



A Special Electronic Meeting of the West Valley City Municipal Building Authority will be held on Tuesday, April 16, 2019, 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.

TOM HUYNH, CHAIR
LARS NORDFELT, VICE CHAIR

A G E N D A

1. Call to Order- Chair Tom Huynh
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. April 2, 2019
5. Resolutions:
 - A. 19-02: Authorize the Municipal Building Authority of West Valley City to Accept a Temporary Construction Easement from Dale Lynn Justice for Property Located at 6412 West 4170 South
6. Adjourn

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

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –
APRIL 2, 2019
-1-**

THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, APRIL 2, 2019, AT 7:09 P.M. IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIR TOM HUYNH.

THE FOLLOWING MEMBERS WERE PRESENT:

Tom Huynh, Chair
Lars Nordfelt, Vice-Chair
Jake Fitisemanu
Karen Lang
Steve Buhler
Ron Bigelow
Lars Nordfelt

STAFF PRESENT:

Wayne Pyle, Chief Executive Officer
Nichole Camac, Secretary

Mark Nord, Acting CED Director
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Nancy Day, Parks and Recreation Director
Russ Willardson, Public Works Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department

**APPROVAL OF MINUTES OF REGULAR MEETING HELD JANUARY 8, 2019
AND SPECIAL MEETING HELD JANUARY 15, 2019**

The Board considered Minutes of the Regular Meeting held January 8, 2019 and Special Meeting held January 15, 2019. There were no changes, corrections or deletions.

Mr. Christensen moved to approve the Minutes of the Regular Meeting held January 8, 2019 and Special Meeting held January 15, 2019. Mr. Fitisemanu seconded the motion.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –
APRIL 2, 2019**

-2-

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 2018-2019 BUDGET

Chair Huynh informed a public hearing had been advertised for the Municipal Building Authority Meeting scheduled April 2, 2019, in order for the Authority to hear and consider public comments regarding re-opening the FY 2018-2019 budget.

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

State law authorizes the Municipal Building Authority of West Valley City to amend its budget during the year. The Authority holds public hearings to amend the annual budget on an as-needed basis each quarter.

A Public Notice was posted March 21, 2019 in the Salt Lake Tribune and the Deseret Morning News. Notice was given that a public hearing is to be held April 2, 2019 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

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

ACTION: RESOLUTION 19-01, AMEND THE BUDGET OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

The Municipal Building Authority previously held a public hearing regarding proposed Resolution 19-01 that would amend the budget of the Municipal Building Authority of West Valley City for the fiscal year beginning July 1, 2018 and ending June 30, 2019 to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

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

Mr. Buhler moved to approve Resolution 19-01.

Mr. Fitisemanu seconded the motion.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –
APRIL 2, 2019**

-3-

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Bigelow	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chair Huynh	Yes

Unanimous.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, APRIL 2, 2019, WAS ADJOURNED AT 7:12 PM. BY CHAIRMAN HUYNH.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Annual Meeting of the Municipal Building Authority of West Valley City held Tuesday, April 2, 2019.

Nichole Camac
Secretary

Item: _____

Fiscal Impact: _____ None

Funding Source: _____ N/A

Account No: _____ N/A

Budget Opening Required: ☐

Issue:

Acceptance of a Grant of Temporary Construction Easement.

Synopsis:

Dale Lynn Justice has signed a Grant of Temporary Construction Easement in favor of the Municipal Building Authority of West Valley City for property located at 6412 West 4170 South (parcel 20-03-226-060). Acceptance of said Warranty Deed by the Municipal Building Authority of West Valley City.

Background:

As part of the additions to, and remodeling of the existing Fire Station No. 73, a decorative concrete post and panel wall will be constructed around the southerly boundary of the fire station site. There is currently an existing masonry around the other boundaries of the site. In order to facilitate construction of the new wall along the southerly property line, a Grant of Temporary Construction Easement is required. The existing six-foot chain link intended to be on the north boundary of the Dale Lynn Justice property encroaches a few feet onto the fire station property. As part of the project, the existing chain link fence will be removed and replaced with a new concrete post and panel wall on the property line.

Recommendation:

Accept Grant of Temporary Construction Easement and authorize the City Recorder to record said Grant of Temporary Construction Easement for and in behalf of the Municipal Building Authority of West Valley City.

Submitted By:

Steven J. Dale, P.L.S., Right-of-Way and Survey Manager

MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY TO ACCEPT A TEMPORARY CONSTRUCTION EASEMENT FROM DALE LYNN JUSTICE FOR PROPERTY LOCATED AT 6412 WEST 4170 SOUTH.

WHEREAS, the Municipal Building Authority is constructing certain improvements related to the renovation of Fire Station 73 (the “Project”); and

WHEREAS, the Municipal Building Authority requires a temporary construction easement in order to install said improvements; and

WHEREAS, Dale Lynn Justice (“Owner”) has executed a temporary construction easement (the “Easement”) that meets the Authority’s requirements for the Project; and

WHEREAS, the Board of Directors of the Municipal Building Authority 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 accept the Easement from Owner;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Municipal Building Authority of West Valley City, Utah, that the Authority does hereby accept the Easement, and that the Secretary of the Authority is authorized to record said Easement for and on behalf of the Authority.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2019.

MUNICIPAL BUILDING AUTHORITY OF
WEST VALLEY CITY

PRESIDENT

ATTEST:

SECRETARY

WHEN RECORDED RETURN TO:

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

Space above for County Recorder's use

PARCEL ID NO: **20-03-226-060**

**WEST VALLEY CITY
GRANT OF TEMPORARY CONSTRUCTION EASEMENT**

For valuable consideration, receipt whereof is hereby acknowledged, **Dale Lynn Justice**, a **married man**, GRANTOR, hereby grants and conveys to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 South Constitution Blvd., West Valley City, Utah, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **6412 West 4170 South**, for construction and replacement of improvements, said easement being described as follows:

The Northerly 5.00 feet of Lot 202, Brookfield Subdivision Phase 2, according to the official plat thereof as recorded in Book 84-10 at page 153 in the office of the Salt Lake County Recorder.

This easement shall automatically terminate **June 30, 2019**, unless otherwise extended in writing by the GRANTOR.

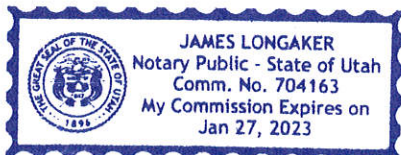
WITNESSED the hand of said GRANTOR this 21 day of MARCH, 2019.

GRANTOR

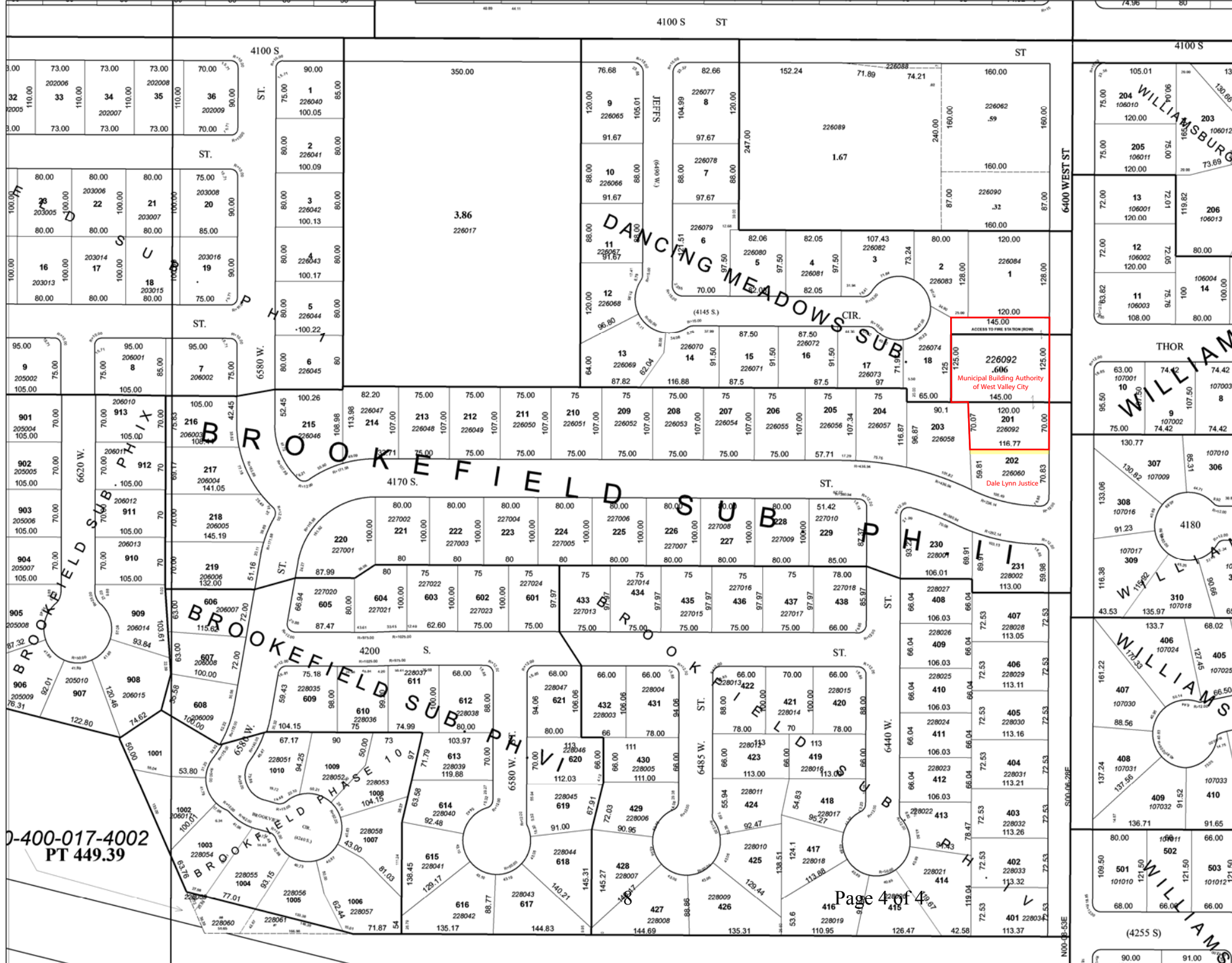
Dale Lynn Justice
Dale Lynn Justice

State of Utah)
County of Salt Lake) :SS

On this 21st day of March, 2019, personally appeared before me **Dale Lynn Justice**, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that he executed the same.



[Signature]
Notary Public
7 Page 3 of 4



0-400-017-4002
PT 449.39