026, 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 9, 2026, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

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, 2025 AND ENDING JUNE 30, 2026 TO REFLECT CHANGES IN THE BUDGET.

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, 2025 and ending June 30, 2026, 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 9, 2026 to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on June 9, 2026 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, 2025 and ending June 30, 2026, 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 _____, 2026.

MUNICIPAL BUILDING AUTHORITY
OF WEST VALLEY CITY

_____
PRESIDENT

ATTEST:

_____
SECRETARY

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Mar 2026 Openings	June 2026 Openings	
BUILDING AUTHORITY:					
Misc. Revenue	0	0	0	0	
Interest Income	0	0	0	0	
Funding Other Sources	0	0	0	0	
Total Revenues	**0**	**0**	**0**	**0**	
Appropriation from Fund Balance	0	300,000	1,150,389	1,300,389	1
Total Revenues	**0**	**300,000**	**1,150,389**	**1,300,389**	

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Mar 2026 Openings	June 2026 Openings
BUILDING AUTHORITY:				
Inter-Departmental Transfers-In:				
Capital Reserve-Theater	0	0	0	0
Capital Reserve-Arena	(100,000)	(100,000)	(100,000)	(100,000)
Capital Reserve (FFC)	(30,000)	(30,000)	(30,000)	(30,000)
MBA S 2016 Fire 71,72,76 (GF)	(523,900)	(523,900)	(523,900)	(523,900)
MBA S 2017 (GF)	(3,321,150)	(3,321,150)	(3,321,150)	(3,321,150)
MBA S 2019 Parks/PW (CRoads)	(267,601)	(267,601)	(267,601)	(267,601)
MBA S 2019 Parks/PW (SW)	(267,601)	(267,601)	(267,601)	(267,601)
MBA S 2019 Parks/PW (GF)	(220,573)	(220,573)	(220,573)	(220,573)
MBA S 2022-Courts Reno	(383,500)	(383,500)	(383,500)	(383,500)
Maverik Center Refunding (RDA)	(2,367,000)	(2,367,000)	(2,367,000)	(2,367,000)
Subtotal Transfers-In	**(7,481,325)**	**(7,481,325)**	**(7,481,325)**	**(7,481,325)**
EXPENDITURES:				
Theater Capital Reserve	0	0	0	0
Arena Capital Reserve	100,000	100,000	950,389	950,389
Fitness Center Capital Reserve	30,000	30,000	30,000	180,000 1
MBA S 2016 Fire 71, 72 & 76	521,400	521,400	521,400	521,400
MBA S 2017 Parking, PD & Court	3,318,650	3,318,650	3,318,650	3,318,650
MBA S 2019 Parks/PW	753,275	753,275	753,275	753,275
MBA S 2022-Courts Reno	381,000	381,000	381,000	381,000
MBA S 2016 Arena Refund	2,367,000	2,367,000	2,367,000	2,367,000
Bond Issuance Costs/Fees	10,000	10,000	10,000	10,000
Transfers Out	0	300,000	300,000	300,000
Subtotal Expenditures	**7,481,325**	**7,781,325**	**8,631,714**	**8,781,714**
Total Expenditures	**0**	**300,000**	**1,150,389**	**1,300,389**

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
APRIL 2026 - JUNE 2026
BUILDING AUTHORITY OF WEST VALLEY CITY
FISCAL YEAR 2025-2026

No.		Amount	Description	Source
1	$	150,000.00	Family Fitness Center Water Heater Replacement *(The Water Heater at the Fitness Center is at end of life and will be replaced)*	Building Authority FFC R&R Reserves

Previously Approved Budget Openings

BUDGET OPENING
JULY 2025 - SEPTEMBER 2025
BUILDING AUTHORITY OF WEST VALLEY CITY

No.		Amount	Description	Source
1	$	300,000.00	Arena Renovations *(Arena Exterior Grand Staircase LED Lights Upgrade - City Match)*	Building Authority Arena R&R Reserves Transfer to CIP

BUDGET OPENING
JANUARY 2026 - MARCH 2026
BUILDING AUTHORITY OF WEST VALLEY CITY
FISCAL YEAR 2025-2026

No.		Amount	Description	Source
1	$	850,389.00	Arena Elevator Replacements/Modernization *(Freight Elevators #1 & 4 and Passenger Elevators #2 & 3)*	Building Authority Arena R&R Reserves

West Valley City Issue Paper

City Council Review

Description: FY 2026-27 MBA Final Budget Adoption

Fiscal Impact:

Funding Source:

Account #:

Budget Opening Required: ☐

Issue:

A Resolution adopting a final budget for the Municipal Building Authority of West Valley City for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027.

Summary:

This resolution adopts the tentative budget for the Municipal Building Authority of West Valley City for the 2026-2027 fiscal year and sets a date for public comment at a hearing on June 9, 2026.

Background:

The Municipal Building Authority will adopt a tentative 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 2026-2027.

Recommendation:

City staff recommends approval of the resolution.

Department: Finance
Submitted By:
Date Submitted:

MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE ANNUAL BUDGET FOR THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027.

WHEREAS, as required by law, the Executive Director of the Municipal Building Authority of West Valley City (the "Building Authority") submitted a proposed annual budget (the "Budget") to the Building Authority Board of Trustees for review and revision before final approval; and

WHEREAS, the Building Authority held a public hearing on June 9, 2026, to consider final adoption of the Budget for the 2026-2027 fiscal year; and

WHEREAS, the Building Authority caused a notice of public hearing to be disseminated and made the Budget available to the public in accordance with state law; and

WHEREAS, the Building Authority has considered all written and oral statements made at the public hearing objecting to or supporting the Budget, based upon the testimony received at the public hearing; and

WHEREAS, the Board of Trustees of the Municipal Building Authority of West Valley City has determined that it is in the best interests of the citizens of West Valley City to adopt the annual Building Authority Budget for the 2026-2027 fiscal year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Municipal Building Authority of West Valley City that the final budget, attached hereto as Exhibit "A," is hereby adopted for the fiscal year commencing July 1, 2026, and ending June 30, 2027.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2026.

MUNICIPAL BUILDING AUTHORITY
OF WEST VALLEY CITY

_____
PRESIDENT

ATTEST:

_____
SECRETARY

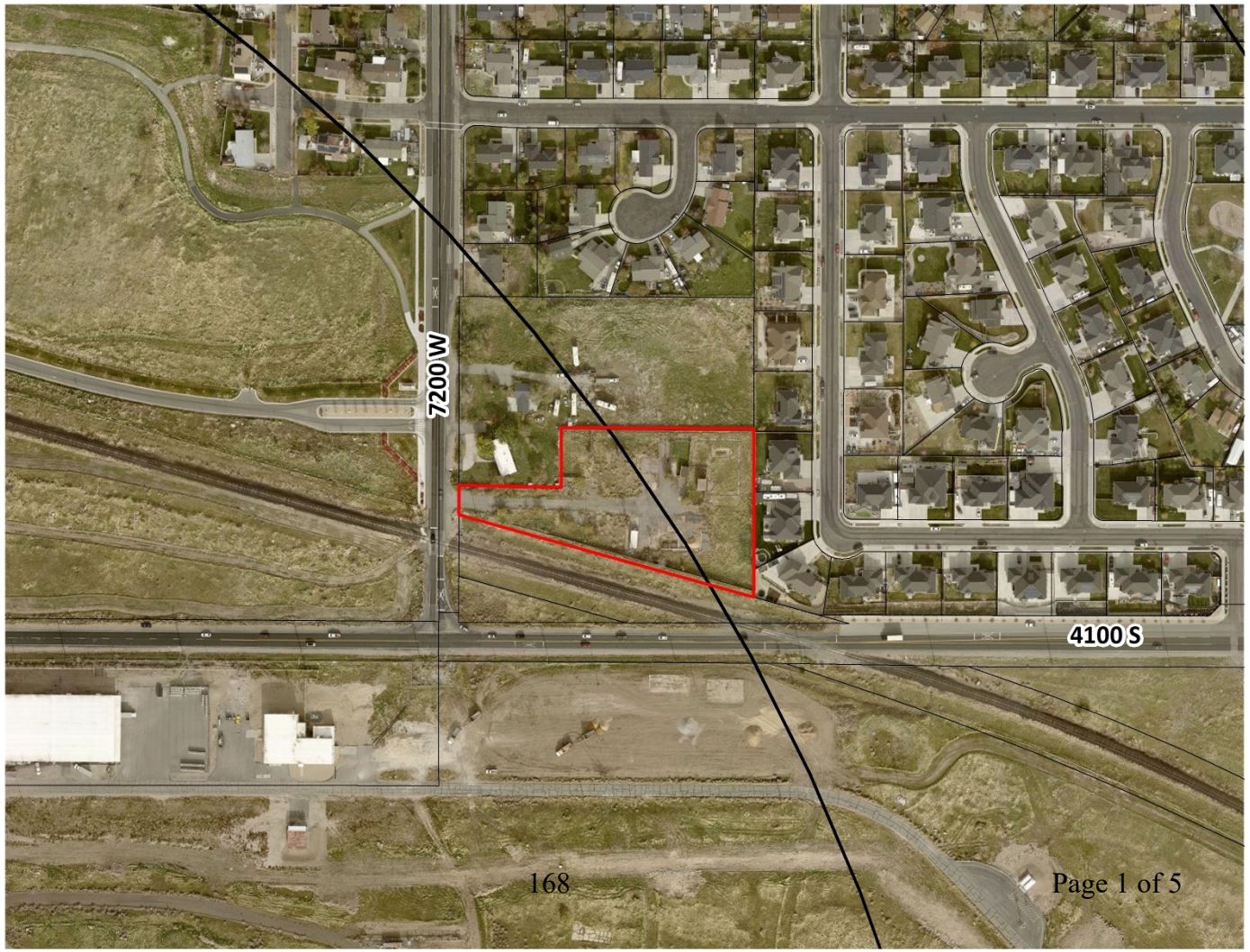
WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
REVENUE STATEMENT

	Actual 2022-2023	Actual 2023-2024	Actual 2024-2025	Adopted 2025-2026	Final 2026-2027	Percent Change
BUILDING AUTHORITY:						
Interest Income	194,715	123,444	95,918	0	0	
Total Revenues	**194,715**	**123,444**	**95,918**	**0**	**0**	**0.0%**

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
EXPENDITURE STATEMENT

	Actual 2022-2023	Actual 2023-2024	Actual 2024-2025	Adopted 2025-2026	Final 2026-2027	Percent Change
BUILDING AUTHORITY:						
Inter-Departmental Transfers-In:						
Capital Reserve-Theater	(50,000)	(50,000)	(50,000)	0	0	
Capital Reserve-Arena	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	
Capital Reserve (FFC)	(30,000)	(30,000)	(30,000)	(30,000)	(30,000)	
MBA S 2016 Fire 71,72,76 (GF)	(517,600)	(524,500)	(520,500)	(523,900)	(523,650)	
MBA S 2017 (GF)	(3,323,250)	(3,325,450)	(3,320,650)	(3,321,150)	(3,318,400)	
MBA S 2019 Parks/PW (CRoads)	(256,411)	(267,867)	(267,867)	(267,601)	(268,844)	
MBA S 2019 Parks/PW (SW)	(256,411)	0	0	(267,601)	(268,844)	
MBA S 2019 Parks/PW (GF)	(211,454)	(220,791)	(220,791)	(220,573)	(221,587)	
MBA S 2022-Courts Reno	(390,247)	(382,500)	(385,750)	(383,500)	(386,000)	
Maverik Center Refunding (RDA)	(2,400,700)	(2,375,000)	(2,376,000)	(2,367,000)	(2,369,750)	
Subtotal Transfers-In	**(7,536,073)**	**(7,276,108)**	**(7,271,558)**	**(7,481,325)**	**(7,487,075)**	**0.1%**
EXPENDITURES:						
Theater Capital Reserve	42,344	191,155	0	0	0	
Arena Capital Reserve	0	0	0	100,000	100,000	
Fitness Center Capital Reserve	0	0	0	30,000	30,000	
MBA S 2016 Fire 71, 72 & 76	517,600	522,000	518,000	521,400	521,150	
MBA S 2017 Parking, PD & Court	3,320,751	3,322,950	3,318,150	3,318,650	3,315,900	
MBA S 2019 Parks/PW	721,775	754,025	754,025	753,275	756,775	
MBA S 2022-Courts Reno	380,174	380,000	383,250	381,000	383,500	
MBA S 2016 Arena Refund	2,398,200	2,375,000	2,376,000	2,367,000	2,369,750	
Bond Issuance Costs/Fees	57,972	10,750	90,798	10,000	10,000	
Sold Services	0	0	(267,867)			
Transfers Out	5,560,000	0	814,062	0	0	
Subtotal Expenditures	**12,998,815**	**7,555,880**	**7,986,418**	**7,481,325**	**7,487,075**	**0.1%**
Total Expenditures	**5,462,743**	**279,772**	**714,860**	**0**	**0**	**0.0%**

4063 South 7200 West



WEST VALLEY CITY
www.wvc-ut.gov

5653 South 6055 West



WEST VALLEY CITY
www.wvc-ut.gov

5653 South 6055 West



3747 West Parkway Blvd.



WEST VALLEY CITY
www.wvc-ut.gov

3747 West Parkway Blvd.



May 19, 2026

MEMORANDUM

TO: CITY COUNCIL

FROM: IFO PILI, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

City Council Study Meetings are held at 4:30 P.M. the 2nd and 4th Tuesday unless otherwise noted.

City Council Regular Meeting are held at 6:30 P.M. the 2nd and 4th Tuesday unless otherwise noted.

May 2026

May 21, 2026 *Thursday*	Employee Medicare & Social Security Seminar, 10 AM; West Valley City Hall, Council Chambers, 3600 S Constitution Blvd
May 21, 2026 *Thursday*	Employee Training w/ Blomquist Hale, 12 PM; UCCC, 1355 W 3100 S
May 21, 2026 *Thursday*	72 Voices – 72 Votes Open House, 1-3 PM; UCCC, 1355 W 3100 S
May 21, 2026 *Thursday*	Central Valley View Community Resource Center Spring Recital & Showcase, 6 PM; 4145 S 3920 W
May 22, 2026 *Friday*	Co-Lab Event: Rocky Mountain Hobby Expo, 3-6 PM; UCCC, 1355 W 3100 S
May 23, 2026 *Saturday*	Co-Lab Event: Rocky Mountain Hobby Expo, 9 AM to 6 PM; UCCC, 1355 W 3100 S
May 25, 2026 *Monday*	Memorial Day/City Offices Closed
May 25, 2026 *Monday*	West Valley City Family Fitness Center Hours 5 AM to 2 PM

May 25, 2026 *Monday* — Memorial Day Classic Car & Motorcycle Show, 12 PM – 4 PM; Utah Veterans Memorial, 3234 S Cultural Center Dr

May 26, 2026 *Tuesday* — Generations of West Valley; A Story Circle, 7-8:30 PM; UCCC, 1355 W 3100 S

May 26, 2026 *Tuesday* — Generations of West Valley: A Story Telling Circle, 7 PM; UCCC, 1355 W 3100 S

May 27, 2026 *Wednesday* — Community Meeting with Chief Jacobs, 12 PM; Facebook Live

May 29, 2026 *Friday* — Employee Appreciation and Awards Banquet (Invitation Only), UCCC, 1355 W 3100 S

May 30, 2026 *Saturday* — Ngoma y'Africa Africa Day Benefit, 6-9 PM; UCCC, 1355 W 3100 S

May 30, 2026 *Saturday* — Kesha, 7PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

June 2026

June 2, 2026 *Tuesday* — Copper Mountain Metals Ribbon Cutting, 6 PM; 3747 W Parkway Blvd, Suite 203B

June 3, 2026 *Wednesday* — Pitbull, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

June 5, 2026 *Friday* — WVCFFC Donuts with Dad & Craft, More Details to Come

June 6, 2026 *Saturday* — WVC Coed Softball Tournament (Registration Required), Games start at 8 AM; Centennial Park, 5415 W 3100 S

June 6, 2026 *Saturday* — Brit Floyd, 7:30 PM; Maverik Center, 3200 Decker Lake Dr

June 13, 2026 *Saturday* — International Arena League Football, 6:30 PM; Maverik Center, 3200 Decker Lake Dr

June 13, 2026 *Saturday* — Kid Cudi, 6:30 PM; Utah First Credit Union Amphitheatre 5150 Upper Ridge Rd

June 15, 2026 *Monday*	Juneteenth/City Offices Closed
June 17-20, 2026 *Wed. – Sat.*	WestFest 2026; Centennial Park, 5405 W 3100 S
June 17, 2026 *Wednesday*	Alex Warren, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 19, 2026 *Friday*	Rod Stewart, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 24, 2026 *Wednesday*	Community Meeting with Chief Jacobs, 12 PM; Facebook Live
June 25, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
June 26, 2026 Friday	MGK, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 27, 2026 *Saturday*	International Arena League Football, 6:30 PM; Maverik Center, 3200 Decker Lake Dr

July 2026

July 2, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
July 3, 20262 *Friday*	Josh Groban w/ Special Guest Jennifer Hudson, 8 PM; Maverik Center, 3200 Decker Lake Dr
July 4, 2026 *Saturday*	Independence Day/City Offices Closed
July 4, 2026 *Saturday*	West Valley City Family Fitness Center Hours 7:30 AM to 2 PM
July 4, 2026 *Saturday*	International Arena League Football, 6:30 PM; Maverik Center, 3200 Decker Lake Dr
July 9, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

July 9, 2026 *Thursday* — Zach Top, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

July 12, 2026 *Sunday* — International Arena League Football, 2:30 PM; Maverik Center, 3200 Decker Lake Dr

July 16, 2026 *Thursday* — West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

July 17, 2026 *Friday* — The Avett Brothers, 7:30 PM; Maverik Center, 3200 Decker Lake Dr

July 17, 2026 *Friday* — Hilary Duff, 7PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

July 18, 2026 *Saturday* — Treaty Oak Revival - West Texas Degenerate Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

July 19, 2026 *Sunday* — International Arena League Football, 2:30 PM; Maverik Center, 3200 Decker Lake Dr

July 21, 2026 *Tuesday* — Joji: Solaris, 6:30 PM; Maverik Center, 3200 Decker Lake Dr

July 22, 2026 *Wednesday* — Community Meeting with Chief Jacobs, 12 PM; Facebook Live

July 22, 2026 Wednesday — Olivia Dean, 7:30 PM; Maverik Center, 3200 Decker Lake Dr

July 23, 2026 *Thursday* — West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

July 23, 2026 *Thursday* — Riley Green, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

July 24, 2026 *Friday* — Pioneer Day/City Offices Closed

July 24, 2026 *Friday* — West Valley City Family Fitness Center Hours 5 AM to 2 PM

July 25, 2026 — Evanescence, 7 PM; Utah First Credit Union Amphitheatre,

Saturday	5150 Upper Ridge Rd
July 29, 2026 *Wednesday*	Howard Jones, 6:30 PM; Maverik Center, 3200 Decker Lake Dr
July 30, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
July 30, 2026 *Thursday*	Sarah McLachlan, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 2026

August 5, 2026 *Wednesday*	Kali Uchis, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 6, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
August 7, 2026 *Friday*	West Valley City Fitness Center Members Event, 6-8 PM; Centennial Outdoor Pool, 5355 W 3100 S
August 8, 2026 *Saturday*	311 and Dirty Heads, 5:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 13, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
August 13, 2026 *Thursday*	The Black Crowes, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 14, 2026 *Friday*	The Guess Who, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
August 19, 2026 *Wednesday*	Train, 6:45 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 20, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
August 20, 2026 *Thursday*	MUSE, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 21, 2026 *Friday* — TOTO + Christopher Cross + The Romantics, 6:45 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 23, 2026 *Sunday* — Grupo Fronterra, 8 PM; Maverik Center, 3200 Decker Lake Dr

August 24, 2026 *Monday* — Ricardo Montaner, 8 PM; Maverik Center, 3200 Decker Lake Dr

August 25, 2026 *Tuesday* — Avenged Sevenfold and Good Charlotte: North American Tour, 6 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 26, 2026 *Wednesday* — 5 Seconds of Summer: EVERYONE'S A STAR! World Tour, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 27, 2026 *Thursday* — West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

August 30, 2026 *Sunday* — Styx & Chicago, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

September 2026

September 2, 2026 *Wednesday* — The Red Clay Strays, 6:30 PM; Maverik Center, 3200 Decker Lake Dr

September 3, 2026 *Thursday* — West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

September 4, 2026 *Friday* — West Valley City Family Fitness Center Hours 10:30 AM to 5 PM

September 4, 2026 *Friday* — Jack Johnson, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

September 7, 2026 *Monday* — Labor Day/City Offices Closed

September 7, 2026 *Monday* — West Valley City Family Fitness Center Hours 5 AM to 2 PM

September 10, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 12, 2026 *Saturday*	Hot Wheels Monster Trucks Live Glow-N-Fire, 11:30 AM; Maverik Center, 3200 Decker Lake Dr
September 12, 2026 *Saturday*	Hot Wheels Monster Trucks Live Glow-N-Fire, 6:30 PM; Maverik Center, 3200 Decker Lake Dr
September 13, 2026 *Sunday*	Hot Wheels Monster Trucks Live Glow-N-Fire, 1:30 PM; Maverik Center, 3200 Decker Lake Dr
September 14, 2026 *Monday*	Rob Zombie & Marilyn Manson, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 15, 2026 *Tuesday*	Weezer, 7 PM; Maverik Center, 3200 Decker Lake Dr
September 17, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 18, 2026 *Friday*	WVCFFC Sunshine & Smiles, More Details to Come
September 21, 2026 *Monday*	Mötley Crüe, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 22, 2026 *Tuesday*	Five Finger Death Punch, 6:45 AM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 23, 2026 *Wednesday*	Community Meeting with Chief Jacobs, 12 PM; Facebook Live
September 24, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 26, 2026 *Saturday*	$uicideboy$, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 29, 2026 *Tuesday*	Wu-Tang Forever, 7:30PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 30, 2026	Breaking Benjamin, 6 PM; Utah First Credit Union Amphitheatre,

Wednesday	5150 Upper Ridge Rd

October 2026

October 1, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; 5405 W 3100 S
October 1, 2026 *Thursday*	Empire of the Sun, 7:30PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 7, 2026 *Wednesday*	Staind: Break the Cycle Tour, 6 PM; Utah First Credit Union Amphitheater, 5150 Upper Ridge Rd
October 8, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; 5405 W 3100 S
October 10, 2026 *Saturday*	Doja Cat, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
October 12, 2026 *Monday*	Indigenous People's Day/City Offices Closed
October 17, 2026 *Saturday*	GUTFELD LIVE '26 Featuring Greg Gutfeld and special guest Tom Shillue, 7 PM; Maverik Center, 3200 Decker Lake Dr
October 24, 2026 *Saturday*	Annual Pumpkin Float, More Details to Come; WVCFFC, 5415 W 3100 S
October 28, 2026 *Wednesday*	Community Meeting with Chief Jacobs, 12 PM; Facebook Live
October 31, 2026 *Saturday*	West Valley City Family Fitness Center Hours 6:30 AM to 6 PM

November 2026

November 11, 2026 *Wednesday*	Veteran's Day/City Offices Closed
November 12, 2026 *Thursday*	WVCFFC Pickles & Pickleball Event, More Details to Come

November 13, 2026 *Friday* — West Valley City Winter Market, 3-8 PM; WVCFFC, 5415 W 3100 S

November 14, 2026 *Saturday* — West Valley City Winter Market, 10 AM to 6 PM; WVCFFC, 5415 W 3100 S

November 25, 2026 *Wednesday* — West Valley City Family Fitness Center Hours 5 AM to 2 PM

November 25, 2026 *Wednesday* — Community Meeting with Chief Jacobs, 12 PM; Facebook Live

November 26, 2026 *Thursday* — Thanksgiving/City Offices Closed

December 2026

December 7, 2026 *Monday* — Holiday Games and Tree Lighting Event, 6:30 PM; WVCFFC, 5415 W 3100 S

December 24, 2026 *Thursday* — Christmas Eve/City Offices Closed

December 24, 2026 *Thursday* — West Valley City Family Fitness Center Hours 5 AM to Noon

December 25, 2026 *Friday* — Christmas Day/City Offices and West Valley City Family Fitness Center Closed

December 31, 2026 *Thursday* — West Valley City Family Fitness Center Hours 5 AM to 2 PM

January 2027

January 5 – 10, 2027 *Tuesday – Sunday* — U.S. Figure Skating Championships, 10 AM Daily; Maverik Center, 3200 Decker Lake Dr

January 30, 2027 *Saturday* — Cristian Castro, 8 PM; Maverik Center, 3200 Decker Lake Dr

May 2027

May 18, 2027 *Tuesday* — Niall Horan, 7:30 PM; Maverik Center, 3200 Decker Lake Dr